

S40(2)

Subject: Homes England Security Release Process
Attachments: 190619 - DS3 Blank Template doc.doc

Dear Sir/Madam,

Our Security Release Process is outlined below:

Instructions need to be sent to Homes England, prior to the sales completion date to: charges@homesengland.gov.uk with myself copied into the email. The information required includes:

1. Developer name.
2. Development name and address/Borrower name.
3. Property details.
4. Land Registry Office Copy Register.
5. **DS3 – Template example is attached with this email.**
6. Copy of plan for each plot individually, marked red.
7. Completion Statement.
8. Buyer Full Name.
9. New Homes Warranty Certificate.
10. Confirmation that the Disposal is permitted under the Facility Agreement.
11. Return Address for the sealed DS3's.
12. Please ensure all documents are dated as we cannot release undated documents.

On the day of completion please confirm that completion has occurred and provide a final completion statement.

Kind regards,

S40(2)



Homes England
One Friargate, Coventry, CV1 2GN

T S40(2)

M S40(2)

Email: S40(2)@homesengland.gov.uk

Linked in: S40(2)

[@HomesEngland](#)

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Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk

Insert any agreed provisions as to rights granted or other matters.

8 Additional provisions

The lender must execute this transfer as a deed using the space opposite. If there is more than one lender, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003.

Alternatively the lender may sign in accordance with the facility letter referred to in panel 7.

9 Execution

IN WITNESS whereof this document has been executed as a Deed by the parties hereto but is not intended to have legal effect until it has been unconditionally delivered and dated

The Common Seal of
HOMES AND COMMUNITIES AGENCY
was hereunto affixed in the presence of

)
)
)

Authorised Signatory

Print Name:

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

S40(2)

From: S40(2)
Sent: 25 July 2019 17:08
To: S40(2)
Subject: NPSV for FBM (UK) Ltd - Sterling Way, Liverpool

Hi S40(2)

This project has been assessed for value for money in line with the latest methodology agreed with HMT. S43(2)

This will need to be placed in your paper under **section 7.3**.

Kind Regards,

S40(2)

S40(2)
— Home Building Fund



S40(2)
S40(2)
5 St Philips Place
Colmore Row
Birmingham
B3 2PW

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S40(2)

From: S40(2) @theflanangroup.com>
Sent: 16 September 2019 15:12
To: S40(2)
Subject: RE: Sterling Way Development

S40(2)

I can confirm our agreement to the terms as stated.

Our solicitor is S40(2) of Quinn Barrow, Horton House, Exchange Flags, Liverpool, L2 3YL he will have the necessary PI cover in place for the scheme.

Regards

S40(2)

S40(2)

Tel: S40(2) Ext S40(2) | S40(2) : 143 Sefton Street, Liverpool L8 5SN



www.theflanangroup.com



From: S40(2) @homesengland.gov.uk>
Sent: 11 September 2019 14:01
To: S40(2) @theflanangroup.com>
Cc: S40(2) @theflanangroup.com>
Subject: RE: Sterling Way Development

Hi S40(2)

That's great, thank you for the below email. Could I also get separate confirmation by email that the Terms (as attached) are agreed please?

Also, which firm of solicitors are you using? What is their level of PI cover?

Kind regards,

S40(2)

S40(2)



T: S40(2)
M: S40(2)
E: S40(2) @homesengland.gov.uk

Homes England – Investments
No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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From: S40(2) @theflanagangroup.com]
Sent: 11 September 2019 12:26
To: S40(2)
Cc: S40(2)
Subject: Sterling Way Development

S40(2)

Please find completed fee letter signed by FBM(UK) director S40(2).

Regards

S40(2)

S40(2)

Tel: S40(2)

Ext: S40(2)

S40(2)

143 Sefton Street, Liverpool L8 5SN





Homes England is the trading name of the Homes and Communities Agency. Our address for service of legal documents is Arpley House, 110 Birchwood Boulevard, Birchwood, Warrington, WA3 7QH. VAT no: 941 6200 50. Unless expressly agreed in writing, Homes England accepts no liability to any persons in respect of the contents of this email or attachments.

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S40(2)

From: S40(2) [redacted]@theflanagangroup.com>
Sent: 29 October 2019 10:26
To: S40(2) [redacted]
Subject: Sterling Way - Bank account

S40(2)

We are meeting with Barclays later today.

Would you be available this afternoon around 2.30-3.00 pm to speak to our bank representative about the Sterling deposit account

Regards

S40(2)

S40(2)

Tel: S40(2) [redacted] Ext: S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



www.theflanagangroup.com

flanagan
group 

S40(2)

From: S40(2) [redacted]@theflanagangroup.com>
Sent: 26 June 2020 13:45
To: S40(2) [redacted]
Subject: RE: 614719323 - Sterling Way LV Diversions
Attachments: SP Energy Networks Plan 1.pdf

S40(2) / S40(2)

I have a SPEN reference nr 000614719323 Which came from our lawyers in relation to this matter and an original contact name S40(2) [redacted]. I have also attached the SPEN plan issued.

That's the total of information I have.

Thanks for your help

Regards

S40(2)

S40(2)

Tel: S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



www.theflanagangroup.com



From: S40(2) [redacted]@homesengland.gov.uk>
Sent: 26 June 2020 13:33
To: S40(2) [redacted]@spenergynetworks.co.uk>
Cc: S40(2) [redacted]@theflanagangroup.com>
Subject: RE: 614719323 - Sterling Way LV Diversions

Hi S40(2)

Thank you for the below email. Does the below link provide enough detail? The stopping up order proposal was published 6th November 2019.

<https://www.thegazette.co.uk/notice/3422257>

S40(– do you have any other correspondence which could help them locate the objection?

Kind regards,

S40(2

S40(2)



M: S40(2)

E: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)

Homes England – Investments
No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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From: S40(2) [@spenergynetworks.co.uk](mailto:S40(2)@spenergynetworks.co.uk)>

Sent: 26 June 2020 13:18

To: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)>

Cc: S40(2) [@theflanagangroup.com](mailto:S40(2)@theflanagangroup.com)

Subject: RE: 614719323 - Sterling Way LV Diversions

Hi S40(2)

Stopping up orders are formally sent to us in writing via email and we object formally via a response.

We've been unable to locate the original email sent to us under the address 'Sterling Way' but the development seems to span several roads. If you could let me roughly when this stopping order may have been submitted we could have another look and see if it's there under a different address.

Kind regards,

S40(2)



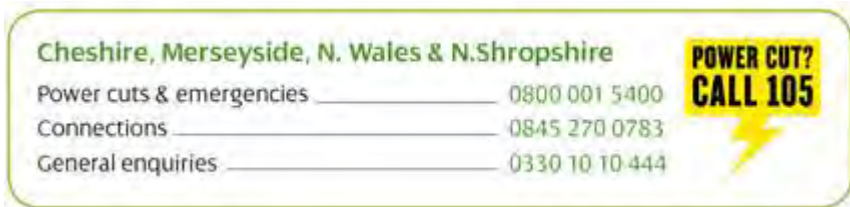
S40(2)

Design & Planning – Merseyside District
PO Box 290, Lister Drive, Liverpool, L13 7HJ

S40(2)

S40(2)

S40(2) [@spenergynetworks.co.uk](mailto:spenergynetworks.co.uk)



From: S40(2) [@spenergynetworks.co.uk](mailto:spenergynetworks.co.uk) <[@spenergynetworks.co.uk](mailto:spenergynetworks.co.uk)>

Sent: 25 June 2020 11:24

To: S40(2) [@spenergynetworks.co.uk](mailto:spenergynetworks.co.uk)

Cc: S40(2) [@spenergynetworks.co.uk](mailto:spenergynetworks.co.uk); S40(2) [@spenergynetworks.co.uk](mailto:spenergynetworks.co.uk); S40(2) [@spenergynetworks.co.uk](mailto:spenergynetworks.co.uk); S40(2) [@spenergynetworks.co.uk](mailto:spenergynetworks.co.uk)

Subject: EXTERNAL: RE: 614719323 - Sterling Way LV Diversions

Hi S40(2)

Thank you for the below email and for reviewing in good time.

I am not sure how the objection was formally lodged, but I would appreciate if you could help get it formally removed.

Kind regards,

S40(2)

S40(2)



M: S40(2)
E: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)

Homes England – Investments
No.1 Mann Island
Liverpool
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homebuildingfund@homesengland.gov.uk

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From: S40(2) [@spenergynetworks.co.uk](mailto:S40(2)@spenergynetworks.co.uk)>
Sent: 25 June 2020 07:06
To: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)>
Cc: S40(2) [@spenergynetworks.co.uk](mailto:S40(2)@spenergynetworks.co.uk)>; S40(2) [@theflanagangroup.com](mailto:S40(2)@theflanagangroup.com)
Subject: RE: 614719323 - Sterling Way LV Diversions

Good morning S40(2)

We've now looked into this stopping up order. I can confirm that we're happy to remove our objection on the condition that the diversions designed by Aptus Utilities on REF S111005 have been / will be completed.

These works have been quoted, aid for and their design has been approved previously.

I hope this is sufficient but if you need anything else please let me know.

Kind regards,

S40(2)



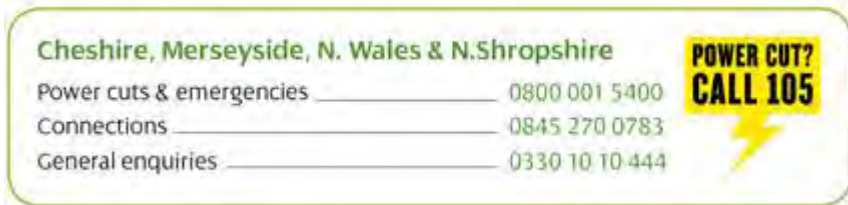
S40(2)

Design & Planning – Merseyside District
PO Box 290, Lister Drive, Liverpool, L13 7HJ

S40(2)

S40(2)

S40(2) @spenergynetworks.co.uk



From: S40(2) @homesengland.gov.uk>

Sent: 23 June 2020 15:08

To: S40(2) @spenergynetworks.co.uk>

Cc: S40(2) @spenergynetworks.co.uk>; S40(2) @theflanagangroup.com

Subject: EXTERNAL: RE: 614719323 - Sterling Way LV Diversions

Hi S40(

That is really helpful, thank you for the holding email.

Kind regards,

S40(2)

S40(2)



M: S40(2)

E: S40(2) @homesengland.gov.uk

Homes England – Investments
No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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From: S40(2) [redacted] [@spenergynetworks.co.uk](mailto:[redacted]@spenergynetworks.co.uk)>
Sent: 23 June 2020 14:23
To: S40(2) [redacted] [@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Cc: S40(2) [redacted] [@spenergynetworks.co.uk](mailto:[redacted]@spenergynetworks.co.uk)>; S40(2) [redacted] [@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)
Subject: RE: 614719323 - Sterling Way LV Diversions

Good afternoon S40(2) [redacted]

Thanks for your email. I've had a quick look through our system and I believe I've identified the Sterling Way job in question. I'm just awaiting confirmation that this is the same site that related to the original Stopping Up Order and if it is we can look into what works Aptus have undertaken / been authorised to proceed with and review whether the objection can be withdrawn.

Either me or S40([redacted]) will be back in touch to confirm as soon as possible.

Kind regards,

S40([redacted])



S40(2) [redacted]

Design & Planning – Merseyside District
PO Box 290, Lister Drive, Liverpool, L13 7HJ

S40(2) [redacted]

S40(2) [redacted]

S40(2) [redacted] [@spenergynetworks.co.uk](mailto:[redacted]@spenergynetworks.co.uk)



Cheshire, Merseyside, N. Wales & N.Shropshire

Power cuts & emergencies _____ 0800 001 5400

Connections _____ 0845 270 0783

General enquiries _____ 0330 10 10 444

**POWER CUT?
CALL 105**



From: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Sent: 23 June 2020 13:50
To: S40(2) [redacted] <[\[redacted\]@spenergynetworks.co.uk](mailto:[redacted]@spenergynetworks.co.uk)>
Cc: S40(2) [redacted] <[\[redacted\]@spenergynetworks.co.uk](mailto:[redacted]@spenergynetworks.co.uk)>; S40(2) [redacted] <[\[redacted\]@theflanangroup.com](mailto:[redacted]@theflanangroup.com)>
Subject: EXTERNAL: FW: 614719323 - Sterling Way LV Diversions

Hi S40(2) [redacted]

It was good to speak with you earlier.

As discussed, I work for Homes England, a government agency tasked with getting much needed homes built.

We are supporting the Flanagan Group with the above referenced site in Liverpool. As part of the development, a stopping up order application was made under reference 3422257 (as below), to which Scottish Power Energy Networks lodged an objection. I understand that any required diversion works for existing apparatus have been agreed through Aptus, which should hopefully enable the removal of the objection to the stopping up. The objection remaining in place has unfortunately caused a delay to works on the site.

<https://www.thegazette.co.uk/notice/3422257>

I would be grateful for your assistance in helping to get the objection formally removed at your earliest convenience so that the stopping up order can take effect and enable much needed homes to be built.

I look forward to hearing from you.

Kind regards,

S40(2) [redacted]

S40(2) [redacted]
[redacted]



M: S40(2) [redacted]
E: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>

Homes England – Investments
No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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From: S40(2) [redacted] <[\[redacted\]@spenergynetworks.co.uk](mailto:[redacted]@spenergynetworks.co.uk)>
Sent: 10 January 2020 11:15
To: S40(2) [redacted] <[\[redacted\]@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)>
Subject: FW: 614719323 - Sterling Way LV Diversions

Good Morning S40(2) [redacted]

Further to our conversations and mine with my manager it would seem pointless to progress this quotation any further as you have previously accepted a quote from Aptus which includes the diversions.
I will cancel this quotation and will advise the applicant at Quinn Barrow of the reason.

Thank you for your help.

Regards

S40(2) [redacted]

From: S40(2) [redacted]
Sent: 10 January 2020 09:55
To: S40(2) [redacted] <[\[redacted\]@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)>
Subject: 614719323 - Sterling Way LV Diversions

Good Morning S40(2) [redacted]

I tried to call but was unable to reach you.

I have been given your name by S40(2) [redacted] at Quinn Barrow, who have applied for a stopping up order/diversion quotation for Sterling Way.

The quote is due out today and I need to clarify who will be completing the offsite excavation i.e. does your contractor have the correct licences to complete the work or do you want me to include for SPEN to complete the offsite excavation and reinstatement?

If you could reply to this email or call me on S40(2) [redacted] I would be grateful.

