

Margaret Gallagher

From: Margaret Gallagher
Sent: 29 July 2016 17:06
To: 'Bob Souster'
Subject: RE: Spruce Hills Road - disposal process and meeting offer

Thanks Bob

Hope it is a successful meeting.

M

From: Bob Souster [mailto:Bob.Souster@circle.org.uk]
Sent: 29 July 2016 17:00
To: Margaret Gallagher
Subject: RE: Spruce Hills Road - disposal process and meeting offer

Many thanks Margaret – much appreciated.

Have a great holiday

Bob

From: Margaret Gallagher [mailto:margaret.gallagher@waltham.ac.uk]
Sent: 29 July 2016 16:58
To: Bob Souster
Cc: 'Lorena Burciu'; 'Richard Hopkinson'; 'Jessie Mangold'; 'Jane Groom'; Alex Rivers; 'Frances Sharpe'; Peter Doble; Alison Hawker
Subject: RE: Spruce Hills Road - disposal process and meeting offer

Bob

Alison has booked room 126 to hold the meeting on 4th August.

The site is accessible now, albeit we do have some trenches exposed and site is safe. I cannot guarantee the trench will be back filled by the boundary fence and gate at Spruce Hill by the 4th August, as the contractors have more work to attend to in Spruce Hill and they need the old pipe exposed for the time being. Please access site via the College gates as there is no access via Spruce Hill as you are aware.

We are awaiting confirmation from Thames Water as to which date we will be finalising the mains connection. Just received confirmation chlorination test results are all acceptable.

Please report to Security/Reception on arrival and I would be grateful if you could all sign in.

Any issues, I will be picking up my emails whilst on leave, or please phone me on my mobile.

Kind regards

Margaret

Margaret Gallagher
Head of Estates
Waltham Forest College

707 Forest Road
London E17 4JB

Tel: 020 8501 8010
Mob: 07920 790574
Fax: 020 8501 8321

Email: margaret.gallagher@waltham.ac.uk

From: Bob Souster [<mailto:Bob.Souster@circle.org.uk>]
Sent: 29 July 2016 15:06
To: Margaret Gallagher; Alison Hawker
Cc: 'Lorena Burciu'; 'Richard Hopkinson'; 'Jessie Mangold'; 'Jane Groom'; Alex Rivers; 'Frances Sharpe'; Peter Doble
Subject: FW: Spruce Hills Road - disposal process and meeting offer

Hi Margaret – the proposed meeting with Councillor Limbajee has now been agreed as 10:45AM next Thursday 4th August.

I appreciate you will be away at that time but would you or Alison confirm if a room could be made available for the meeting? Also, will the site be safe for access by then (with regards trench backfilling etc) so we can do a quick tour of the site?

Many thanks

Bob

From: Lorena Burciu [<mailto:lfb@londoncommunications.co.uk>]
Sent: 29 July 2016 12:09
To: Bob Souster
Subject: RE: Spruce Hills Road - disposal process and meeting offer

Thank you both.

I suggested the College to Cllr Limbajee and he seemed interested in doing a short site tour. However, the College is right by the Town Hall and Cllr Limbajee's PA indicated he's happy to meet anywhere as his next meeting is at 12noon at Town Hall.

Let me know your thoughts and I'll make all the necessary arrangements.

Lorena

From: Bob Souster [<mailto:Bob.Souster@circle.org.uk>]
Sent: Friday, July 29, 2016 11:47 AM
To: 'Richard Hopkinson'; Lorena Burciu
Cc: 'Frances Sharpe'; Alex Rivers; Jessie Mangold; Jane Groom
Subject: RE: Spruce Hills Road - disposal process and meeting offer

In attendance from Circle will be Alex Rivers and myself

All the best

Bob

From: Bob Souster
Sent: 29 July 2016 11:40
To: 'Richard Hopkinson'; Lorena Burciu
Cc: Frances Sharpe; Alex Rivers; Jessie Mangold; Jane Groom
Subject: RE: Spruce Hills Road - disposal process and meeting offer

That's great – thanks Lorena – and thanks for confirming too Richard.

Lorena – should I try and get a room at the college or is Councillor Limbajee happy to meet at the Town Hall?

All the best

Bob

From: Richard Hopkinson [<mailto:richard@richardhopkinsonarchitects.com>]
Sent: 29 July 2016 11:37
To: Lorena Burciu; Bob Souster
Cc: Frances Sharpe; Alex Rivers; Jessie Mangold; Jane Groom
Subject: RE: Spruce Hills Road - disposal process and meeting offer

Frances and I will attend for RHA,

Richard Hopkinson
MA Dip Arch RIBA Chartered Architect
Director

Richard Hopkinson Architects
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From: Lorena Burciu [<mailto:lfb@londoncommunications.co.uk>]
Sent: Friday, July 29, 2016 11:33 AM
To: Richard Hopkinson <richard@richardhopkinsonarchitects.com>; Bob Souster <Bob.Souster@circle.org.uk>; Des O'Dwyer <des@richardhopkinsonarchitects.com>
Cc: Alex Rivers <Alex.Rivers@circle.org.uk>; Jessie Mangold <JM@londoncommunications.co.uk>; Frances Sharpe <frances@richardhopkinsonarchitects.com>; Jane Groom <JG@londoncommunications.co.uk>
Subject: RE: Spruce Hills Road - disposal process and meeting offer

Dear all,

Just a quick note to let you know that I have confirmed the meeting with Cllr Limbajee for Thursday at 10:45 (instead of 10:30 originally). That way Richard can join in after the first 15 minutes.

