

## Email Chain 1

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**From:** Tom Middleton  
**Sent:** 28 April 2015 18:33  
**To:** 'JGeen [REDACTED]'; Elena [REDACTED]; 'jthomas [REDACTED]'; Russell Walters  
**Subject:** Re: Southwark Fire Station

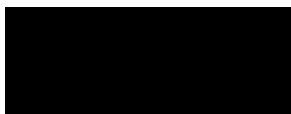
Thanks Jonathan

**From:** J Geen (Acuity Legal) [REDACTED]  
**Sent:** Tuesday, April 28, 2015 06:32 PM GMT Standard Time  
**To:** Tom Middleton; Elena [REDACTED]; [REDACTED]; Russell Walters  
**Subject:** Southwark Fire Station

I have sent back a marked up sale contract to Sharpe Pritchard, acting for LFEPA, this evening and offered to discuss it with her tomorrow by telephone to see what issues remain.

Kind regards

Jonathan Geen  
Partner  
Acuity Legal Limited



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## Email Chain 2

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**From:** Tom Middleton [REDACTED]  
**Sent:** Monday, April 20, 2015 12:40 PM  
**To:** 'J Geen (Acuity Legal)' [REDACTED]; jthomas [REDACTED]; Elena [REDACTED]; Russell Walters [REDACTED]  
**Cc:** [REDACTED] Claire  
**Subject:** RE: 94 Southwark Bridge Road, London

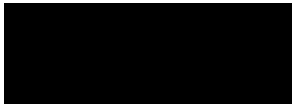
I'll update you on the likely LFEPA position as soon as I have it

**From:** J Geen (Acuity Legal) [REDACTED]  
**Sent:** 20 April 2015 12:37  
**To:** jthomas [REDACTED]; npowell [REDACTED]; Tom Middleton; Elena [REDACTED]; Russell Walters  
**Subject:** FW: 94 Southwark Bridge Road, London

For information. I understand Claire is out today but back in tomorrow. We can issue the contract tomorrow but clearly we will need to know that LFEPA have agreed to move forward the contract negotiations on the basis of the heads of terms Hadston submitted, and that they are content from a VFM perspective.

Kind regards

Jonathan Geen  
Partner  
Acuity Legal Limited



**From:** J Geen (Acuity Legal)  
**Sent:** 20 April 2015 12:33  
**To:** [REDACTED] Claire [REDACTED]  
**Cc:** D Smith (Acuity Legal); A Patel (Acuity Legal)  
**Subject:** 94 Southwark Bridge Road, London

Dear Claire,

You will recall that I represent Hadston on the above matter.

Please can you confirm instructions to act on behalf of LFEPA on the basis of Hadston's proposals for acquisition. I am intending to issue a sale and purchase contract tomorrow and therefore look forward to hearing from you as soon as possible. Please can you copy in my colleagues listed above on your response.

Regards

Jonathan Geen  
Partner

Acuity Legal Limited



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### Email Chain 3

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**From:** Elena [REDACTED]  
**Sent:** 27 March 2015 13:19  
**To:** J Thomas  
**Cc:** Tom Middleton; Russell Walters; jgeen [REDACTED] Martin Clarke; Claire [REDACTED]  
**Subject:** Re: Formal letter of offer for 94 Southwark Bridge Road, London

The Direction has been issued as planned, hence the activity.

E

Sent from my iPhone

On 27 Mar 2015, at 13:11, J Thomas <[JThomas \[REDACTED\]](#)> wrote:

Tim,

I note some activity on Twitter re this project. Has a public statement been made that we should be aware of?

Regards,

Jeff

Sent from my iPhone

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On 27 Mar 2015, at 13:05, Tom Middleton [REDACTED] wrote:

[Understood Jeff - thanks](#)

---

**From:** J Thomas [REDACTED]  
**Sent:** Friday, March 27, 2015 01:00 PM GMT Standard Time  
**To:** Tom Middleton  
**Cc:** Elena [REDACTED] Russell Walters; Jonathan Geen [REDACTED] Martin Clarke; [REDACTED] Claire [REDACTED]  
**Subject:** Re: Formal letter of offer for 94 Southwark Bridge Road, London

Tom,

Whilst we take comfort from the informal consultation with Southwark; the officers were quite rightly at pains to point out that the scheme will need to be tested fully and

appropriately through a formal planning application and nothing that they said could be relied upon - indeed we would not wish to inadvertently jeopardise the integrity of the process through reliance on informal conversations. Furthermore the site includes a listed building which adds to the complexity of the planning process.