Regards

S40(2) [redacted]

=====

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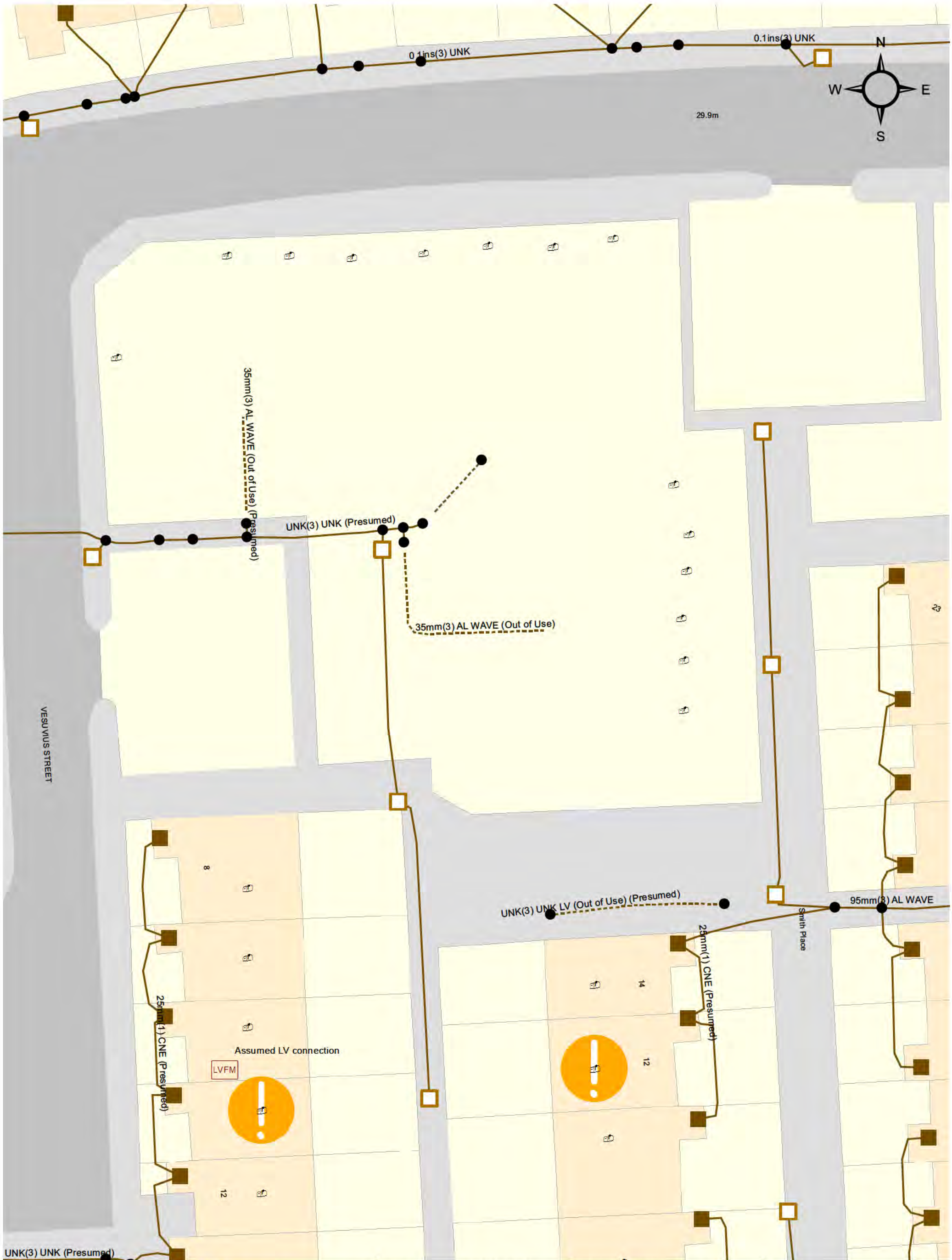
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The position and depths of underground and overhead apparatus as indicated on this plan are approximate and are intended for guidance only. The depths may have changed if the land surface levels have altered. You are also informed that the plan may not show, or may inaccurately show, individual property services and services to street lighting installations. The onus of locating the apparatus precisely before commencing any excavations or other works in the immediate vicinity therefore rests entirely upon the person undertaking or responsible for those works. Before any such works are undertaken the precise location of the apparatus and cables should therefore be ascertained by suitable means. In the event of an emergency or for further assistance please contact 0800-082-0290 (ScottishPower area) or 0800-001-5400 (SP Manweb area).

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SP ENERGY NETWORKS
On behalf of SP Manweb plc

SP Manweb plc
Registered Office: c/o PowerSystems
3 Prenton Way, Prenton, CH43 3ET
Registered in England and Wales No 2366937

OVERHEAD LINE ————
UNDERGROUND CABLES
In Use ————
Out of Use - - - - -
Assumed route <— — —>
VOLTAGE COLOUR KEY
EHV — 132kV — BLUE
— 33kV — GREEN
HV — — RED
LV — — BROWN

Where cables have been laid SINCE 1 OCTOBER 1988, the following depths in mm apply (to the tops of cables or ducts) UNLESS OTHERWISE SHOWN, but see comments. (TO TOP OF CABLE, ADD 75mm FOR BOTTOM OF TRENCH)

	EHV	HV	LV
IN FOOTPATHS	775	600	450
ACROSS ROADS	775	700	600
ALONG ROADS	775	700	600
AGRICULTURAL	910	910	910

Your attention is drawn to the Health and Safety Executive Booklet HSG47, available from HSE.

DATE 01/11/2019
SCALE 1 : 250
MAP REFERENCE 334,946 392,938
0.75 1.5 3 4.5 6
Metres

S40(2)

From: S40(2) [redacted]@theflanagangroup.com>
Sent: 14 January 2020 08:43
To: S40(2) [redacted]
Subject: RE: Sterling Park

Good for us S40(2) [redacted]

I have sent a meeting invite for our diaries 10.30 Friday.

See you then

S40(2) [redacted]

S40(2) [redacted]

Tel: S40(2) [redacted] S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



www.theflanagangroup.com



From: S40(2) [redacted]@homesengland.gov.uk>
Sent: 13 January 2020 22:25
To: S40(2) [redacted]@theflanagangroup.com>
Subject: RE: Sterling Park

Hi S40(2) [redacted]

I can make Friday. Does mid-morning work for you?

Kind regards,

S40(2) [redacted]

S40(2) [redacted]



M: S40(2)
E: S40(2) @homesengland.gov.uk

Homes England – Investments
No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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OFFICIAL

From: S40(2) @theflanagangroup.com>
Sent: 13 January 2020 15:59
To: S40(2) @homesengland.gov.uk>
Subject: RE: Sterling Park

S40(2)

Sounds a good idea

Thursday or Friday this week is good for us or next week to suit you if preferred.

S40(2)

S40(2)

Tel: S40(2) | S40(2) : 143 Sefton Street, Liverpool L8 5SN



www.theflanagangroup.com

flanagan
group

From: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>

Sent: 13 January 2020 15:21

To: S40(2) [redacted] <[\[redacted\]@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)>; S40(2) [redacted]

S40(2) [redacted] <[\[redacted\]@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)>

Subject: Sterling Park

Hi S40(2) [redacted]

Happy New Year!

Is it worth arranging a meeting to catch up on Sterling Park?

Kind regards,

S40(2) [redacted]

S40(2) [redacted]
[redacted]



M: S40(2) [redacted]

E: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>

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S40(2)

From: S40(2) [redacted]@theflanangroup.com>
Sent: 29 January 2020 10:54
To: S40(2) [redacted]
Subject: FW: BANK INFORMATION REQUIRED

S40(2)

Can you advise when the information requested by HSBC below is available please

Many Thanks

S40(2)

S40(2)

Tel: S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



www.theflanangroup.com



From: S40(2) [redacted]@theflanangroup.com>
Sent: 29 January 2020 10:52
To: S40(2) [redacted]@theflanangroup.com>
Subject: BANK INFORMATION REQUIRED

Hi S40(2)

S40(2) from HSBC is requesting the following information, would you know from S40(2) Homes England name of their bank account and how much they are initially depositing?

Sterling Park Development Limited – Initial Deposit into the Account is as follows below:

Number of Depositors - 1
Name – Homes England
Transfer Method – Dometic Wire Transfer
Name of Bank – (Can you advise)
Country - United Kingdom
Currency - GBP
Amount – (Can you advise)
Generated –

S40(2)

The Flanagan Group

143 Sefton Street, Liverpool, L8 5SN

T S40(2)



S40(2)

From: S40(2)
Sent: 04 February 2020 17:14
To: S40(2) @theflanagangroup.com)
Cc: S40(2) @theflanagangroup.com; S40(2)
Subject: KYC - Sterling Park Development Ltd
Attachments: Certification requirements.png

Hi S40(2)

As part of our Know Your Customer process, we need to undertake identity and address verification of shareholders / directors / key controllers and decision makers. This may be similar to the requirements of HSBC for their account opening process.

I would be grateful to receive the following:

S [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Kind regards,

S40(2)

S40(2)



M: S40(2)
E: S40(2) @homesengland.gov.uk

Homes England – Investments
No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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OFFICIAL



S40(2)

From: S40(2) [redacted]@theflanangroup.com>
Sent: 14 February 2020 16:40
To: S40(2) [redacted]
Subject: RE: Abensons - Sterling Park

S40(2)

Yes please proceed

Regards

S40(2)

S40(2)

Tel: S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



www.theflanangroup.com



From: S40(2) [redacted]@homesengland.gov.uk>
Sent: 14 February 2020 16:27
To: S40(2) [redacted]@theflanangroup.com>
Subject: RE: Abensons - Sterling Park

Hi S40(2) [redacted]

DWF are about to issue the draft undertaking to Abensons for the net disposal proceeds to be paid into the deposit account. The undertaking refers to clauses within the Facility Agreement. Can you confirm that you are happy for S40(2) [redacted] to receive the draft Facility Agreement please?

Kind regards,

S40(2)

S40(2)



M: S40(2)
E: S40(2) @homesengland.gov.uk

Homes England – Investments
No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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From: S40(2) @theflanangroup.com>
Sent: 04 February 2020 11:52
To: S40(2) @homesengland.gov.uk>
Subject: RE: Abensons - Sterling Park

S40(2)

Contact as Abensons

S40(2) @abensons.co.uk

Regards

S40(2)

S40(2)

Tel: S40(2) | S40(2) : 143 Sefton Street, Liverpool L8 5SN



www.theflanangroup.com

flanangan
group

From: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Sent: 04 February 2020 11:41
To: S40(2) [redacted] <[\[redacted\]@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)>
Cc: S40(2) [redacted] <[\[redacted\]@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)>
Subject: Abensons - Sterling Park

Hi S40(2) [redacted]

Have you got contact details for the solicitor at Abensons that will be doing the conveyancing work for Sterling Park please?

One of the documents agreed as a condition precedent is for a 'net disposal proceeds undertaking'. They sign up to this to confirm net disposal proceeds will be paid into the deposit account.

I will get our solicitor to send a copy of our template to them.

Kind regards,

S40(2) [redacted]

S40(2) [redacted]
[redacted]



M: S40(2) [redacted]
E: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>

Homes England – Investments
No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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S40(2)

From: S40(2) [redacted]@theflanangroup.com>
Sent: 10 February 2020 10:53
To: S40(2) [redacted]
Subject: RE: Sterling Park

S40(2)

S40(2) now not available at 11.00.

We will go for 2.00 this end if needed

Thanks

S40(2)

S40(2)

Tel: S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



www.theflanangroup.com



From: S40(2) [redacted]@homesengland.gov.uk>
Sent: 10 February 2020 10:51
To: S40(2) [redacted]@theflanangroup.com>
Subject: RE: Sterling Park

Hi S40(2) [redacted]

I have something at 3pm so am checking with DWF on their availability for 11am. I will look to duck out of an earlier meeting to make 11am.

Kind regards,

S40(2)

S40(2)



M: S40(2)

E: S40(2) @homesengland.gov.uk

Homes England – Investments
No.1 Mann Island
Liverpool
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From: S40(2) @theflanagangroup.com>
Sent: 10 February 2020 10:32
To: S40(2) @homesengland.gov.uk>
Subject: RE: Sterling Park

S40(2)

2.30pm Thursday 13th suits all our side.

Regards

S40(2)

S40(2)

Tel: S40(2)

| S40(2)



: 143 Sefton Street, Liverpool L8 5SN



www.theflanagangroup.com

From: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Sent: 10 February 2020 10:30
To: S40(2) [redacted] <[\[redacted\]@theflanangroup.com](mailto:[redacted]@theflanangroup.com)>
Cc: S40(2) [redacted] <[\[redacted\]@theflanangroup.com](mailto:[redacted]@theflanangroup.com)>
Subject: RE: Sterling Park

Hi S40(2) [redacted]

Thank you for the below. I can't make 11am, but does 2pm work for you?

Kind regards,

S40(2) [redacted]

S40(2) [redacted]



M: S40(2) [redacted]
E: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>

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Liverpool
L3 1BP

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From: S40(2) [redacted] <[\[redacted\]@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)>
Sent: 10 February 2020 10:24
To: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Cc: S40(2) [redacted] <[\[redacted\]@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)>
Subject: Sterling Park

S40(2)

Brabner's have confirmed availability all day Thursday 13th so we just need to confirm a time to suit all parties.

Is 11.00 am suitable for your side ?

Regards

S40(2)

S40(2)

Tel: S40(2) [redacted] | S40(2) [redacted] 📍: 143 Sefton Street, Liverpool L8 5SN



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S40(2)

From: S40(2)@theflanagangroup.com>
Sent: 13 February 2020 09:09
To: S40(2)
Subject: Re: Build Contract

S40(2)

I have ordered a JCT design and build contract document. Should be here today and I will then draft up and issue the contract. I would say Monday latest.

Regards

S40(2)

Sent from my iPhone

On 12 Feb 2020, at 11:02, S40(2)@homesengland.gov.uk> wrote:

Hi S40(2)

I have asked our solicitor at DWF to circulate the Conditions Precedents Checklist ahead of tomorrow's call. How is the drafting of the build contract going?

Kind regards,

S40(2)

S40(2)

<image001.png> <image002.png> <image003.jpg> <image004.jpg>

M: S40(2)

E: S40(2)@homesengland.gov.uk

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No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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<image005.jpg>

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S40(2)

From: S40(2) [REDACTED]@theflanagangroup.com>
Sent: 13 February 2020 13:46
To: S40(2) [REDACTED]
Subject: Accepted: Sterling Park - CPs update call

S40(2)

From: S40(2) [redacted]@theflanagangroup.com>
Sent: 20 February 2020 11:05
To: S40(2) [redacted]
Cc: S40(2) [redacted]
Subject: RE: Sterling Park Development Limited

S40(2)

Yes we will be dialling in.

I have talked with S40(2) today and we are meeting later to resolve any outstanding issues and get the info you require issued.

It is our intention to have all outstanding matters resolved or at least resolution pathway resolved by the time of tomorrows call.

Regards

S40(2)

S40(2)

Tel: S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



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From: S40(2) [redacted]@homesengland.gov.uk>
Sent: 20 February 2020 11:02
To: S40(2) [redacted]@theflanagangroup.com>
Subject: RE: Sterling Park Development Limited

Hi S40(2)

Thank you for circulating the JCT contract. DWF have a few comments but are waiting on S40(2) to clarify a few points first.

Are you and S40(2) dialling into the conference call arranged by DWF tomorrow morning?

I've still not heard from S40(2). Also, have Brabners given you an indication of when the Certificate of Title will be made available for DWF to review?

Kind regards,

S40(2)



M: S40(2)

E: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)

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No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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From: S40(2)

Sent: 18 February 2020 16:52

To: S40(2) [@theflanagangroup.com](mailto:S40(2)@theflanagangroup.com)

Subject: Sterling Park Development Limited

Hi S40(2)

Have you had confirmation that the current account for Sterling Park Development Ltd has been opened yet? If so, could you forward the account details to Brabners to insert into the facility agreement please?

I am struggling to get a response from S40(2) on the annual accounts for FBM (UK) Ltd and certifying the ID&V for the KYC.

Kind regards,

S40(2)

S40(2)



M: S40(2)

E: S40(2) [@homesengland.gov.uk](mailto:homebuildingfund@homesengland.gov.uk)

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No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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S40(2)

From: S40(2) [redacted]@theflanagangroup.com>
Sent: 21 February 2020 14:26
To: S40(2) [redacted]
Subject: Pre-commencement condition approvals
Attachments: dis c0nf 18F-1173.doc; Dis conf 18F-0682.doc; dis conf 18F-1165.doc; dis conf 18F-1168.doc; dis conf 18F-1170.doc; dis conf 18F-1172.doc; dis conf 18F-1173.doc

S40(2) [redacted].

Attached as requested.

Regards

S40(2) [redacted]

S40(2) [redacted]

Tel: S40(2) [redacted] | S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



www.theflanagangroup.com



Enquiries to: S40(2)
Contact No: 0151 233 3021
Application Ref: 19DIS/0225
(Please quote at all times)
Date: 24 June 2019



Wroot Design Ltd
Atlantic House
143 Sefton Street
Liverpool
L8 5SN
United Kingdom

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

SITE: Land at Latham Street/Smith Street, Kirkdale, Liverpool, L5 2SJ

PROPOSAL: To discharge conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16 attached to 18F/1173

The following conditions are now fully discharged:

Condition 4
Condition 5
Condition 8
Condition 10
Condition 3
Condition 15
Condition 16

Yours faithfully,
S40(2)
Development Control Division

Liverpool City Council
Cunard Building, Water Street, Liverpool, L3 1AH
T: 0151 233 3021
E: planningandbuildingcontrol@liverpool.gov.uk
www.liverpool.gov.uk
DC5000MWI



it's liverpool

Enquiries to: S40(2)
Contact No: 0151 233 3021
Application Ref: 19DIS/1668
(Please quote at all times)
Date: 30 July 2019



Wroot Design Limited
Atlantic House
143 Sefton Street
Liverpool
L8 5SN

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

SITE: Land at Sterling Way/Latham Street/Blackfield Street/Smith Street, Liverpool, L5 2SJ

PROPOSAL: To discharge conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 attached to 18F/0682.