Could you please let me know who will be attending the meeting so that I can pass on the information to his PA?

Many thanks,

Lorena

From: Richard Hopkinson [richard@richardhopkinsonarchitects.com]
Sent: Thursday, July 28, 2016 11:45 AM
To: Bob Souster; Des O'Dwyer; Lorena Burciu
Cc: Alex Rivers; Jessie Mangold; Frances Sharpe; Jane Groom
Subject: RE: Spruce Hills Road - disposal process and meeting offer

Hi, all I confirm that I can attend a meeting at 11.00 at the college on Thursday, which is preferable to Tuesday for me.

Kind regards

Richard Hopkinson
MA Dip Arch RIBA Chartered Architect
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From: Bob Souster [mailto:Bob.Souster@circle.org.uk]
Sent: Thursday, July 28, 2016 9:24 AM
To: Des O'Dwyer <des@richardhopkinsonarchitects.com>; Lorena Burciu <lfb@londoncommunications.co.uk>
Cc: Alex Rivers <Alex.Rivers@circle.org.uk>; Jessie Mangold <JM@londoncommunications.co.uk>; Frances Sharpe <frances@richardhopkinsonarchitects.com>; Richard Hopkinson <richard@richardhopkinsonarchitects.com>; Jane Groom <JG@londoncommunications.co.uk>
Subject: RE: Spruce Hills Road - disposal process and meeting offer

Hi Des – could you definitely confirm if Richard would be okay for Thursday at 11:00am. If so, Lorena could you check to see if Councillor Limbajee's diary can accommodate that?

If not Lorena could you see if he is free on Tuesday PM at 2:30 – if not then let's go for Tuesday at 1:00PM as already offered

All the best

Bob

From: Des O'Dwyer [mailto:des@richardhopkinsonarchitects.com]
Sent: 27 July 2016 18:46

To: Bob Souster; Lorena Burciu; Jane Groom
Cc: Alex Rivers; Jessie Mangold; Frances Sharpe; Richard Hopkinson
Subject: RE: Spruce Hills Road - disposal process and meeting offer

Bob,

As discussed, I'm away on annual leave from tomorrow evening for two weeks. Richard can't make Tuesday before 2.30 but Frances could attend. On Thursday at 10.30 Richard is at the college in meetings but possibly could rearrange these to work around your timing but 11.00 until 12.00 would suit better as at the moment.

Please let us know what would suit you best.

Regards,

Des O'Dwyer
Director

Richard Hopkinson Architects
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From: Bob Souster [<mailto:Bob.Souster@circle.org.uk>]
Sent: 27 July 2016 5:41 PM
To: Lorena Burciu <lfb@londoncommunications.co.uk>; Jane Groom <JG@londoncommunications.co.uk>
Cc: Alex Rivers <Alex.Rivers@circle.org.uk>; Jessie Mangold <JM@londoncommunications.co.uk>; Des O'Dwyer <des@richardhopkinsonarchitects.com>; Frances Sharpe <frances@richardhopkinsonarchitects.com>
Subject: RE: Spruce Hills Road - disposal process and meeting offer

Hi Lorena – Tuesday suites Alex and I better than Thursday.

Des/Frances what is your availability?

Will we need to get a room at the College? It's quite short notice but hopefully as it is the holiday we should be able to get something at short notice. If we meet there would it be okay to invite the college representative along too – they might be interested...

All the best

Bob

From: Lorena Burciu [<mailto:lfb@londoncommunications.co.uk>]
Sent: 27 July 2016 17:04
To: Jane Groom; Bob Souster
Cc: Alex Rivers; Jessie Mangold
Subject: RE: Spruce Hills Road - disposal process and meeting offer

Hi Bob, Alex,

Hope you're both well.

I got back in touch with Cllr Limbajee's office and we have a couple of alternatives for the meeting next week:

*Tuesday 2nd August at 1-2pm
* Thursday 4th August at 10.30-11.30am.

Are either of these dates good on your end?

I am also chasing the ward councillors for some dates, but it's proving more tricky, as they don't have a PA and are, instead, in charge of their own diaries.

I look forward to hearing from you on this.

Many thanks,

Lorena

From: Jane Groom
Sent: 25 July 2016 10:47
To: Bob Souster
Cc: Alex Rivers; Lorena Burciu; Jessie Mangold
Subject: Re: Spruce Hills Road - disposal process and meeting offer

Hi Bob

The meeting is not happening tomorrow and Lorena will confirm a new date when she is back in the office tomorrow.

