

[REDACTED]

From: Richard Long
Sent: 10 January 2020 09:59
To: Richard Samuel (Cllr); John Wilkinson
Subject: FW: 23 Grosvenor Place property options.

Richard

Please see the email chain below. This essentially marked the beginning of the current negotiations.

Regards

Richard

Richard Long,
Head of Property

Bath & North East Somerset Council
Telephone: 01225 477 075
Email: richard_long@bathnes.gov.uk
www.bathnes.gov.uk

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From: Richard Long
Sent: 05 May 2015 16:39
To: [REDACTED]; [REDACTED]
Cc: Graham Sabourn
Subject: RE: 23 Grosvenor Place property options.

Hi [REDACTED]

That's fine. I will ask [REDACTED] to issue an invitation to both of you and you can agree who attends. Both are welcome of course !

Richard Long,
Head of Property

Bath & North East Somerset Council
Telephone: 01225 477 075
Email: richard_long@bathnes.gov.uk
www.bathnes.gov.uk

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From: [REDACTED]
Sent: 05 May 2015 16:37

To: Richard Long; [REDACTED]
Cc: Graham Sabourn
Subject: RE: 23 Grosvenor Place property options.

Is it possible that a representative from housing Services, be it Graham or myself, attends the proposed meeting?



Team Manager (Enabling & Development)
Housing Services
Bath & North East Somerset Council
PO Box 3343, Bath BA1 2ZH

Direct dial: [REDACTED]
Mobile: [REDACTED]

www.bathnes.gov.uk
www.twitter.com/bathnes

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From: [REDACTED] [\[REDACTED\]@guinness.org.uk](mailto:[REDACTED]@guinness.org.uk)
Sent: 05 May 2015 15:52
To: Richard Long; [REDACTED]
Cc: Graham Sabourn; [REDACTED]
Subject: RE: 23 Grosvenor Place property options.

Dear Richard,

Many thanks for your reply and I look forward to hearing about a suitable date and time.

Kind Regards



Asset Strategy Manager

The Guinness Partnership

6th Floor, 30 Brock Street,
Regents Place, London
NW1 3FG
Mobile: [REDACTED]
Email: [REDACTED] [\[REDACTED\]@guinness.org.uk](mailto:[REDACTED]@guinness.org.uk)
Website: www.guinnesspartnership.com
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making a difference.**

From: Richard Long [<mailto:Richard.Long@BATHNES.GOV.UK>]
Sent: 05 May 2015 15:51
To: [REDACTED]; [REDACTED]

Cc: Graham Sabourn; [REDACTED]
Subject: RE: 23 Grosvenor Place property options.

Dear [REDACTED]

I would welcome the opportunity to discuss this issue with you. I have copied in my colleague [REDACTED] who will be in touch shortly to arrange a convenient time / date to meet.

Yours sincerely

Richard

Richard Long,
Head of Property

Bath & North East Somerset Council
Telephone: 01225 477 075
Email: richard_long@bathnes.gov.uk
www.bathnes.gov.uk

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From: [REDACTED] [\[REDACTED\]@guinness.org.uk](mailto:[REDACTED]@guinness.org.uk)
Sent: 05 May 2015 15:39
To: Richard Long; [REDACTED]
Cc: Graham Sabourn
Subject: 23 Grosvenor Place property options.

Dear Graham,

I refer to the email correspondence below and my subsequent conversation with [REDACTED] about the future of this property.

We are in a position to discuss the various property options including lease surrender to BANES and I would like to arrange to meet with you to discuss the next steps.

Please note that I have taken over responsibility for the options for this property from my colleague, [REDACTED]

I am available to travel to Bath for a meeting and would be grateful for your availability.

Kind Regards

[REDACTED]
[REDACTED]
Asset Strategy Manager

The Guinness Partnership

6th Floor, 30 Brock Street,
Regents Place, London
NW1 3FG
Mobile: [REDACTED]
Email: [REDACTED] [\[REDACTED\]@guinness.org.uk](mailto:[REDACTED]@guinness.org.uk)
Website: www.guinnesspartnership.com

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From: [REDACTED]
Sent: 12 February 2015 10:47
To: 'Graham Sabourn'
Cc: [REDACTED] 'richard_long@BATNES.GOV.UK'
Subject: RE: 23 Grosvenor Place

Hi Graham,

Many thanks for getting back to me on this.