Conditions 1, 2 and 11 are factual conditions and cannot be discharged

Condition 3, 5, 8, 10, 13, 14 and 15 are considered acceptable to discharge

Condition 4 and 6 are considered acceptable to discharge

All other conditions are still under consideration

Yours faithfully,
S40(2)
Development Control Division

Liverpool City Council
Cunard Building, Water Street, Liverpool, L3 1AH
T: 0151 233 3021
E: planningandbuildingcontrol@liverpool.gov.uk
www.liverpool.gov.uk
DC5000MWI



it's liverpool

Enquiries to: S40(2)
Contact No: 0151 233 3021
Application Ref: 19DIS/0228
(Please quote at all times)
Date: 31 July 2019



Wroot Design Ltd
Atlantic House
143 Sefton Street
Liverpool
L8 5SN
United Kingdom

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

SITE: Land at Smith Place , Liverpool, L5 2SJ

PROPOSAL: To discharge conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 attached to 18F/1165

Conditions 1,2,6,7 and 10 are factual conditions

Conditions 3,4,5 8, 11 ,13 and 14 can be discharged

The remaining conditions are still under consideration as per my previous email.

Yours faithfully,

S40(2)
Development Control Division

Enquiries to: S40(2)
Contact No: 0151 233 3021
Application Ref: 19DIS/0230
(Please quote at all times)
Date: 31 July 2019



Wroot Design Ltd
Atlantic House
143 Sefton Street
Liverpool
L8 5SN
United Kingdom

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

SITE: Land at Smith Street , Liverpool 5

PROPOSAL: To discharge conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13 attached to 18F/1168

Condition 1, 2, 6 and 8 are factual conditions

Conditions 3, 4, 5, 7, 9 and 10 and 12 can be discharged.

Thanks

Yours faithfully,
S40(2)
Development Control Division

Enquiries to: S40(2)
Contact No: 0151 233 3021
Application Ref: 19DIS/0224
(Please quote at all times)
Date: 24 June 2019



Wroot Design Ltd
Atlantic House
143 Sefton Street
Liverpool
L8 5SN

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

SITE: Land at Latham Street/Vesuvius Street, Liverpool, L5 2SJ

PROPOSAL: To discharge conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 attached to 18F/1170

The following conditions have received satisfactory information in order to formally discharge.

Condition 4 materials
Condition 8 Contamination
Condition 11 Drainage
Condition 7 acoustic installation
Condition 3 grounds not built on
Condition 5 Landscaping

Yours faithfully,

S40(2)
Development Control Division

Enquiries to: S40(2)
Contact No: 0151 233 3021
Application Ref: 19DIS/0231
(Please quote at all times)
Date: 2nd December 2019



Wroot Design Ltd
Atlantic House
143 Sefton Street
Liverpool
L8 5SN
United Kingdom

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

SITE: Land at Latham Street, Kirkdale, Liverpool, L5 2SJ

PROPOSAL: To discharge conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 & 15 attached to 18F/1172

Conditions 1, 2, 6, 13 and 14 are compliance conditions and cannot be discharged.
Conditions 3, 4, 7, 8, 11 and 14 can be discharged
Conditions 9, 10, 12 are outstanding
Condition 5 is acceptable

Yours faithfully,
S40(2)
Development Control Division

Enquiries to: S40(2)
Contact No: 0151 233 3021
Application Ref: 19DIS/0225
(Please quote at all times)
Date: 24 June 2019



Wroot Design Ltd
Atlantic House
143 Sefton Street
Liverpool
L8 5SN
United Kingdom

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

SITE: Land at Latham Street/Smith Street, Kirkdale, Liverpool, L5 2SJ

PROPOSAL: To discharge conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16 attached to 18F/1173

The following conditions are now fully discharged:

Condition 4
Condition 5
Condition 8
Condition 10
Condition 3
Condition 15
Condition 16

Yours faithfully,
S40(2)
Development Control Division

Liverpool City Council
Cunard Building, Water Street, Liverpool, L3 1AH
T: 0151 233 3021
E: planningandbuildingcontrol@liverpool.gov.uk
www.liverpool.gov.uk
DC5000MWI



it's liverpool

S40(2)

From: S40(2) @theflanagangroup.com>
Sent: 09 March 2020 13:28
To: S40(2)
Subject: Progress

S40(2)

I am on holiday for the rest of the week.

I have chased up progress with everything required at our end this morning and I think most bars have now been cleared.

S40(2) is fully briefed if any queries arise

Regards

S40(2)

S40(2)

Tel: S40(2) | S40(2) : 143 Sefton Street, Liverpool L8 5SN



www.theflanagangroup.com

flanagan
group 

S40(2)

From: S40(2) [redacted]@theflanagangroup.com>
Sent: 20 March 2020 12:58
To: S40(2) [redacted]
Cc: S40(2) [redacted]
Subject: RE: Homes England - Sterling Park - Homes England Finance Docs [B.-L.FID1874593] [DWFLLP-Active.FID5159312]
Attachments: marked up title plans.pdf

S40(2)

A piece of land on Great Mersey Street to the South of Sterling Park that does not form any part of the Sterling Park development has been accidentally transferred by Brabners into the ownership of Sterling Park Developments.

I have instructed Brabners to transfer this piece of land back to FBM (UK). None of the land comprising the Sterling Park site is involved.

I have attached the title deed showing the land parcel involved

Regards

S40(2)

S40(2)

Tel: S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



www.theflanagangroup.com



From: S40(2) [redacted]@homesengland.gov.uk>
Sent: 20 March 2020 12:53
To: S40(2) [redacted]@theflanagangroup.com>; S40(2) [redacted]
S40(2) [redacted]@theflanagangroup.com>
Subject: FW: Homes England - Sterling Park - Homes England Finance Docs [B.-L.FID1874593] [DWFLLP-Active.FID5159312]
Importance: High

Hi S40(2) [redacted]

The loan agreement and accompanying documents are back with DWF from signing, so they would have been ready to complete save for some site plan discrepancies referred to below.

Could you advise why Brabners are referring to some land being transferred back to FBM (UK) Ltd please?

Also, are you able to confirm completion can take place on Monday please?

Kind regards,

S40(2)

S40(2)



M S40(2)

E S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)

Homes England – Investments
No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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We're the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. [Find out more and help make this happen.](#)



From: S40(2) [@dwf.law](mailto:S40(2)@dwf.law)>

Sent: 20 March 2020 12:48

To: S40(2) [@brabners.com](mailto:S40(2)@brabners.com)>

Cc: S40(2) [@dwf.law](mailto:S40(2)@dwf.law)>; S40(2) [@brabners.com](mailto:S40(2)@brabners.com)>; S40(2)

S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)>

Subject: FW: Homes England - Sterling Park - Homes England Finance Docs [B.-L.FID1874593] [DWFLLP-Active.FID5159312]

Importance: High

Hi S40(2)

Please can you circulate the plans urgently. Without the plans, I cannot ascertain what impact this has on the planning and property aspects and we are looking to complete imminently.

As an aside, please provide the signed undertaking and priority searches.

Kind regards

S40(2)

Real Estate

D S40(2) S40(2) M S40(2)

DWF Law LLP

5 St Paul's Square Old Hall Street Liverpool L3 9AE

T +44 333 320 2220 F +44 333 320 4440

From: S40(2) @brabners.com>

Sent: 20 March 2020 11:05

To: S40(2) @dwf.law>; S40(2) @brabners.com>

Cc: S40(2) @brabners.com>; S40(2) @dwf.law>

Subject: RE: Homes England - Sterling Park - Homes England Finance Docs [DWFLLP-Active.FID5159312] [B.-L.FID1874593]

S40(2)

I was advised by our client last night that there is a problem with the Site Plan, which includes land outside of the Development and which is not intended to be charged. This is in the process of being transferred back to FBM (UK) Limited.

I am preparing a revised Site Plan now and will also circulate the correct version of the Development Plan, so that we are all on the same set of documents, following S40(2) email of yesterday.

Kind regards

S40(2)



S40(2) | Senior Associate

Email: S40(2) @brabners.com | Tel: S40(2) | Mob: S40(2)

Web: www.brabners.com | 55 King Street, Manchester M2 4LQ



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From: S40(2) @dwf.law]

Sent: 20 March 2020 10:56

To: S40(2) <[redacted]@brabners.com>
Cc: S40(2) <[redacted]@brabners.com>; S40(2) <[redacted]@brabners.com>; S40(2) <[redacted]@dwf.law>; S40(2) <[redacted]@homesengland.gov.uk>
Subject: Homes England - Sterling Park - Homes England Finance Docs [DWFLLP-Active.FID5159312]

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Hi S40(2)

Please find attached pdf scans of the Homes England sealed documents which are to be held strictly to order pending completion.

I understand from S40(2) that your client's documents should also be landing with me today.

Kind regards

S40(2)

S40(2)
Banking & Commercial
D S40(2) E S40(2) M S40(2)
DWF Law LLP
5 St Paul's Square Old Hall Street Liverpool L3 9AE
T +44 333 320 2220 F +44 333 320 4440



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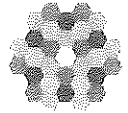
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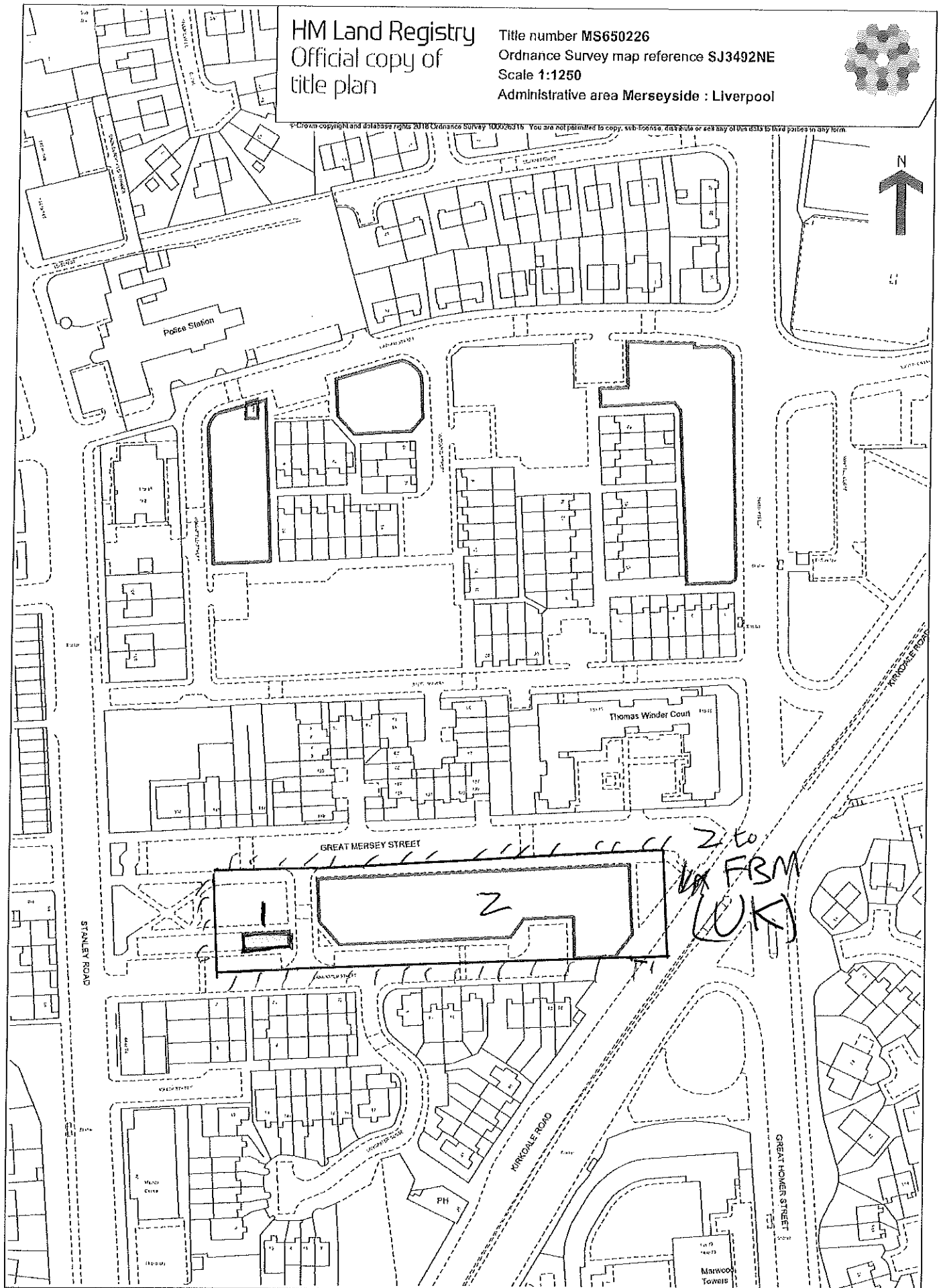
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HM Land Registry
Official copy of
title plan

Title number MS650226
Ordnance Survey map reference SJ3492NE
Scale 1:1250
Administrative area Merseyside : Liverpool

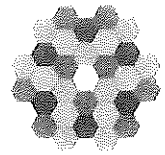


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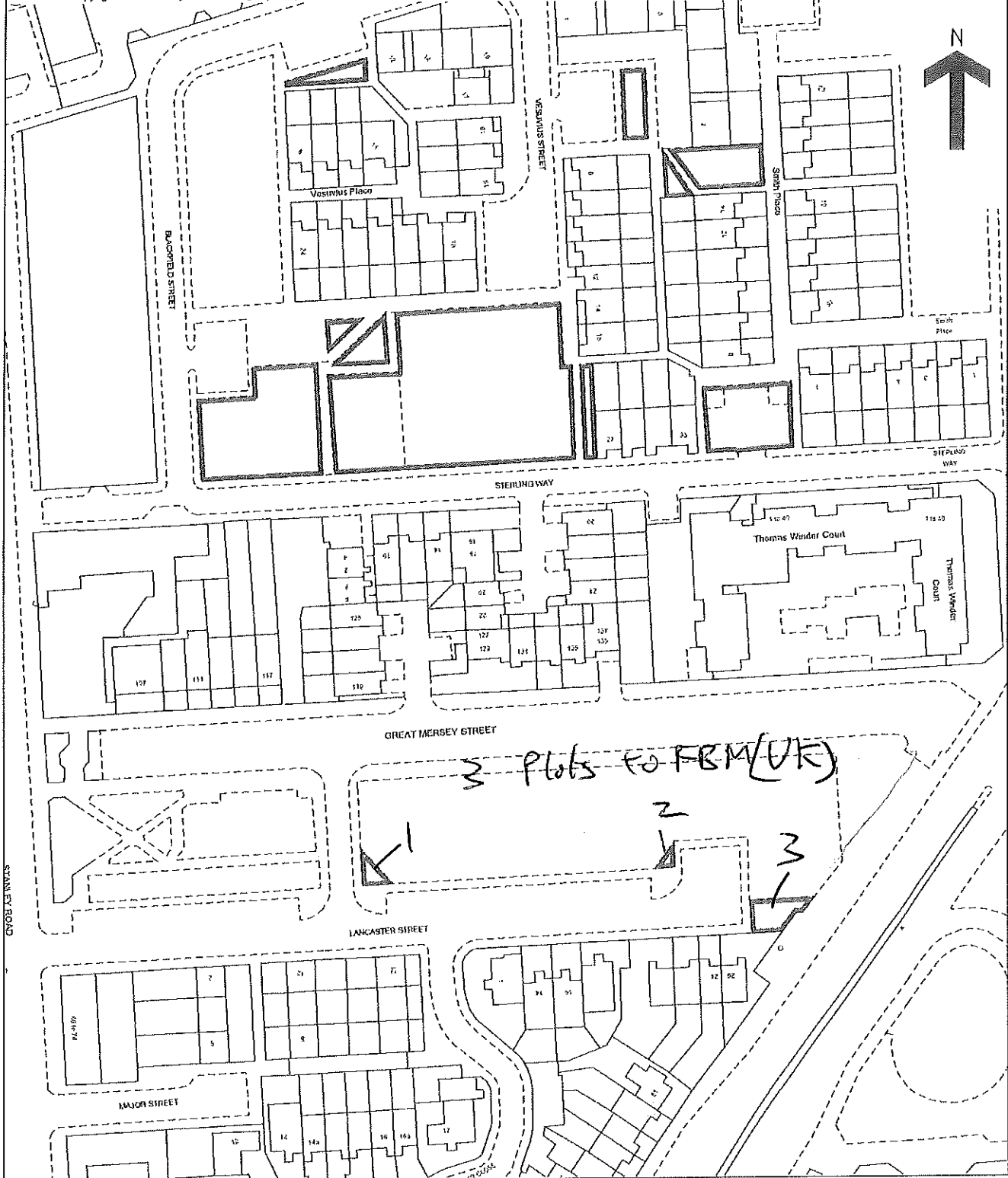


HM Land Registry
Official copy of
title plan

Title number **MS521157**
Ordnance Survey map reference **SJ3492NE**
Scale **1:1250**
Administrative area **Merseyside : Liverpool**



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S40(2)

From: S40(2) @theflanagangroup.com>
Sent: 26 March 2020 15:35
To: S40(2)
Cc: S40(2)
Subject: RE: Sterling Park Development Limited - Completed Docs [DWFLLP-Active.FID5159312]

S40(2)

Can you assist S40(2) with images please

S40(2)

S40(2)

Tel: S40(2) | S40(2) : 143 Sefton Street, Liverpool L8 5SN



www.theflanagangroup.com



From: S40(2) @homesengland.gov.uk>
Sent: 26 March 2020 15:30
To: S40(2) @theflanagangroup.com>
Subject: RE: Sterling Park Development Limited - Completed Docs [DWFLLP-Active.FID5159312]

Hi S40(2)

Good for completion to be confirmed!