Our assessment of the project as an exemplary school with enabling open market residential demonstrates that we were able to increase our original offer however, this has always been predicated on a conditional offer and we have taken a view on other key factors including contribution towards community assets and the level of support from the EFA.

The planning risk is the most significant external risk and will remain so until a reliable planning consent is received. We estimate this will require an investment of between [REDACTED] and take [REDACTED] to conclude.

Without further consideration and discussion with the GLA we are unable to proceed on an unconditional basis and the current offer remains conditional on a reliable planning consent.

As always we are happy to discuss the project further with you.

Kind regards,

Jeff

Sent from my iPhone

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On 27 Mar 2015, at 11:34, Tom Middleton [REDACTED] wrote:

Jeff

One other point – is it possible to make your bid unconditional in planning terms?

[REDACTED]

[REDACTED]

I also understand the risks to be low on the planning side given the support expressed by the local borough for the school option.

Tom

---

**From:** J Thomas [REDACTED]  
**Sent:** 25 March 2015 16:52  
**To:** Tom Middleton  
**Cc:** Elena [REDACTED] Russell Walters; Jonathan Geen  
**Subject:** Re: Formal letter of offer for 94 Southwark Bridge Road, London

Tom,

Absolutely. The continuation of existing community assets including the Fire Museum and accommodation for the Fire Cadets (gym etc) are central to our proposal and plans.

Further, in addition to the exemplary secondary school (with STEM / life science focus) our scheme includes new education and community assets to support fitness, nutrition and wellness.

Kind regards,

Jeff

Sent from my iPhone

---

On 25 Mar 2015, at 16:39, Tom Middleton [REDACTED] wrote:

Hi Jeff – do your plans continue to include the museum being on site? – thanks, Tom

---

**From:** J Thomas [REDACTED]  
**Sent:** 23 March 2015 17:55  
**To:** Tom Middleton  
**Cc:** Elena Narozanski; Russell Walters  
**Subject:** Formal letter of offer for 94 Southwark Bridge Road, London

Tom,

Please find attached our revised offer for 94 Southwark Bridge Road. Should you have any questions please do not hesitate to contact me..

Kind regards,

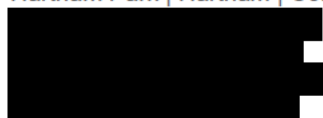
Jeff

Jeffrey P Thomas | Director

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H A D S T O N

Hartham Park | Hartham | Corsham | Wiltshire | SN13 0RP



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**Email Chain 4**

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**From:** Tom Middleton  
**Sent:** 27 March 2015 13:17  
**To:** 'JThomas [REDACTED]'; Russell Walters; 'jgeen [REDACTED]'; Martin Clarke;  
**Cc:** 'Claire [REDACTED]';  
**Subject:** Re: Formal letter of offer for 94 Southwark Bridge Road, London

Yes, please see:

<https://www.london.gov.uk/mayor-assembly/mayor/mayoral-decisions/MD1486>

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**From:** J Thomas [REDACTED]  
**Sent:** Friday, March 27, 2015 01:11 PM GMT Standard Time  
**To:** Tom Middleton  
**Cc:** [REDACTED] Russell Walters;  
jgeen [REDACTED] Martin Clarke; Claire [REDACTED]  
**Subject:** Re: Formal letter of offer for 94 Southwark Bridge Road, London

Tim,

I note some activity on Twitter re this project. Has a public statement been made that we should be aware of?

Regards,

Jeff

Sent from my iPhone

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Understood Jeff - thanks

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**From:** J Thomas [REDACTED]  
**Sent:** Friday, March 27, 2015 01:00 PM GMT Standard Time  
**To:** Tom Middleton  
**Cc:** Elena [REDACTED] Russell Walters; Jonathan Geen  
[REDACTED]; Martin Clarke; [REDACTED] Claire [REDACTED]  
**Subject:** Re: Formal letter of offer for 94 Southwark Bridge Road, London

Tom,

Whilst we take comfort from the informal consultation with Southwark; the officers were quite rightly at pains to point out that the scheme will need to be tested fully and appropriately through a formal planning application and nothing that they said could be relied upon - indeed we would not wish to inadvertently jeopardise the integrity of the process through reliance on informal conversations. Furthermore the site includes a listed building which adds to the complexity of the planning process.