I look forward to hearing from Richard shortly

Kind regards

[REDACTED]
Interim Commercial Manager
Asset Strategy & Analysis

The Guinness Partnership, 2 St Michael's Court, Brunswick Road, Gloucester, GL1 1JB
DDI: [REDACTED] Mobile: [REDACTED]
Email: [REDACTED]@guinness.org.uk Website: www.guinnesspartnership.com

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Please consider the environment before printing this email. Thank you

From: Graham Sabourn [mailto:Graham_Sabourn@BATHNES.GOV.UK]
Sent: 12 February 2015 10:33
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 23 Grosvenor Place

[REDACTED]

I have now raised the matter with Richard Long, Head of Property Services, who will be contacting you to progress the matter. However, I can confirm that this is certainly something we willing to progress, subject to contractual requirements.

Thanks

Graham Sabourn
Head of Housing | Bath & North East Somerset Council
PO Box 3343, Bath, BA1 2ZH | 01225 477949 | www.bathnes.gov.uk | www.twitter.com/bathnes

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From: [REDACTED]@guinness.org.uk]
Sent: 09 February 2015 09:39
To: Graham Sabourn
Cc: [REDACTED]
Subject: FW: 23 Grosvenor Place

Morning Graham,

This matter has been pressing for some considerable time now and our Executive team are eager for a response for TGP to move forward.
Could you please respond to my request below ASAP as I need to inform our ET on our options going forward.

Looking forward to your response soon

Kind regards

[REDACTED] den
Interim Commercial Manager
Asset Strategy & Analysis

The Guinness Partnership, 2 St Michael's Court, Brunswick Road, Gloucester, GL1 1JB
DDI: [REDACTED] Mobile: [REDACTED]
Email: [REDACTED]@guinness.org.uk Website: www.guinnesspartnership.com

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Please consider the environment before printing this email. Thank you

From: [REDACTED]
Sent: 06 November 2014 17:03
To: 'graham_sabourn@BATHNES.GOV.UK'
Cc: [REDACTED]@BATHNES.GOV.UK
Subject: FW: 23 Grosvenor Place

Dear Graham,

Not sure if you have received the email below previously. Please could you respond at you earliest convenience.

Speak soon

Kind regards

[REDACTED]
Portfolio Manager
The Guinness Partnership, 2 St Michael's Court, Brunswick Road, Gloucester, GL1 1JB
DDI: [REDACTED] Mobile: [REDACTED]
Email: [REDACTED]@guinness.org.uk Website: www.guinnesspartnership.com

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From: [REDACTED]
Sent: 18 September 2014 15:08
To: 'graham_seyburn@bathnes.gov.uk'
Cc: [REDACTED]@BATHNES.GOV.UK
Subject: 23 Grosvenor Place

Dear Graham,

Following on from a few meetings with [REDACTED] to discuss the future of the above, it seems unlikely that Guinness or BATHNES will secure any funding (based on the current client group) to support the viability of this scheme going forward.

[REDACTED] and I have given this a lot of thought and can not think of any solution at this stage.

Guinness would have a projected capital expense of £980k to bring this property to a suitable letting standard and/or change of tenure etc. considering the minimal term left on the lease. Fundamentally this scheme/building is not delivering value for money for Guinness.

An options appraisal is underway for the above and I would appreciate if you could comment on the following;

- give me an idea of the implications of surrendering the lease (costs involved)
- decanting options & time frames

Would your Asset management team not welcome the idea of perhaps selling the building as it has a potential market value of around £2.5 – 3m

Looking forward to your response.

Speak soon

Kind regards

[REDACTED]
Portfolio Manager

Guinness Hermitage, 2 St Michael's Court, Brunswick Road, Gloucester, GL1 1JB

DDI: [REDACTED] Gloucester

DDI: [REDACTED] Bristol

Mobile: [REDACTED]

Email: [REDACTED]@guinness.org.uk Website: www.guinnesspartnership.com

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