Have you got any CGIs for the development you can share? It would be good to do some social media PR to show we are still supporting the sector.

Kind regards,

S40(2)

S40(2)



M: S40(2)
E S40(2) @homesengland.gov.uk

Homes England – Investments
No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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We're the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. [Find out more and help make this happen.](#)



From: S40(2) @dwf.law>
Sent: 26 March 2020 15:15
To: S40(2) @dwf.law>; S40(2) @dwf.law>; S40(2) @brabners.com>; S40(2) brabners.com>
Cc: S40(2) @brabners.com>; S40(2) @dwf.law>; S40(2) @homesengland.gov.uk>; S40(2) @theflanagangroup.com>
Subject: Sterling Park Development Limited - Completed Docs [DWFLLP-Active.FID5159312]

All,

Please find attached scans of completed documents.

Kind regards

S40(2)

S40(2)
Banking & Commercial
D S40(2) E S40(2) M S40(2)

DWF Law LLP

5 St Paul's Square Old Hall Street Liverpool L3 9AE
T +44 333 320 2220 F +44 333 320 4440

From: S40(2) @dwf.law>
Sent: 26 March 2020 14:18
To: S40(2) @dwf.law>; S40(2) @brabners.com>; S40(2) @brabners.com>; S40(2) @dwf.law>
Cc: S40(2) @brabners.com>; S40(2) @dwf.law>; S40(2)

S40(2) @homesengland.gov.uk>; S40(2) @theflanagangroup.com>

Subject: Sterling Park Development Limited - Completion [DWFLLP-Active.FID5159312]

All,

As CPs are now all satisfied for signing I will now complete and date the Finance Documents and circulate scanned copies as soon as possible.

Kind regards

S40(2)

S40(2)

Banking & Commercial

D S40(2) E S40(2) M S40(2)

DWF Law LLP

5 St Paul's Square Old Hall Street Liverpool L3 9AE

T +44 333 320 2220 F +44 333 320 4440

From: S40(2) @dwf.law>

Sent: 26 March 2020 12:13

To: S40(2) @brabners.com>; S40(2) @brabners.com>; S40(2)

S40(2) @dwf.law>

Cc: S40(2) @brabners.com>; S40(2) @dwf.law>; S40(2)

S40(2) @homesengland.gov.uk>; S40(2) @theflanagangroup.com>

Subject: RE: Completion Undertakings - Insurance Policies [B.-L.FID1874593] [DWFLLP-Active.FID5159312]

S40(2)

Yes, I asked for an undertaking to pay within 3 working days. This undertaking has now been caveated.

What is the issue with paying now? Surely to give the undertaking you are in funds?

Kind regards

S40(2)

Real Estate

D S40(2) M S40(2)

DWF Law LLP

5 St Paul's Square Old Hall Street Liverpool L3 9AE

T +44 333 320 2220 F +44 333 320 4440

From: S40(2) @brabners.com>

Sent: 26 March 2020 12:07

To: S40(2) @dwf.law>; S40(2) @brabners.com>; S40(2)

S40(2) @dwf.law>

Cc: S40(2) @brabners.com>; S40(2) @dwf.law>; S40(2)

S40(2) @homesengland.gov.uk>; S40(2) @theflanagangroup.com>

Subject: RE: Completion Undertakings - Insurance Policies [DWFLLP-Active.FID5159312] [B.-L.FID1874593]

S40(2)

Yesterday (attached) you asked us for an undertaking to pay the policy premiums within 3 working days of completion.

I have today given you that undertaking.

This fulfils your requirements. Your client has the benefit of an undertaking from Brabners and, in the event that we act in breach of the same, your client will have a direct right of action against us, in respect of their losses incurred as a result of our failure to comply with the undertaking.

We have done what you asked of us, which is sufficient for completion, while offering your own client protection.

Kind regards

S40(

From: S40(2) [redacted] [@dwf.law](mailto:[redacted]@dwf.law)

Sent: 26 March 2020 11:59

To: S40(2) [redacted] [@brabners.com](mailto:[redacted]@brabners.com); S40(2) [redacted] [@brabners.com](mailto:[redacted]@brabners.com); S40(2) [redacted] [@dwf.law](mailto:[redacted]@dwf.law)>

Cc: S40(2) [redacted] [@brabners.com](mailto:[redacted]@brabners.com); S40(2) [redacted] [@dwf.law](mailto:[redacted]@dwf.law)> S40(2) [redacted] [@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk); S40(2) [redacted] [@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)>

Subject: RE: Completion Undertakings - Insurance Policies [B.-L.FID1874593] [DWFLLP-Active.FID5159312]

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Hi S40(

The issue relating to the unregistered land is a very high risk issue. We cannot be left with a situation where the policy fee is not paid and the policies are cancelled. If you are in funds, why can't you send the money now?

Kind regards

S40(2)

Real Estate

D S40(2) [redacted] ES [redacted] M S40(2) [redacted]

DWF Law LLP

5 St Paul's Square Old Hall Street Liverpool L3 9AE

T +44 333 320 2220 F +44 333 320 4440

From: S40(2) [redacted] [@brabners.com](mailto:[redacted]@brabners.com)>

Sent: 26 March 2020 11:56

To: S40(2) [redacted] [@dwf.law](mailto:[redacted]@dwf.law)> S40(2) [redacted] [@brabners.com](mailto:[redacted]@brabners.com); S40(2) [redacted] [@dwf.law](mailto:[redacted]@dwf.law)>

Cc: S40(2) [redacted] [@brabners.com](mailto:[redacted]@brabners.com); S40(2) [redacted] [@dwf.law](mailto:[redacted]@dwf.law)> S40(2) [redacted] [@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk); S40(2) [redacted] [@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)>

Subject: RE: Completion Undertakings - Insurance Policies [DWFLLP-Active.FID5159312] [B.-L.FID1874593]

S40(2)

We will deal with payment per the undertaking. This should be sufficient to enable us to complete.

Kind regards

S40(

From: S40(2) [redacted] <[redacted]@dwf.law>
Sent: 26 March 2020 11:19
To: S40(2) [redacted] <[redacted]@brabners.com>; S40(2) [redacted] <[redacted]@brabners.com>; S40(2) [redacted] <[redacted]@dwf.law>
Cc: S40(2) [redacted] <[redacted]@brabners.com>; S40(2) [redacted] <[redacted]@dwf.law>; S40(2) [redacted] <[redacted]@homesengland.gov.uk>; S40(2) [redacted] <[redacted]@theflanagangroup.com>
Subject: RE: Completion Undertakings - Insurance Policies [B.-L.FID1874593] [DWFLLP-Active.FID5159312]

This message originates from outside our organisation. Consider carefully whether you should click on any links, open any attachments or reply. If in doubt, forward to xxxxxxx@xxxxxxx.xxx

Hi S40(2) [redacted]

Can you not arrange for payment now?

Kind regards

S40(2) [redacted]
Real Estate
D S40(2) [redacted] **E** S40(2) [redacted] **M** S40(2) [redacted]
DWF Law LLP
5 St Paul's Square Old Hall Street Liverpool L3 9AE
T +44 333 320 2220 **F** +44 333 320 4440

From: S40(2) [redacted] <[redacted]@brabners.com>
Sent: 26 March 2020 11:12
To: S40(2) [redacted] <[redacted]@dwf.law>; S40(2) [redacted] <[redacted]@brabners.com>; S40(2) [redacted] <[redacted]@dwf.law>
Cc: S40(2) [redacted] <[redacted]@brabners.com>; S40(2) [redacted] <[redacted]@dwf.law>; S40(2) [redacted] <[redacted]@homesengland.gov.uk>; S40(2) [redacted] <[redacted]@theflanagangroup.com>
Subject: RE: Completion Undertakings - Insurance Policies [DWFLLP-Active.FID5159312] [B.-L.FID1874593]

S40(2) [redacted]

My risk team require this wording be included, so I am afraid it has to remain.

Kind regards
S40(2) [redacted]

From: S40(2) [redacted] <[redacted]@dwf.law>
Sent: 26 March 2020 11:03
To: S40(2) [redacted] <[redacted]@brabners.com>; S40(2) [redacted] <[redacted]@brabners.com>; S40(2) [redacted] <[redacted]@dwf.law>
Cc: S40(2) [redacted] <[redacted]@brabners.com>; S40(2) [redacted] <[redacted]@dwf.law>; S40(2) [redacted] <[redacted]@homesengland.gov.uk>; S40(2) [redacted] <[redacted]@theflanagangroup.com>
Subject: RE: Completion Undertakings - Insurance Policies [B.-L.FID1874593] [DWFLLP-Active.FID5159312]

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S40(2)

Thank you for your email. Are you not in funds already? Is the wording at para 2 really necessary on the basis there is nothing to stop you from doing this now?

Kind regards

S40(2)

Real Estate

D S40(2) E S40(2) M S40(2)

DWF Law LLP

5 St Paul's Square Old Hall Street Liverpool L3 9AE

T +44 333 320 2220 F +44 333 320 4440

From: S40(2) @brabners.com>

Sent: 26 March 2020 10:45

To: S40(2) @dwf.law>; S40(2) @brabners.com>; S40(2)

S40(2) @dwf.law>

Cc: S40(2) @brabners.com>; S40(2) @dwf.law>; S40(2)

S40(2) @homesengland.gov.uk>; S40(2) @theflanagangroup.com>

Subject: Completion Undertakings - Insurance Policies [B.-L.FID1874593]

Dear All

Please find attached the signed undertaking with regards the title indemnity and search validation insurance policies.

Kind regards

S40(2)



S40(2)

Senior Associate

Email: S40(2) @brabners.com | Tel: S40(2) | Mob: S40(2)

Web: www.brabners.com | 55 King Street, Manchester M2 4LQ



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S40(2)

From: S40(2) @theflanagangroup.com>
Sent: 02 June 2020 15:28
To: S40(2)
Subject: RE: fbm sterling way [DWFLLP-Active.FID5159312]
Attachments: S40(2) - Pre-commencementDischargeLetterEmails.zip

S40(2)

This is the first time I have been made aware there are still some items to be sorted with the contract I have sent everything over to S40(2) at Eddisons so hopefully all in order. The certified copy is in my office.

I have also sent further back-up on the pre-commencement conditions to S40(2) in the form of the original planning emails (attached for your information) I think in the current climate we are unlikely to make progress with LCC planning in respect of hard copy signed letters.

Little progress with SEN but I presume this is now covered by the insurance issued.

Regards

S40(2)

S40(2)

Tel: S40(2) | S40(2) : 143 Sefton Street, Liverpool L8 5SN



www.theflanagangroup.com



From: S40(2) @homesengland.gov.uk>
Sent: 02 June 2020 11:45
To: S40(2) @theflanagangroup.com>
Subject: FW: fbm sterling way [DWFLLP-Active.FID5159312]

Hi S40(2)

I hope you are well?

I am conscious that the facility agreement requires drawdown by the end of the month and there are still items to resolve. The below and attached refer to the building contract and appointments, but did you also get an update from Liverpool City Council on signed versions of the pre-commencement planning discharges?

Also, have SPEN released their objection to the stopping up order?

Kind regards,

S40(2)

S40(2)



M: S40(2)

E: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)

Homes England – Investments
No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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From: S40(2) [@dwf.law](mailto:S40(2)@dwf.law)>

Sent: 02 June 2020 11:21

To: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)>

Cc: S40(2) [@dwf.law](mailto:S40(2)@dwf.law)>

Subject: fbm sterling way [DWFLLP-Active.FID5159312]

Morning S40(2)

Further to our call of this morning, please see attached email from brabners with a copy of the building contract and a copy of my email in response.

You will see that some other amendments have been made to the building contract since the MS and I last saw it – it seem mostly these are the amends set out on our Schedule of Amendments (SOA) but suggest you run these by the S4 just to ensure he is happy with them. As you will see I've asked for a full copy of the contract as I've only been sent the front end and the SOA at present.

I will of course come back to you as and when I hear further though in the meanwhile please do come back to me should you have any queries.

Kind regards

S40(2)

S40(2) Senior Associate

Construction & Infrastructure

D S40(2) M S40(2)

DWF Law LLP

1 Scott Place 2 Hardman Street Manchester M3 3AA

T +44 333 320 2220 F +44 333 320 4440



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S40(2)

From: S40(2) @theflanagangroup.com>
Sent: 17 June 2020 11:05
To: S40(2)
Subject: Sterling Park - Claim notice

S40(2)

Is there a specific contact to whom the claim notices for Sterling Park should be directed ?

Regards S40(2)

S40(2)

Tel: S40(2) | S40(2) : 143 Sefton Street, Liverpool L8 5SN



www.theflanagangroup.com

flanagan
group 

S40(2)

From: S40(2) @theflanagangroup.com>
Sent: 18 June 2020 15:05
To: S40(2)
Cc: S40(2)
Subject: SPEN objection to stopping up order
Attachments: SP Energy Networks Plan 1.pdf; Site plan showing SPEN equipment.pdf; FW: 614719323 - Sterling Way LV Diversions

S40(2)

I have investigated further and to summarise –

SPEN raised an objection to the stopping up order and provided the attached plan (SP energy networks plan). This highlights 2 areas. I have transposed the services highlighted by SPEN onto a site layout for greater clarity of their position in respect to our works. Area A shows a service running in the footpath alongside our car park extension. This will remain in a public footpath area with the extended footpath being adopted by the council there is then a spur to a now redundant lighting column which is removed as part of the scheme. Area B appears to me to probably miss any interaction with our site or may just touch the extreme front corner of one plot.

Scottish Power have acknowledged that the diversion and installation work being carried out under our contract by Aptus will remove their objection. See email dated 10-01-2020 from SPEN. The diversion work in this area has been completed by Aptus.

The only remaining stumbling block is getting a final confirmation from SPEN that their objection is removed as communication since March has not been answered. I am attempting to renew contact to get that final sign off.

However it seems clear from the information I have uncovered that this issue is not going to impact the development going forward.

