

Margaret Gallagher

From: Margaret Gallagher
Sent: 16 March 2016 17:12
To: 'Christopher Clark'
Cc: Keith Thompson; Peter Doble
Subject: RE: SPR - Hab Room definition & contract

Chris

Thank you.

Margaret

From: Christopher Clark [mailto:C.Clark@glenny.co.uk]
Sent: 16 March 2016 09:28
To: Margaret Gallagher
Cc: Keith Thompson; Peter Doble
Subject: RE: SPR - Hab Room definition & contract

Margaret

Thanks, I think therefore we can cover this with some appropriate wording.

I think Alex is proposing a cap on the size of kitchens, under which an overage would not be payable. I'll suggest words to the effect of:

"The definition of 'Habitable Room' shall not include separate kitchens, provided their sizes are no larger than the sizes stated in the schedule. However, 'open-plan' lounges, which include kitchen facilities, shall fall within the definition of 'Habitable room'."

Shall let you know how I get on.

Christopher Clark MRICS Senior Associate
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From: Margaret Gallagher [mailto:margaret.gallagher@waltham.ac.uk]
Sent: 15 March 2016 18:25
To: Christopher Clark
Cc: Keith Thompson; Peter Doble
Subject: RE: SPR - Hab Room definition & contract

Chris

Thanks, I have copied to Pete, he is picking up his emails. I believe Pete advised we should not let this slow things up. See how your communications go with Alex and in the interim Pete will have picked up on this.

Let's see if Alex responds tomorrow and we take it from there.

Apart from this are we in a position to get contracts sorted and set a date for signing?

Regards

Margaret

From: Christopher Clark [mailto:C.Clark@glenny.co.uk]
Sent: 15 March 2016 18:15
To: Margaret Gallagher
Cc: Keith Thompson
Subject: FW: SPR - Hab Room definition & contract

Margaret

The Richard Hopkinson scheme does not show the number of rooms in each flat but assuming living room and kitchens are combined I've estimated that the number of habitable rooms within the scheme would be 38. See table below:

No.	Floor	Type	Area (sq m)	Area (sq ft)	Estimated habitable rooms
1	Lower Ground	4B7P	110	1,184	5
2	Upper Ground	1B2P	50	538	2
3		1B2P	50	538	2
4		1B2P	50	538	2
5		1B2P	50	538	2

6	2B4P	73	786	3
7 First Floor	1B2P	50	538	2
8	1B2P	50	538	2
9	2B3P	64	689	3
10	2B4P	70	753	3
11	2B4P	73	786	3
12 Second Floor	2B3P	64	689	3
13	2B4P	73	786	3
14	2B4P	74	797	3
Total		901	9,698	38

Alex is looking to tweak the definition of habitable rooms so it excludes kitchens. Theoretically, if all the flats in the Richard Hopkinson scheme had standalone kitchens then the total number of habitable rooms would be 52, so overage would be payable on the amount over 39, so $(52-39) \times £15,000 = £195,000$. Under the present definition this would be payable notwithstanding no actual increase in the floorspace having been obtained. Therefore, I can see why Alex is looking to exclude kitchens from the definition.

I've put in another call to Alex but in the meantime, if you have any comments, please let me know.

Regards

Chris

Christopher Clark MRICS Senior Associate

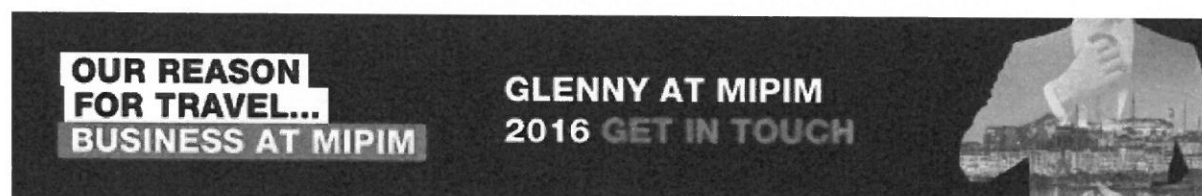
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From: Alex Rivers [mailto:Alex.Rivers@circle.org.uk]

Sent: 15 March 2016 16:49

To: Christopher Clark

Cc: Margaret Gallagher

Subject: SPR - Hab Room definition & contract

Hi Chris,

Just as a small note – we wanted to include a definition into the contract for the HAB rooms in relation to the overage clause.

The current design is to NOT to have separate kitchens so will not apply but if there are any planning issues or a change in the design it is just to reduce risk of this be included.

Please see below breakdown of the sizes and detail acceptable for a separate kitchen:

Could the solicitors ensure the completed contract is received by the end of the week?

Please see below from the LHDG – can you confirm that this including the need for an external window is acceptable?

1B2P - 6.8 SQM

2B3P - 7.5 SQM

2B4P - 7.5 SQM

3B5P - 8.3 SQM

4B6P - 9.6 SQM

Many Thanks

Alex Rivers
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Development
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