Many thanks

Jane

Jane Groom
Board Director

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londoncommunications.co.uk
[@LDNcomms](https://www.linkedin.com/company/ldncomms)

On 25 Jul 2016, at 09:40, Bob Souster <Bob.Souster@circle.org.uk> wrote:

Hi Jane – I have received “out of office” messages from both Jessie and Lorena – is it safe to assume tomorrow’s meeting with Councillor Limbajee isn’t happening? I need to confirm an alternative appointment for the morning so it would be helpful to know one way or the other asap.

Many thanks

Bob

From: Bob Souster
Sent: 25 July 2016 09:22
To: 'Jessie Mangold'; Alex Rivers
Cc: Jane Groom; Lorena Burciu
Subject: RE: Spruce Hills Road - disposal process and meeting offer

Hi Jessie – did this meeting get confirmed or are you still trying to arrange an alternative date?

All the best

Bob

From: Jessie Mangold [<mailto:JM@londoncommunications.co.uk>]
Sent: 21 July 2016 11:53
To: Alex Rivers
Cc: Jane Groom; Bob Souster; Lorena Burciu
Subject: Re: Spruce Hills Road - disposal process and meeting offer

Hi Alex - we will ask. Should we suggest dates and morning or afternoon where we know everyone is available? We will need to know for ward cllrs too.

Thanks
Jessie

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Alex Rivers <Alex.Rivers@circle.org.uk>
Date: 21/07/2016 10:50 (GMT+00:00)
To: Jessie Mangold <JM@londoncommunications.co.uk>
Cc: Jane Groom <JG@londoncommunications.co.uk>, Bob Souster <Bob.Souster@circle.org.uk>, Lorena Burciu <lfb@londoncommunications.co.uk>
Subject: RE: Spruce Hills Road - disposal process and meeting offer

Hi Jessie,

Its not the most convenient time and day for the project team unfortunately – could you see if he is free on other days/times?

Many Thanks

Alex

From: Jessie Mangold [<mailto:JM@londoncommunications.co.uk>]
Sent: 20 July 2016 16:46
To: Alex Rivers
Cc: Jane Groom; Bob Souster; Lorena Burciu
Subject: RE: Spruce Hills Road - disposal process and meeting offer

Hi Alex – I would suggest we have an short response on this included as a Q&A for use if the councillors ask at the meeting.

Cllr Limbajee has offered us a meeting on Tuesday 26 July at 11am (at the college). Can I check whether this timing suits you and Bob and Des and the College. We will need the new image of the changes too.

We will then confirm with the cllr. It is perhaps earlier then we need – but given that he is more likely to be supportive I would suggest we try and go ahead.

Thanks
Jessie

From: Alex Rivers [<mailto:Alex.Rivers@circle.org.uk>]
Sent: 20 July 2016 10:34
To: Jessie Mangold
Cc: Jane Groom; Bob Souster
Subject: FW: Spruce Hills Road - disposal process

Hi Jessie,

Please see the attached and below in regards to the disposal of land process for the college. Is it worth circulating this to councillors prior to meeting?

Many Thanks

Alex Rivers

From: Peter Doble [<mailto:Peter.Doble@waltham.ac.uk>]
Sent: 20 July 2016 08:00
To: Alex Rivers
Cc: Margaret Gallagher; Bob Souster
Subject: RE: Spruce Hills Road - disposal process

Alex

I attach a note which I hope is helpful in setting out the process the College went through and the thinking behind the disposal

In summary:

- The College is an independent organisation responsible for its own business and financial affairs
- There is a requirement on the Principal and College Corporation to maintain the College's financial viability
- The sale of the land at Spruce Hills Rd was necessary for the College to maintain its financial viability and resilience
- Disposing of surplus land is common across further education colleges and the wider public sector and has been for many years

- The process we went through i.e. the pre –application letter followed by the open and public tender is standard and completely above board
- The College Corporation was appropriately advised and approved the process and decisions
- We did not consult with local residents and councillors because:
 - The business decision to sell the surplus land is a matter for the College Corporation – there is no requirement or purpose in consultation
 - The College was not developing the site and had no specific planning proposals to consult on
 - This is a planning matter - ultimately it is the responsibility of the planning authority to approve or otherwise any specific proposals in light of national and local planning guidance, and to protect the interests of local residents through the formal planning consultation process

If you need anything else please let me know .NB I am out of the office from 25th July, returning on 15 August

Regards

Peter

020 8501 8123

From: Alex Rivers [<mailto:Alex.Rivers@circle.org.uk>]
Sent: 19 July 2016 19:35
To: Peter Doble
Cc: Margaret Gallagher; Bob Souster
Subject: Spruce Hills Road - disposal process

Hi Peter,

I wonder if you would be able to assist in responding to a repeated resident response to the consultation i.e that the College did not consult residents/cllrs prior to selling the land?

I appreciate that this is not a requirement for yourselves but it would be very helpful if you could briefly outline the processes the College went through to dispose of the site?

Your assistance would be greatly appreciated.

Many Thanks

Alex Rivers
 Development Manager
 Development
 Circle Housing
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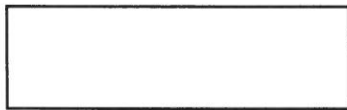
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