Regards

S40(2)

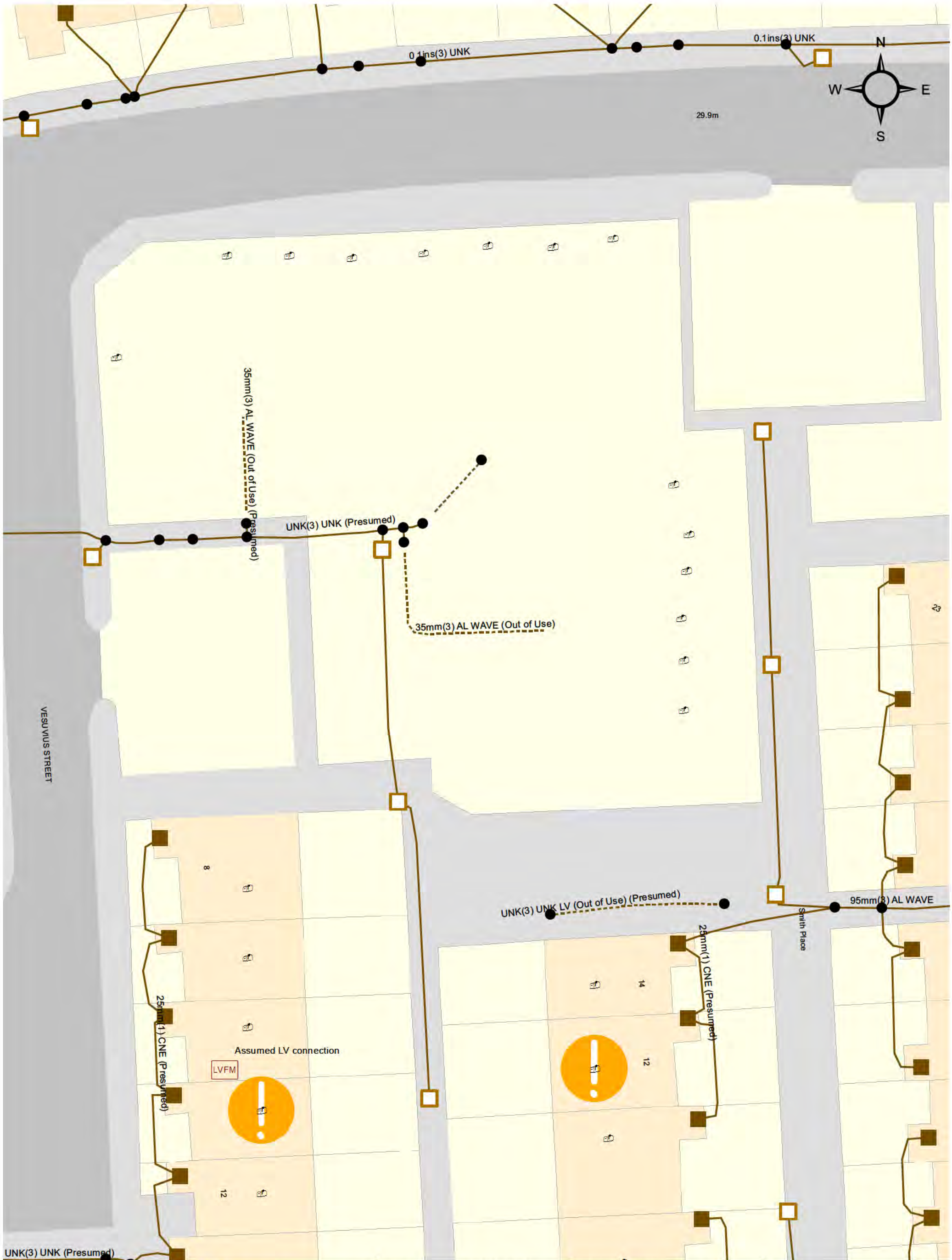
S40(2)

Tel: S40(2) | S40(2) : 143 Sefton Street, Liverpool L8 5SN



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The position and depths of underground and overhead apparatus as indicated on this plan are approximate and are intended for guidance only. The depths may have changed if the land surface levels have altered. You are also informed that the plan may not show, or may inaccurately show, individual property services and services to street lighting installations. The onus of locating the apparatus precisely before commencing any excavations or other works in the immediate vicinity therefore rests entirely upon the person undertaking or responsible for those works. Before any such works are undertaken the precise location of the apparatus and cables should therefore be ascertained by suitable means. In the event of an emergency or for further assistance please contact 0800-082-0290 (ScottishPower area) or 0800-001-5400 (SP Manweb area).

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SP ENERGY NETWORKS
On behalf of SP Manweb plc

SP Manweb plc
Registered Office: c/o PowerSystems
3 Prenton Way, Prenton, CH43 3ET
Registered in England and Wales No 2366937

OVERHEAD LINE ————
UNDERGROUND CABLES
In Use ————
Out of Use - - - - -
Assumed route <— — —>
VOLTAGE COLOUR KEY
EHV — 132kV — BLUE
— 33kV — GREEN
HV — — RED
LV — — BROWN

Where cables have been laid SINCE 1 OCTOBER 1988, the following depths in mm apply (to the tops of cables or ducts) UNLESS OTHERWISE SHOWN, but see comments. (TO TOP OF CABLE, ADD 75mm FOR BOTTOM OF TRENCH)

	EHV	HV	LV
IN FOOTPATHS	775	600	450
ACROSS ROADS	775	700	600
ALONG ROADS	775	700	600
AGRICULTURAL	910	910	910

Your attention is drawn to the Health and Safety Executive Booklet HSG47, available from HSE.

DATE 01/11/2019
SCALE 1 : 250
MAP REFERENCE 334,946 392,938
0.75 1.5 3 4.5 6
Metres



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Do not scale from this drawing.

Notes:

SPEN Services

Revised	11/02/19	Added House Types Markers
Revised	14/02/19	First Issue
Revised		Notes

DRAWING NUMBER	DATE
360-MP-03-001	March-2019
DRAWING STATUS	REVISION
FOR INFORMATION	B
	SCALE
	1:500@A2
	AUTHOR
	BM

JOB TITLE
Sterling Way Kirkdale
DRAWING TITLE
Masterplan

WD Architects

Atlantic House
143 Sefton Street
Liverpool L8 5SN

0151 332 0120
info@wrootdesign.co.uk
wrootdesign.co.uk

S40(2)

From: S40(2) @spenergynetworks.co.uk>
Sent: 10 January 2020 11:15
To: S40(2)
Subject: FW: 614719323 - Sterling Way LV Diversions

Good Morning S40(2)

Further to our conversations and mine with my manager it would seem pointless to progress this quotation any further as you have previously accepted a quote from Aptus which includes the diversions.
I will cancel this quotation and will advise the applicant at Quinn Barrow of the reason.

Thank you for your help.
Regards

S40(2)

From: S40(2)
Sent: 10 January 2020 09:55
To: S40(2) @theflanagangroup.com
Subject: 614719323 - Sterling Way LV Diversions

Good Morning S40(2)

I tried to call but was unable to reach you.
I have been given your name by S40(2) at Quinn Barrow, who have applied for a stopping up order/diversion quotation for Sterling Way.
The quote is due out today and I need to clarify who will be completing the offsite excavation i.e. does your contractor have the correct licences to complete the work or do you want me to include for SPEN to complete the offsite excavation and reinstatement?

If you could reply to this email or call me on S40(2) I would be grateful.

Regards

S40(2)

=====

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=====

S40(2)

From: S40(2) [redacted]@theflanangroup.com>
Sent: 23 June 2020 08:39
To: S40(2) [redacted]
Cc: S40(2) [redacted]
Subject: RE: Sterling Park - Draw down

S40(2)

Thanks for the response.

We will call at 12.30.

Regards

S40(2)

S40(2)

Tel: S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



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From: S40(2) [redacted]@homesengland.gov.uk>
Sent: 22 June 2020 23:55
To: S40(2) [redacted]@theflanangroup.com>
Cc: S40(2) [redacted]@theflanangroup.com>
Subject: RE: Sterling Park - Draw down

Hi S40(2)

Does a call any time between 12pm and 2pm tomorrow (Tuesday) work for you?

Kind regards,

S40(2)

S40(2)



M: S40(2)
E: S40(2) @homesengland.gov.uk

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homebuildingfund@homesengland.gov.uk

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From: S40(2) @theflanagangroup.com>
Sent: 22 June 2020 11:25
To: S40(2) @homesengland.gov.uk>
Cc: S40(2) @theflanagangroup.com>
Subject: Sterling Park - Draw down

S40(2)

Just talking through the situation with S40(2) and he would like to have a conference call with you and myself.

Can you confirm a time to suit please.

Regards

S40(2)

S40(2)

Tel: S40(2)

| S40(2)



: 143 Sefton Street, Liverpool L8 5SN



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S40(2)

From: S40(2) @theflanagangroup.com>
Sent: 02 July 2020 08:11
To: S40(2)
Subject: RE: Sterling Park

S40(2)

Understood.

Our intention for the first draw down is S43(2)

I have already asked our lawyers to address the issue of the stopping up order and ensure it is completed.

I passed our updated insurances to S40(2) yesterday

Regards

S40(2)

S40(2)

Tel: S40(2) | S40(2) : 143 Sefton Street, Liverpool L8 5SN



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From: S40(2) @homesengland.gov.uk>
Sent: 01 July 2020 20:53
To: S40(2) @theflanagangroup.com>
Subject: RE: Sterling Park

Hi S40(2)

Sorry, but I need to get a quick variation to the facility agreement. The deadline date for the stopping up order has passed and I need to flex how DWF worded it to be able to get the drawdown approved. I am confident that the stopping up order will take effect but not sure how long.

I will push this as a priority as I appreciate that it is not helpful. How much will the first drawdown request be for?

Do you want to revisit some of the Milestone Dates in the facility agreement too?

Could you also obtain the updated insurances for the professional team which I understand S40(2) has requested?

Kind regards,

S40(2)

S40(2)



M: S40(2)

E S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)

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homebuildingfund@homesengland.gov.uk

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From: S40(2) [@theflanagangroup.com](mailto:S40(2)@theflanagangroup.com)>

Sent: 01 July 2020 10:59

To: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)>

Subject: Sterling Park

S40(2)

Are we now in a position where you would be happy for me to submit the first draw down notice request ?

Regards

S40(

S40(2)

S40(2)

Tel: S40(2)

| S40(2)



: 143 Sefton Street, Liverpool L8 5SN



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S40(2)

From: S40(2) [redacted]@theflanagangroup.com>
Sent: 28 July 2020 08:12
To: S40(2) [redacted]
Subject: RE: 614719323 - Sterling Way LV Diversions

S40(2)

Yes our solicitors brought this to my attention this week.

The situation is basically identical to that of SPEN where Virgin have confirmed that the objection can be removed as we have paid them for all necessary diversion work but actually getting them to officially remove the objection is proving difficult.

I will check in with our solicitor today to see if there has been any progress.

S40(2)

S40(2)

Tel: S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



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From: S40(2) [redacted]@homesengland.gov.uk>
Sent: 27 July 2020 17:22
To: S40(2) [redacted]@theflanagangroup.com>
Subject: RE: 614719323 - Sterling Way LV Diversions

Hi S40(2)

Are you aware that there is a live objection also from Virgin Media? Could you clarify the position with regards to this please?

Kind regards,

S40(2)

S40(2)



M: S40(2)
E: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)

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homebuildingfund@homesengland.gov.uk

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From: S40(2) [@theflanagangroup.com](mailto:S40(2)@theflanagangroup.com)>
Sent: 07 July 2020 11:47
To: S40(2) [@spenergynetworks.co.uk](mailto:S40(2)@spenergynetworks.co.uk)
Cc: S40(2) S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)>
Subject: 614719323 - Sterling Way LV Diversions

S40(2)

Thank you very much with your assistance to date with the matter of the SPEN objection to the stopping up order.

I would be most grateful if you could find the time to send an email confirming the withdrawal of the SPEN to S40(2) [@dft.gov.uk](mailto:S40(2)@dft.gov.uk)

S40(2) is the DFT officer dealing with the matter and has confirmed he requires a direct email for SPEN in order for him to finalize the order.

Kind Regards

S40(2)

S40(2)

S40(2)

Tel: S40(2)

| S40(2)



: 143 Sefton Street, Liverpool L8 5SN



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S40(2)

From: S40(2) [redacted]@spenergynetworks.co.uk>
Sent: 07 July 2020 12:11
To: S40(2) [redacted]@dft.gov.uk
Cc: S40(2) [redacted]
Subject: FW: 614719323 - Sterling Way LV Diversions

Good afternoon,

As per the below email I am writing in relation to the objection to the stopping up order lodged by SPEN at Sterling Way.

Unfortunately I've been unable to locate the original objection as the lady who dealt with it has since left. However I have reviewed the network around Sterling Way and the approved design produced by a 3rd party ICP to divert our assets and I am satisfied that once the works are complete our assets will no longer be affected by the development. As such I am happy to remove the objection.

If you have any further questions please don't hesitate to contact me.

Kind regards,

S40(2) [redacted]



S40(2) [redacted]

Design & Planning – Merseyside District
PO Box 290, Lister Drive, Liverpool, L13 7HJ

S40(2) [redacted]

S40(2) [redacted]

S40(2) [redacted]@spenergynetworks.co.uk



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General enquiries _____ 0330 10 10 444

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CALL 105**



From: S40(2) [redacted]@theflanagangroup.com>
Sent: 07 July 2020 11:47

To: S40(2) [redacted]@spenergynetworks.co.uk>
Cc: S40(2) [redacted]@homesengland.gov.uk>
Subject: EXTERNAL: 614719323 - Sterling Way LV Diversions

S40(2) [redacted]

Thank you very much with your assistance to date with the matter of the SPEN objection to the stopping up order.

I would be most grateful if you could find the time to send an email confirming the withdrawal of the SPEN to S40(2) [redacted]@dft.gov.uk

S40(2) [redacted] is the DFT officer dealing with the matter and has confirmed he requires a direct email for SPEN in order for him to finalize the order.

Kind Regards

S40(2) [redacted]

S40(2) [redacted]

Tel: S40(2) [redacted] S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



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S40(2)

From: S40(2) [redacted]@theflanagangroup.com>
Sent: 31 July 2020 13:46
To: S40(2) [redacted]
Cc: S40(2) [redacted]
Subject: Sterling Park - Stopping up order
Attachments: re Matter Ref: 034496-0005 Re: Stopping Up Order

S40(2)

Confirmation from Dft that all objections are now removed and the stopping up order can procede.

Regards

S40(2)

S40(2)

Tel: S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



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S40(2)

From: S40(2) @quinn-barrow.co.uk>
Sent: 31 July 2020 13:34
To: S40(2)
Cc: S40(2)
Subject: re Matter Ref: 034496-0005 Re: Stopping Up Order

Hi S40(2)

See below which is good news and may be sufficient for Homes England as it confirms the Order is to be made.

The Order, once received, needs to be placed where we originally displayed the application which was the local Post Office.

Alternatively because of the lockdown we may be able to ask the National Transport Casework Office to take on this role. I will deal with that

Kind Regards

S40(2)

Quinn Barrow

8th Floor
Horton House
Exchange Flags
Liverpool
L2 3YL

S40(2)

S40(2) @quinn-barrow.co.uk



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From: S40(2) [redacted]@dft.gov.uk>
Sent: 31 July 2020 11:39
To: S40(2) [redacted]@quinn-barrow.co.uk>
Subject: RE: Attn S40(2) [redacted] re Matter Ref: 034496-0005 Re: Stopping Up Order

Dear S40(2) [redacted]

Thank you for your email.

We can accept this as a withdrawal of objection.

As this is the last objection we will now proceed to make the Order.

Kind regards

S40(2) [redacted]
National Transport Casework Team



S40(2) [redacted]
S40(2) [redacted] National Transport Casework Team
Ground Flr, Tyneside House
Skinnerburn Road
Newcastle Business Park, Newcastle Upon Tyne, NE4 7AR
S40(2) [redacted]
Putting place at the heart of transport decision-making
[Follow us on twitter @transportgovuk](#)

Please note that i am not currently contactable by telephone

From: S40(2) [redacted]@quinn-barrow.co.uk]
Sent: 31 July 2020 10:50
To: S40(2) [redacted]@dft.gov.uk>
Cc: S40(2) [redacted]@theflanagangroup.com) S40(2) [redacted]@theflanagangroup.com>
Subject: FW: Attn S40(2) [redacted] re Matter Ref: 034496-0005 Re: Stopping Up Order

Hi S40(2) [redacted]

I enclose confirmation of removal of objection from Virgin Media re the Sterling way development. Can you confirm that this is sufficient

Kind Regards

S40(2) [redacted]

Quinn Barrow

8th Floor
Horton House
Exchange Flags
Liverpool
L2 3YL

S40(2) [redacted]

S40(2) @quinn-barrow.co.uk



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- 3 Accept changes to your Bank details via email

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From: >DivWorks <divworks@virginmedia.co.uk>

Sent: 31 July 2020 09:26

To: S40(2) @theflanagangroup.com>

Cc: S40(2) @quinn-barrow.co.uk>; S40(2) @theflanagangroup.com>

Subject: RE: Attn S40(2) re Matter Ref: 034496-0005 Re: Stopping Up Order

Hi S40(2) this is fine

This mail can be taken that we remove the objection to the order as diversionary works are paid for and progresses

Thanks

S40(2)

S40(2)

Virgin Media | 1 Dove Wynd, Strathclyde Business Park, Bellshill, ML4 3AL



If you feel I have gone the extra mile please nominate me at <http://www.vmlightningbolt.co.uk/nominate-now.php>

From: S40(2) @theflanagangroup.com]

Sent: 30 July 2020 14:07

To: >DivWorks <divworks@virginmedia.co.uk>

Cc: S40(2) @quinn-barrow.co.uk>; S40(2) @theflanagangroup.com>

Subject: Attn S40(2) re Matter Ref: 034496-0005 Re: Stopping Up Order

S40(2)

Any diversionary works necessary to achieve the noted stopping up order were agreed with yourselves and I believe carried out.