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As always we are happy to discuss the project further with you.

Kind regards,

Jeff

Sent from my iPhone

---

On 27 Mar 2015, at 11:34, Tom Middleton [REDACTED] wrote:

Jeff

One other point – is it possible to make your bid unconditional in planning terms?

[REDACTED]

[REDACTED]

I also understand the risks to be low on the planning side given the support expressed by the local borough for the school option.

Tom

---

**From:** J Thomas [REDACTED]  
**Sent:** 25 March 2015 16:52  
**To:** Tom Middleton  
**Cc:** Elena [REDACTED] Russell Walters; Jonathan Geen  
**Subject:** Re: Formal letter of offer for 94 Southwark Bridge Road, London

Tom,

Absolutely. The continuation of existing community assets including the Fire Museum and accommodation for the Fire Cadets (gym etc) are central to our proposal and plans.

Further, in addition to the exemplary secondary school (with STEM / life science focus) our scheme includes new education and community assets to support fitness, nutrition and wellness.

Kind regards,

Jeff

Sent from my iPhone

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On 25 Mar 2015, at 16:39, Tom Middleton [REDACTED] wrote:

Hi Jeff – do your plans continue to include the museum being on site? – thanks, Tom

---

**From:** J Thomas [REDACTED]  
**Sent:** 23 March 2015 17:55  
**To:** Tom Middleton  
**Cc:** Elena [REDACTED] Russell Walters  
**Subject:** Formal letter of offer for 94 Southwark Bridge Road, London

Tom,

Please find attached our revised offer for 94 Southwark Bridge Road. Should you have any questions please do not hesitate to contact me..

Kind regards,

Jeff

Jeffrey P Thomas | Director

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Hartham Park | Hartham | Corsham | Wiltshire | SN13 0RP  
[REDACTED]



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## Email Chain 5

**From:** J Thomas [REDACTED]  
**Sent:** Monday, March 02, 2015 09:39 AM GMT Standard Time  
**To:** Doug Wilson  
**Cc:** [REDACTED] Tom Middleton; [REDACTED]  
**Subject:** Re: Information Pack

Hi Doug,

Yes, information pack has been assembled and it just needs me to review and sign off. I expect this to be done in the next couple of days.

Best wishes,

Jeff

Jeffrey P Thomas | Director

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Hartham Park | Hartham | Corsham | Wiltshire | SN13 0RP

[REDACTED]

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**From:** Doug Wilson [REDACTED]  
**Date:** Monday, 2 March 2015 08:49  
**To:** Jeffrey Thomas [REDACTED]  
**Cc:** Jonathan Geen [REDACTED], Tom Middleton [REDACTED]  
**Subject:** RE: Information Pack

Hi Jeff

Have you managed to pull this together yet?

Regards

Doug

Doug Wilson  
Head of Financial Services  
Greater London Authority  
City Hall, The Queen's Walk, More London, London SE1 2AA  
[REDACTED]

---

**From:** J Thomas [REDACTED]  
**Sent:** 13 February 2015 06:34  
**To:** Doug Wilson  
**Cc:** 'jgeer [REDACTED]'; Tom Middleton; 'claire [REDACTED]'  
**Subject:** Re: Information Pack

Doug,

Good to meet you too. I confirm that I now have your contact details and I will compile an information pack for the purposes of your due diligence. I will endeavour to email it to you before I depart for half term holiday this evening; failing that it will be with you on my return.

Kind regards,

Jeff

Jeffrey P Thomas | Director

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H A D S T O N

Hartham Park | Hartham | Corsham | Wiltshire | SN13 0RP  
[REDACTED]

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**From:** Doug Wilson [REDACTED]  
**Date:** Thursday, 12 February 2015 13:59  
**To:** Jeffrey Thomas [REDACTED]  
**Cc:** Jonathan Geen [REDACTED], Tom Middleton [REDACTED],  
[REDACTED]  
**Subject:** Information Pack

Jeff

Good to meet you and Jon earlier.

These are my contact details.

Regards

Doug

Doug Wilson  
Head of Financial Services  
Greater London Authority  
City Hall, The Queen's Walk, More London, London SE1 2AA  
[REDACTED]

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