Please see the attached payment confirmation from Virgin in respect of these works. Hopefully that should lead to the information required to officially remove the objection.

If you need anything further please let me know.

Regards

S40(2)

S40(2)

Tel: S40(2)

| S40(2)

: 143 Sefton Street, Liverpool L8 5SN



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S40(2)

From: S40(2) [redacted]@theflanagangroup.com>
Sent: 13 August 2020 15:58
To: S40(2) [redacted]
Cc: S40(2) [redacted]
Subject: Drawdown request
Attachments: signed drawdown request August 2020.pdf; MJ updated programme 11-08.xlsx

S40(2)

First drawdown request is ready to go as attached not entirely sure of date to use in in 1.2 date of drawdown should that be todays date or some future date when the actual drawdown should take place?

I can confirm I have sent S40(2) [redacted] at Edisons the information he had requested. I have attached a copy of the revised programme for your information.

Regards

S40(2)

S40(2)

Tel S

| S40(2)



: 143 Sefton Street, Liverpool L8 5SN



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S40(2)

From: S40(2) @theflanagangroup.com>
Sent: 13 August 2020 11:40
To: S40(2)
Subject: Stopping Up notices
Attachments: Made_letter to applicant.pdf; NW3794_Made_Plan.pdf; NW3794_Made_Order.pdf; NW3794_Made_Notice.pdf

S40(2)

Please find attached copies of the official stopping up notices and plans.

Regards

S40(2)

S40(2)

Tel: S40(2) S40(2) : 143 Sefton Street, Liverpool L8 5SN



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Department
for Transport

S40(2)

Quinn Melville Barrow LLP
8th Floor
Horton House
Exchange Flags
Liverpool, L2 3YL

National Transport Casework Team

Tyneside House
Skinnerburn Road
Newcastle Business Park
Newcastle upon Tyne
NE4 7AR

Your Ref:

Direct line: 07812 482555

Our Ref: NATTRAN/NW/S247/3794

www.gov.uk

Date: 12 August 2020

Email: nationalcasework@dft.gov.uk

Dear S40(2)

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 247
STOPPING UP OF HIGHWAY AT STERLING WAY, LATHAM STREET, BLACKFIELD
STREET, SMITH STREET, KIRKDALE, LIVERPOOL L5 2SJ
OS GRID REFERENCE: E:334881, N:392893**

FINAL STAGE NOTIFICATION

Following our previous correspondence with you regarding these stopping up proposals, I am now pleased to enclose a copy of the final Order, plan and public notice, which confirm that the stopping up Order has now been made.

We have notified our consultees of the decision to make this Order. In addition, we have arranged for the public notice to be published in both the London Gazette and the Liverpool Echo on **26 August 2020**. This is the date the Order will take effect and you have the authority to stop up the highway.

ACTIONS FOR YOU

There are a number of actions we require you to take to ensure the legislation is followed correctly. Failure to comply with these requirements may result in a successful High Court challenge about the validity of your Order.

- Please print sufficient copies of the enclosed **Public Notice** and display in a prominent position at each end of the highway to be stopped up. It is essential that the notices are on site by **26 August 2020** and remain in place for the 6 week High Court challenge period.
- Please send us a copy of the full page from the **Liverpool Echo** showing the public notice. The title and date of the paper should be shown.

We accept all correspondence either by email or hard copy to the above addresses.

ADVISORY

Please be aware that the Order takes effect from the date it is first published and you have the authority to stop up the highway from this date. However, once published, the Order is subject to a 6 week High Court challenge period, during which time any person may refer to the High Court to challenge the validity of the Order (as set out in the final paragraph of the enclosed public notice). It is therefore strongly recommended that no work is carried out on the highway within these first 6 weeks, unless at your own risk and cost.

Should any challenges be received, these will likely come directly to yourself and not via this team. **Therefore we will not provide any further documents or confirmation that the stopping up Order can be implemented.**

It is recommended that you contact your local Highway Authority, Liverpool City Council, once works have begun on the above highway, to ensure their records can be appropriately updated once they no longer consider the land to be public highway.

Should you have any questions regarding this letter, you can contact the Casework Manager dealing with your application, S40(2) on S40(2).

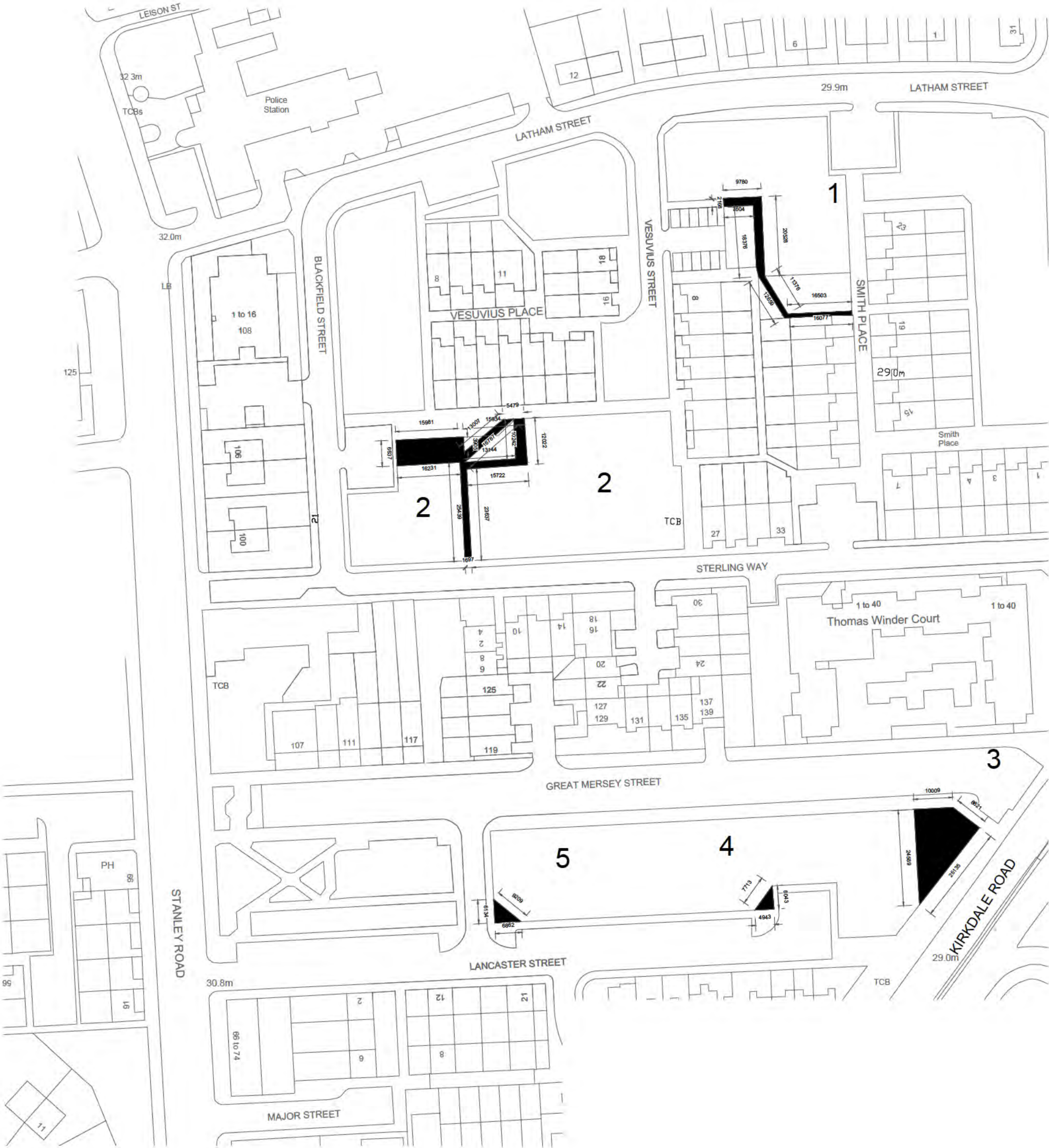
Yours sincerely

S40(2)

S40(2)

National Transport Casework Team

HIGHWAYS AT KIRKDALE IN THE CITY OF LIVERPOOL



S40(2)

S40(2)

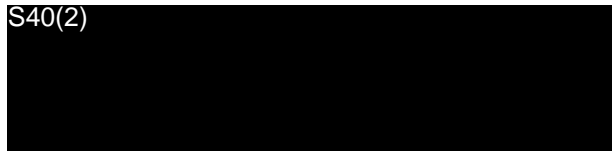
TOWN AND COUNTRY PLANNING ACT 1990

THE STOPPING UP OF HIGHWAYS (NORTH WEST) (NO.31) ORDER 2020

The Secretary of State makes this Order in exercise of powers under section 247 of the Town and Country Planning Act 1990 ("the Act").

1. The Secretary of State authorises the stopping up of the highways described in the Schedule to this Order and shown on the plan numbered NATTRAN/NW/S247/3794, to enable development to be carried out in accordance with the planning permissions granted by Liverpool City Council, under references 18F/1165 and 18F/1172.
2. Where immediately before the date of this Order there is any apparatus of statutory undertakers under, in, on, over, along or across any highway authorised to be stopped up pursuant to this Order then, subject to section 261(4) of the Act, those undertakers shall have the same rights as respects that apparatus after that highway is stopped up as they had immediately beforehand.
3. This Order shall come into force on the date on which notice that it has been made is first published in accordance with section 252(10) of the Act, and may be cited as the Stopping Up of Highways (North West) (No.31) Order 2020.

S40(2)



Signed by authority of
the Secretary of State
26 August 2020

An Official in the
National Transport Casework Team
Department for Transport

THE SCHEDULE

Description of highways to be stopped up

The highways to be stopped up are at Kirkdale in the City of Liverpool, shown on the plan and are:-

1. A length of unnamed highway as leads off Smith Place. It commences from its junction with Smith Place extending in a generally westerly direction for a distance of 58.18 metres (marked 1 on the plan).
2. The whole of the network of highways bounded by Sterling Way, Blackfield Street, the unnamed footpath which runs along the western boundary of no. 27 Sterling Way and the unnamed footpath which connects Blackfield Street and Versuvius Street. (marked 2 on the plan).
3. An irregular shaped southern part width of Great Mersey Street at its junction with Kirkdale Road. It commences 37 metres south west of the south eastern corner of no.s 1 to 40 Thomas Winder Court extending in a southerly direction for a distance of 24.58 metres and having a maximum width of 18.63 when measured along its northern boundary (marked 3 on the plan).

4. An irregular shaped northern part width of Lancaster Street. It commences 81 metres north east of the north-eastern boundary of no. 12 Lancaster Street extending in a north easterly direction for a distance of 7.71 metres and having a maximum width of 6.04 metres (marked 4 on the plan).
5. An irregular shaped northern part width of Lancaster Street. It commences 25 metres north east of the north-eastern boundary of no. 12 Lancaster Street extending in a south easterly direction for a distance of 9.2 metres and having a maximum width of 6.08 metres (marked 5 on the plan).

PUBLIC NOTICE

DEPARTMENT FOR TRANSPORT TOWN AND COUNTRY PLANNING ACT 1990

The Secretary of State gives notice of an Order made under Section 247 of the above Act entitled "The Stopping up of Highways (North West) (No.31) Order 2020" authorising the stopping up of a length of unnamed highway as leads off Smith Place, a network of footpaths which leads off Sterling Way, an irregular shaped southern part width of Great Mersey Street and two northern part widths of Lancaster Street at Kirkdale in the City of Liverpool to enable development as permitted by Liverpool City Council, under reference 18F/1165 and 18F/1172.

Copies of the Order may be obtained, free of charge, from the Secretary of State, National Transport Casework Team, at nationalcasework@dft.gov.uk or Tyneside House, Skinnerburn Road, Newcastle upon Tyne NE4 7AR (quoting NATTRAN/NW/S247/3794).

Any person aggrieved by or desiring to question the validity of or any provision within the Order, on the grounds that it is not within the powers of the above Act or that any requirement or regulation made has not been complied with, may, within 6 weeks of 26 August 2020 apply to the High Court for the suspension or quashing of the Order or of any provision included.

S40(2)



S40(2), Casework Manager

S40(2)

From: S40(2) @theflanagangroup.com>
Sent: 27 August 2020 11:16
To: S40(2)
Cc: S40(2)
Subject: First draw down

S40(2)

I understand from S40(2) at Eddisons that he has now issued his report in respect of the initial draw down request.

If you could answer a couple of points it would be most helpful.

- As we are no longer proceeding with HSBC for the deposit account we no longer intend to use them for any accounts so if possible would like to change the bank account into which the drawdown money would be paid by issuing a new request form.
- Do you have an indication of time scale for the funds to be paid..

Regards

S40(2)

S40(2)

Tel: S40(2) | S40(2) : 143 Sefton Street, Liverpool L8 5SN



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group

S40(2)

From: S40(2) [redacted]@theflanagangroup.com>
Sent: 02 September 2020 10:27
To: S40(2) [redacted]
Subject: Sterling Park - Drawdown

S40(2)

An update on progress with the drawdown request would be much appreciated.

Anything further I need to do or clarify please let me know.

Many Thanks

S40(2)

S40(2)

Tel: S40(2) [redacted] | S40(2) [redacted]  143 Sefton Street, Liverpool L8 5SN



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S40(2)

From: S40(2) [redacted]@theflanangroup.com>
Sent: 08 September 2020 12:34
To: S40(2) [redacted]
Cc: S40(2) [redacted]
Subject: RE: Amendment Letter - Sterling Park Development Ltd

S40(2)

We can confirm that we are happy with the content of the amendment letter and sole director resolution. Please proceed with the formal issue.

Regards

S40(2)

S40(2)

Tel: S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



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From: S40(2) [redacted]@homesengland.gov.uk>
Sent: 07 September 2020 22:12
To: S40(2) [redacted]@theflanangroup.com>
Cc: S40(2) [redacted]@theflanangroup.com>
Subject: Amendment Letter - Sterling Park Development Ltd

Hi S40(2)

Following my email on Friday, please find attached the following:

- Amendment Letter; and
- A proposed form of sole director resolutions – DWF have based these on the resolution provided on the main transaction but you should make any amendments necessary to make the minutes work from your perspective.

I would be grateful if you can confirm that the attached are agreed. If so, I will ask DWF to circulate an execution version of the Amendment Letter.

Kind regards,

S40(2)

S40(2)



M: S40(2)

E: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)

Homes England – Investments
No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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S40(2)

From: S40(2) [redacted]@theflanangroup.com>
Sent: 29 September 2020 14:49
To: S40(2) [redacted]
Subject: RE: Sterling Park
Attachments: 2020-06-17 Draw down 1.docx

S40(2)

Revised drawdown application form as requested.

Regards

S40(2)

S40(2)

Tel: S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



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From: S40(2) [redacted]@homesengland.gov.uk>
Sent: 29 September 2020 11:30
To: S40(2) [redacted]@theflanangroup.com>
Subject: RE: Sterling Park

Hi S40(2)

Sorry, but could you please update the Claim Form with the HSBC current account that was scheduled to the facility agreement please? It is inserted into the document for payment consistency.

Once the secured account is resolved we can amend the current account in the facility agreement, if you wish, at that stage.

Kind regards,

S40(2)

S40(2)



M: S40(2)
E: S40(2) @homesengland.gov.uk

Homes England – Investments
No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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From: S40(2) @theflanagangroup.com>
Sent: 25 September 2020 11:59
To: S40(2) S40(2) @homesengland.gov.uk>
Cc: S40(2) @theflanagangroup.com>
Subject: RE: Sterling Park

S40(2)

Please see draw down request attached.

Myself and S40(2) can be available anytime next week except Monday to suit yourself and S40(2)

Regards

S40(2)

S40(2)

S40(2)

Tel: S40(2)

| S40(2)

: 143 Sefton Street, Liverpool L8 5SN



www.theflanagangroup.com



From: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)>

Sent: 24 September 2020 14:32

To: S40(2) [@theflanagangroup.com](mailto:S40(2)@theflanagangroup.com)>

Cc: S40(2) [@theflanagangroup.com](mailto:S40(2)@theflanagangroup.com)>

Subject: RE: Sterling Park

Hi S40(

I understand we will go off the latest Progress Report rather than wait any more following S40(2) last visit. Could you send over the drawdown request please? Claim Form is scheduled to the Facility Agreement (Schedule 5).

Could we arrange an MS Teams call to introduce you to S40(initially?

Kind regards,

S40(2)

S40(2)



M: S40(2)

E: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)

Homes England – Investments
No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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From: S40(2) [redacted] <[\[redacted\]@theflanangroup.com](mailto:[redacted]@theflanangroup.com)>
Sent: 21 September 2020 15:32
To: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Cc: S40(2) [redacted] <[\[redacted\]@theflanangroup.com](mailto:[redacted]@theflanangroup.com)>
Subject: RE: Sterling Park

S40(2) [redacted]

I assume everything is now in place we are available to meet S40(2) [redacted] as soon as available.

I am ready to submit the revised draw down request immediately all the documentation is confirmed as in place.
Please advise by return.

Regards

S40(2) [redacted]

S40(2) [redacted]

Tel: S40(2) [redacted] S40(2) [redacted] S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



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From: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Sent: 15 September 2020 17:09
To: S40(2) [redacted] <[\[redacted\]@theflanangroup.com](mailto:[redacted]@theflanangroup.com)>
Cc: S40(2) [redacted] <[\[redacted\]@theflanangroup.com](mailto:[redacted]@theflanangroup.com)>
Subject: RE: Sterling Park

Hi S40(2) [redacted]

Thank you for the below email. I was on leave yesterday.

I have asked DWF to confirm that the amendment letter can be dated to start the drawdown mechanics.

Separately, following drawdown I will be passing this scheme to a colleague called S40(2) in our Portfolio Management Team to take forward. I would be grateful to know your availability for an MS Teams call later this week to introduce you and S40(2) to S40(2)

Kind regards,

S40(2)

S40(2)



M: S40(2)
E: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)

Homes England – Investments
No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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From: S40(2) [@theflanagangroup.com](mailto:S40(2)@theflanagangroup.com)>
Sent: 14 September 2020 12:06
To: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)>
Subject: Sterling Park

S40(2)

Just a quick note to confirm we have completed the letters of amendment and delivered to DWF.

Hopefully therefore they can be endorsed and that stage will be complete.

I will then resubmit a draw down request to yourself and S40(2) at Eddisons.

Regards

S40(

S40(2)

Tel: S40(2)

| S40(2)

: 143 Sefton Street, Liverpool L8 5SN



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S40(2)

From: S40(2) @theflanagangroup.com>
Sent: 28 September 2020 15:36
To: S40(2)
Subject: RE: Sterling Park

S40(2)

As confirmed by S40(2) 1pm Wednesday is fine.

S40(2)

S40(2)

Tel: S40(2) | S40(2) : 143 Sefton Street, Liverpool L8 5SN



www.theflanagangroup.com



From: S40(2) @homesengland.gov.uk>
Sent: 28 September 2020 14:49
To: S40(2) @theflanagangroup.com>
Cc: S40(2) @theflanagangroup.com>
Subject: RE: Sterling Park

Hi S40(2)

Thank you. 1pm on Wednesday ok for the call?

Kind regards,

S40(2)

S40(2)



M: S40(2)
E: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)

Homes England – Investments
No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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We're the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. [Find out more and help make this happen.](#)



From: S40(2) <[REDACTED]@theflanagangroup.com>
Sent: 25 September 2020 11:59
To: S40(2) <[REDACTED]@homesengland.gov.uk>
Cc: S40(2) <[REDACTED]@theflanagangroup.com>
Subject: RE: Sterling Park

S40(2)

Please see draw down request attached.

Myself and S40(2) can be available anytime next week except Monday to suit yourself and S40(2)

Regards

S40(2)

S40(2)

Tel: S40(2) | S40(2) | [REDACTED]: 143 Sefton Street, Liverpool L8 5SN



www.theflanagangroup.com

flanagan
group

From: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Sent: 24 September 2020 14:32
To: S40(2) [redacted] <[\[redacted\]@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)>
Cc: S40(2) [redacted] <[\[redacted\]@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)>
Subject: RE: Sterling Park

Hi S40(2) [redacted]

I understand we will go off the latest Progress Report rather than wait any more following S40(2) [redacted] last visit. Could you send over the drawdown request please? Claim Form is scheduled to the Facility Agreement (Schedule 5).

Could we arrange an MS Teams call to introduce you to S40(2) [redacted] initially?

Kind regards,

S40(2) [redacted]

S40(2) [redacted]
[redacted]



M: S40(2) [redacted]
E: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>

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From: S40(2) [redacted] <[\[redacted\]@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)>
Sent: 21 September 2020 15:32
To: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>

Cc: S40(2) [redacted] <[redacted]@theflanangroup.com>
Subject: RE: Sterling Park

S40(2)

I assume everything is now in place we are available to meet S40(2) [redacted] as soon as available.

I am ready to submit the revised draw down request immediately all the documentation is confirmed as in place.
Please advise by return.

Regards

S40(2)

S40(2)

Tel: S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



www.theflanangroup.com



From: S40(2) [redacted] <[redacted]@homesengland.gov.uk>
Sent: 15 September 2020 17:09
To: S40(2) [redacted] <[redacted]@theflanangroup.com>
Cc: S40(2) [redacted] <[redacted]@theflanangroup.com>
Subject: RE: Sterling Park

Hi S40(2) [redacted]

Thank you for the below email. I was on leave yesterday.

I have asked DWF to confirm that the amendment letter can be dated to start the drawdown mechanics.

Separately, following drawdown I will be passing this scheme to a colleague called S40(2) [redacted] in our Portfolio Management Team to take forward. I would be grateful to know your availability for an MS Teams call later this week to introduce you and S40(2) [redacted] to S40(2) [redacted].

Kind regards,

S40(2)

S40(2)



M: S40(2)
E: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)

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homebuildingfund@homesengland.gov.uk

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From: S40(2) [@theflanagangroup.com](mailto:S40(2)@theflanagangroup.com)>
Sent: 14 September 2020 12:06
To: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)>
Subject: Sterling Park

S40(2)

Just a quick note to confirm we have completed the letters of amendment and delivered to DWF.

Hopefully therefore they can be endorsed and that stage will be complete.

I will then resubmit a draw down request to yourself and S40(2) at Eddisons.

Regards

S40(2)

S40(2)

S40(2)

Tel: S40(2)

| S40(2)

: 143 Sefton Street, Liverpool L8 5SN



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S40(2)

From: S40(2) [redacted]@theflanagangroup.com>
Sent: 30 September 2020 11:49
To: S40(2) [redacted]
Subject: RE: Sterling Park
Attachments: drawdown request 1 KMF signed.pdf

S40(2) [redacted]

Attached endorsed as requested

S40(2) [redacted]

S40(2) [redacted]

Tel: S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



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From: S40(2) [redacted]@homesengland.gov.uk>
Sent: 29 September 2020 14:53
To: S40(2) [redacted]@theflanagangroup.com>
Subject: RE: Sterling Park

Hi S40(2) [redacted]

Thank you, but can you issue it signed by a director of Sterling Park Development Ltd please?

Kind regards,

S40(2) [redacted]

S40(2) [redacted]



M S40(2) [redacted]

E: S40(2) [redacted]@homesengland.gov.uk

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Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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From: S40(2) [redacted]@theflanangroup.com>
Sent: 29 September 2020 14:49
To: S40(2) [redacted]@homesengland.gov.uk>
Subject: RE: Sterling Park

S40(2) [redacted]

Revised drawdown application form as requested.

Regards

S40(2) [redacted]

S40(2) [redacted]

Tel: S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



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From: S40(2) [redacted]@homesengland.gov.uk>
Sent: 29 September 2020 11:30

To: S40(2) [redacted] <[\[redacted\]@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)>

Subject: RE: Sterling Park

Hi S40(2) [redacted]

Sorry, but could you please update the Claim Form with the HSBC current account that was scheduled to the facility agreement please? It is inserted into the document for payment consistency.

Once the secured account is resolved we can amend the current account in the facility agreement, if you wish, at that stage.

Kind regards,

S40(2) [redacted]

S40(2) [redacted]
[redacted]



M: S40(2) [redacted]

E: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>

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From: S40(2) [redacted] <[\[redacted\]@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)>

Sent: 25 September 2020 11:59

To: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>

Cc: S40(2) [redacted] <[\[redacted\]@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)>

Subject: RE: Sterling Park

S40(2)

Please see draw down request attached.

Myself and S40(2) can be available anytime next week except Monday to suit yourself and S40(2)

Regards

S40(2)

S40(2)

Tel: S40(2) | S40(2) | 143 Sefton Street, Liverpool L8 5SN



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From: S40(2) <S40(2)@homesengland.gov.uk>

Sent: 24 September 2020 14:32

To: S40(2) <S40(2)@theflanagangroup.com>

Cc: S40(2) <S40(2)@theflanagangroup.com>

Subject: RE: Sterling Park

Hi S40(2)

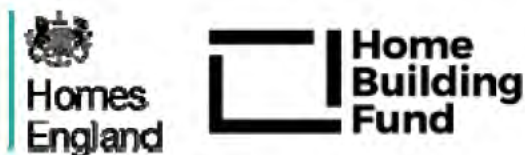
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Could we arrange an MS Teams call to introduce you to S40(2) initially?

Kind regards,

S40(2)

S40(2)



M: S40(2)

E S40(2) [redacted] [\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)

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From: S40(2) [redacted] [\[redacted\]@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)>
Sent: 21 September 2020 15:32
To: S40(2) [redacted] [\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Cc: S40(2) [redacted] [\[redacted\]@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)>
Subject: RE: Sterling Park

S40(2) [redacted]

I assume everything is now in place we are available to meet S40(2) [redacted] as soon as available.

I am ready to submit the revised draw down request immediately all the documentation is confirmed as in place.
Please advise by return.

Regards

S40(2) [redacted]

S40(2) [redacted]

Tel: S40(2) [redacted] | S40(2) [redacted]  143 Sefton Street, Liverpool L8 5SN



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From: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Sent: 15 September 2020 17:09
To: S40(2) [redacted] <[\[redacted\]@theflanangroup.com](mailto:[redacted]@theflanangroup.com)>
Cc: S40(2) [redacted] <[\[redacted\]@theflanangroup.com](mailto:[redacted]@theflanangroup.com)>
Subject: RE: Sterling Park

Hi S40(2) [redacted]

Thank you for the below email. I was on leave yesterday.

I have asked DWF to confirm that the amendment letter can be dated to start the drawdown mechanics.

Separately, following drawdown I will be passing this scheme to a colleague called S40(2) [redacted] in our Portfolio Management Team to take forward. I would be grateful to know your availability for an MS Teams call later this week to introduce you and S40(2) [redacted] to S40(2) [redacted].

Kind regards,

S40(2) [redacted]

S40(2) [redacted]
[redacted]



M: S40(2) [redacted]
E: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>

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From: S40(2) [redacted] <[\[redacted\]@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)>
Sent: 14 September 2020 12:06
To: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Subject: Sterling Park

S40(2) [redacted]

Just a quick note to confirm we have completed the letters of amendment and delivered to DWF.

Hopefully therefore they can be endorsed and that stage will be complete.

I will then resubmit a draw down request to yourself and S40(2) [redacted] at Eddisons.

Regards

S40(2) [redacted]

S40(2) [redacted]

Tel: S40(2) [redacted] | S40(2) [redacted] 📍: 143 Sefton Street, Liverpool L8 5SN



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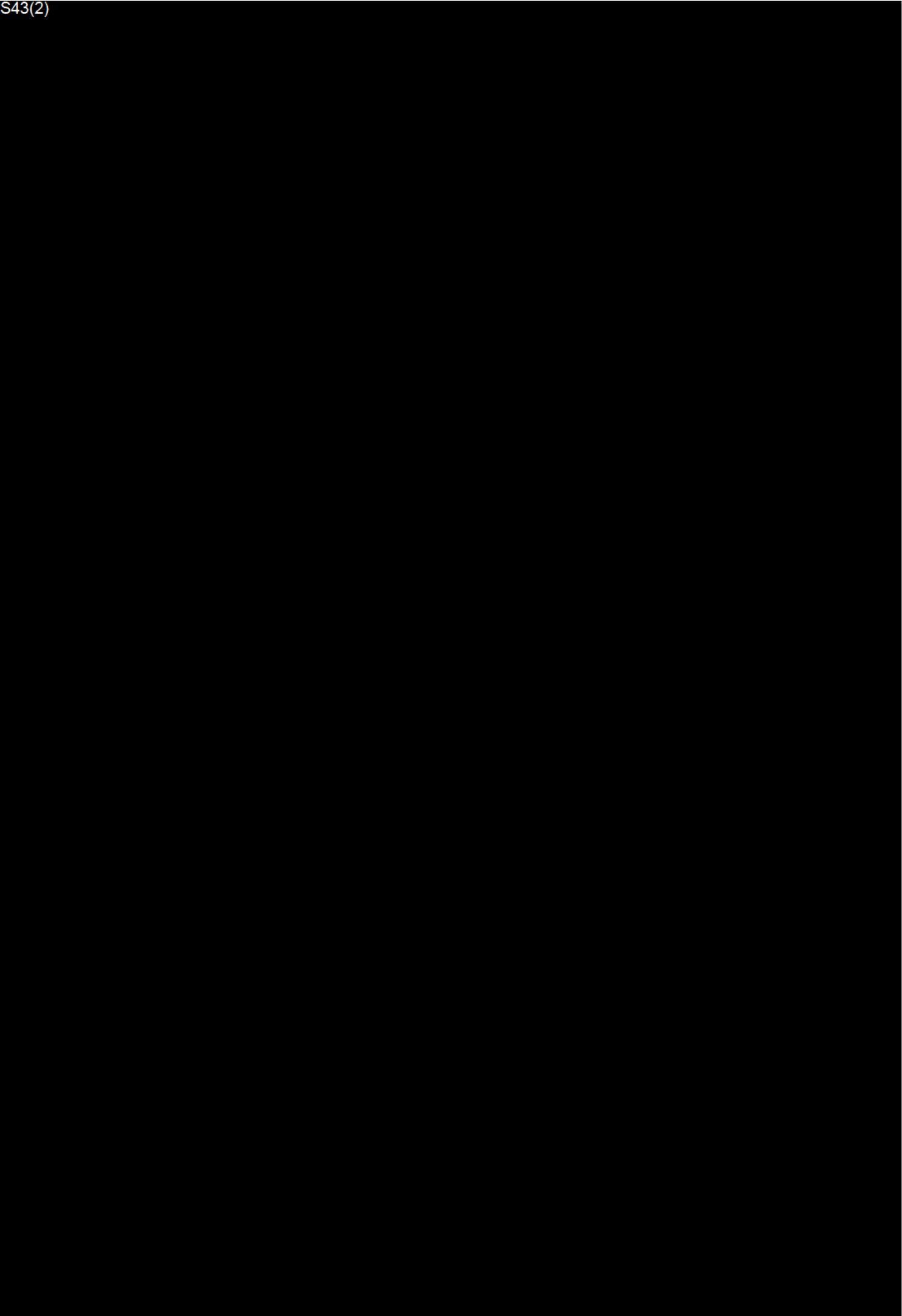
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S40(2)

From: S40(2) [redacted]@theflanagangroup.com>
Sent: 25 September 2020 11:59
To: S40(2) [redacted]
Cc: S40(2) [redacted]
Subject: RE: Sterling Park
Attachments: draw down request sept 2020 signed.pdf

S40(2)

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Myself and S40(2) [redacted] can be available anytime next week except Monday to suit yourself and S40(2) [redacted]

Regards

S40(2)

S40(2)

Tel: S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



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From: S40(2) [redacted]@homesengland.gov.uk>
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To: S40(2) [redacted]@theflanagangroup.com>
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S40(2)



M: S40(2)

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Tel: S40(2)

| S40(2)

: 143 Sefton Street, Liverpool L8 5SN



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Subject: RE: Sterling Park

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S40(2)

S40(2)



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Subject: Sterling Park

S40(2) [redacted]

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Regards

S40(2) [redacted]

S40(2) [redacted]

Tel: S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



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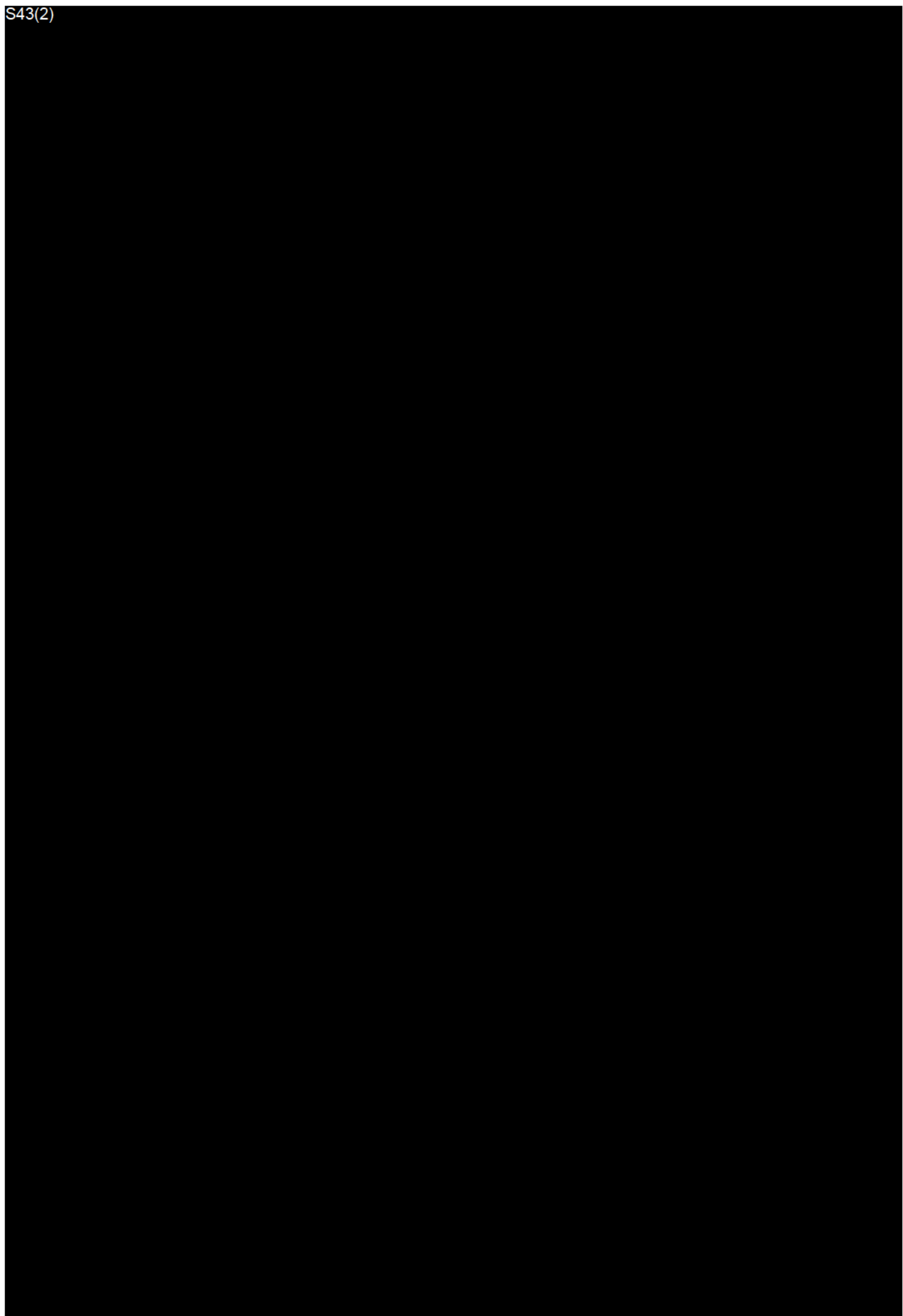
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S40(2)

From: S40(2)
Sent: 25 September 2020 12:09
To: S40(2)
Subject: FW: Sterling Park
Attachments: draw down request sept 2020 signed.pdf; RE: Sterling Park Development Ltd

Hi S40(2)

Claim Form attached for Sterling Park Development Ltd. New supplier reference is confirmed as S1409, as also attached.

They are available for Teams introductory call any day next week except Monday.

Kind regards,

S40(2)

S40(2)



M: S40(2)
E: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)

Homes England – Investments
No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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From: S40(2) [redacted]@theflanagangroup.com>
Sent: 25 September 2020 11:59
To: S40(2) [redacted]@homesengland.gov.uk>
Cc: S40(2) [redacted]@theflanagangroup.com>
Subject: RE: Sterling Park

S40(2) [redacted]

Please see draw down request attached.

Myself and S40(2) [redacted] can be available anytime next week except Monday to suit yourself and S40(2) [redacted]

Regards

S40(2) [redacted]

S40(2) [redacted]

Tel: S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



www.theflanagangroup.com



From: S40(2) [redacted]@homesengland.gov.uk>
Sent: 24 September 2020 14:32
To: S40(2) [redacted]@theflanagangroup.com>
Cc: S40(2) [redacted]@theflanagangroup.com>
Subject: RE: Sterling Park

Hi S40(2) [redacted]

I understand we will go off the latest Progress Report rather than wait any more following S40(2) [redacted] last visit. Could you send over the drawdown request please? Claim Form is scheduled to the Facility Agreement (Schedule 5).

Could we arrange an MS Teams call to introduce you to S40(2) [redacted] initially?

Kind regards,

S40(2) [redacted]

S40(2) [redacted]



M: S40(2)
E: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)

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From: S40(2) [@theflanagangroup.com](mailto:S40(2)@theflanagangroup.com)>
Sent: 21 September 2020 15:32
To: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)>
Cc: S40(2) [@theflanagangroup.com](mailto:S40(2)@theflanagangroup.com)>
Subject: RE: Sterling Park

S40(2)

I assume everything is now in place we are available to meet S40(2) as soon as available.

I am ready to submit the revised draw down request immediately all the documentation is confirmed as in place.
Please advise by return.

Regards

S40(2)

S40(2)

Tel: S40(2) | S40(2) : 143 Sefton Street, Liverpool L8 5SN



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From: S40(2) @homesengland.gov.uk>
Sent: 15 September 2020 17:09
To: S40(2) @theflanangroup.com>
Cc: S40(2) @theflanangroup.com>
Subject: RE: Sterling Park

Hi S40(

Thank you for the below email. I was on leave yesterday.

I have asked DWF to confirm that the amendment letter can be dated to start the drawdown mechanics.

Separately, following drawdown I will be passing this scheme to a colleague called S40(2) in our Portfolio Management Team to take forward. I would be grateful to know your availability for an MS Teams call later this week to introduce you and S40(to S40(

Kind regards,

S40(2

S40(2




M: S40(2)
E: S40(2) @homesengland.gov.uk

Homes England – Investments
No.1 Mann Island
Liverpool
L3 1BP

homebuildingfund@homesengland.gov.uk

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From: S40(2) [redacted] <[\[redacted\]@theflanagangroup.com](mailto:[redacted]@theflanagangroup.com)>
Sent: 14 September 2020 12:06
To: S40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Subject: Sterling Park

S40(2) [redacted]

Just a quick note to confirm we have completed the letters of amendment and delivered to DWF.

Hopefully therefore they can be endorsed and that stage will be complete.

I will then resubmit a draw down request to yourself and S40(2) [redacted] at Eddisons.

Regards

S40(2) [redacted]

S40(2) [redacted]

Tel: S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



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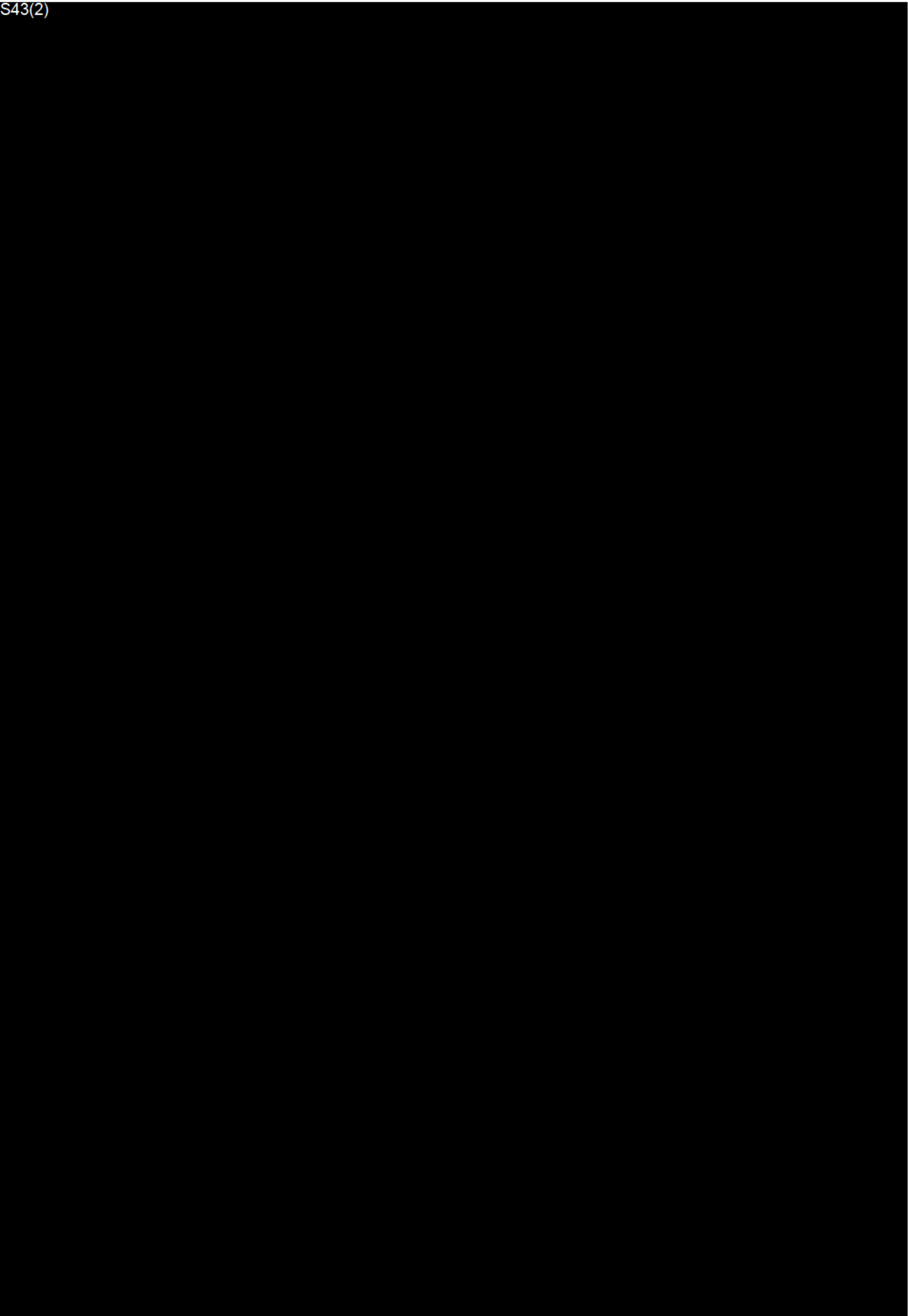
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S40(2)

Subject: Homes England Security Release Process
Attachments: 190619 - DS3 Blank Template doc.doc

Dear Sir/Madam,

Our Security Release Process is outlined below:

Instructions need to be sent to Homes England, prior to the sales completion date to: charges@homesengland.gov.uk with myself copied into the email. The information required includes:

1. Developer name.
2. Development name and address/Borrower name.
3. Property details.
4. Land Registry Office Copy Register.
5. **DS3 – Template example is attached with this email.**
6. Copy of plan for each plot individually, marked red.
7. Completion Statement.
8. Buyer Full Name.
9. New Homes Warranty Certificate.
10. Confirmation that the Disposal is permitted under the Facility Agreement.
11. Return Address for the sealed DS3's.
12. Please ensure all documents are dated as we cannot release undated documents.

On the day of completion please confirm that completion has occurred and provide a final completion statement.

Kind regards,

S40(2)



Homes England
One Friargate, Coventry, CV1 2GN

T S40(2)

M S40(2)

Email: S40(2)@homesengland.gov.uk

Linked in: S40(2)

[@HomesEngland](#)

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S40(2)

From: S40(2)
Sent: 02 October 2020 11:49
To: S40(2)@theflanagangroup.com; S40(2)@theflanagangroup.com)
Cc: S40(2)@eddisons.com'
Subject: 201002 Handover Email Sterling Way, Liverpool
Attachments: Homes England Security Release Process

S40(2),

It was good to speak with you on Wednesday. Normally, we would have had a face to face meeting to discuss the scheme in more detail whilst showing me around the site but until things return to normal we're having to try new ways of working. Using Teams calls has been an important tool over the last 6 months. Both myself and S40(2) hope to be able to visit later this month preferably at the same time as the MS visit.

Now that the Facility Agreement and amendment letter ("FA") has contracted I will take responsibility for the management of your account within Homes England. I enclose my contact details at the foot of the email. I will be able to assist with all matters relating to your account but will continue to work closely with S40(2) as the project progresses if required. As mentioned on the call I would ask that you take time to review the FA to become familiar with the document and our reporting requirements.

In summary, it is important that you are familiar with the reporting requirements under the FA and that the information is provided in a consistent way in order for ongoing funding claims to be processed quickly. You will need to arrange a monthly site meeting with the MS to discuss the valuation claim for the month. Please send all Project Monitoring information to the Monitoring Surveyor (S40(2) at Eddisons) with myself copied in ahead of the meeting so that S40(2) can review it and pick up any particular points of clarification with you ahead of the meeting (with a view to finalising the claim amount at the meeting). For example the utilisation of the project contingency for cost overruns should be agreed with Homes England via the MS as part of this process. The Project Monitoring information needs to include a Monthly updated Cashflow (in the Homes England standard format), a Monitoring and Progress Report which includes a regular update on sales and marketing progress, Claim Form and Compliance Certificate and any other information specified by S40(2) required as part of his certification process. In particular, you need to keep in view the key Milestones and Covenants under the FA and you should make reference to these in your correspondence with Ashley to assess whether these are "On-track"/"Met". Cashflow forecasting on this project is particularly important given the level of sales recycling required to meet the total scheme costs.

The Milestones under the FA are:

Milestone 1 – S43(2)
Milestone 2 – S43(2)
Milestone 3 – S43(2)
Milestone 4 – S43(2)

The Covenants that you need to report on are Funding and Recycled Funding to Cost (F&RFTC) set at S43(2) and Funding to Gross Development Value (FTGDV) set at S43(2), these are to be tested Quarterly and are included in the Compliance Certificate in schedule 7 of the FA.

In schedule 3 of the FA, Additional Project Specific Provisions are included but in particular take note of the first two:

S43(2)

Deposit Account
S43(2)

Disposals

I've attached an email for you to send on to your solicitors explaining our release process. Prior to any disposal the information at 9.4 needs to be provided. Any sale that is not a "Permitted Disposal" under the FA needs to be agreed by Homes England. The definition of Permitted Disposal is included in the FA, S43(2)

You should receive the initial claim of S43(2) on Monday. Please note that an arrangement fee of S43(2) will be debited to your loan account shortly. I will arrange for a loan statement to be sent to you at the start of each month so you can track the position of the loan.

Sterling Way looks like a great scheme and we are delighted to be able to support you in delivering housing and I look forward to working together with you. If you have any questions in relation to the above, please let me know.

Yours sincerely,

S40(2)



Homes
England

Homes England
One Friargate, Coventry, CV1 2GN

S40(2)

M S40(2)

Email S40(2) @homesengland.gov.uk

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OFFICIAL

S40(2)

From: S40(2) [redacted]@theflanagangroup.com>
Sent: 13 October 2020 16:27
To: S40(2) [redacted]
Cc: S40(2) [redacted]
Subject: Banking arrangements

S40(2)

We have just had a catch up conversation with Metro Bank who have now informed us they will not be able to proceed with the required deposit account to meet Homes England's requirements.

Would you be available to discuss the sticking points and a way forward to proceed early pm tomorrow say 12.00 / 1.00 pm ?

We are keen to proceed but need to clearly understand what is preventing banks from taking up the opportunity

Regards

S40(2)

S40(2)

Tel: S40(2) [redacted] | S40(2) [redacted] : 143 Sefton Street, Liverpool L8 5SN



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