

Leanne Nicholas

From: Robert Church (Linden Homes) [REDACTED]
Sent: 12 September 2018 11:52
To: Tim Walker (Linden Homes)
Cc: John Baines (Linden Homes)
Subject: FW: Carehome land requirements

fyi

Robert Church BSc (Hons) MRICS
Managing Director
[REDACTED]
[REDACTED]

Linden Homes Eastern
Eastwood House
Giebe Road
Chelmsford
Essex CM1 1RS
www.lindenhomes.co.uk



From: Robert Church (Linden Homes)
Sent: 05 July 2017 17:23
To: 'Grant Aitken' [REDACTED]
Subject: RE: Carehome land requirements

Hi Grant, postcode is CO13 0LR.

Robert

From: Grant Aitken [REDACTED]
Sent: 05 July 2017 17:14
To: Robert Church (Linden Homes) [REDACTED]
Subject: Re: Carehome land requirements

Hi Robert

Thanks for getting back. I suspect it is just too small a town but if you send a postcode we will model it and give you feedback.

Cheers
Grant

From: "Robert Church (Linden Homes)" [REDACTED]
Date: Wednesday, 5 July 2017 13:47
To: Grant Aitken [REDACTED]
Subject: RE: Carehome land requirements

Grant,

We have a site in Kirby Cross (Tendring DC, Essex) with consent for care home use – would this location be of interest?

Regards

Robert

From: Grant Aitken [REDACTED]
Sent: 05 July 2017 13:39
To: Grant Aitken <[REDACTED]>
Subject: Carehome land requirements

Good afternoon

Please find attached information relating to our requirement for high quality sites for carehome development, including a list of priority towns (not exhaustive, other locations will be considered on merit).

We are particularly keen to explore engagement with prominent housebuilders with a view to becoming involved as early as possible in the masterplan stage for large housing-led projects. CareUK is one of the best funded and largest providers of dementia and old age care in the UK. Their developments are built in a variety of styles to fit in with masterplan architectural requirements and are constructed to a very high standard, commensurate with their market leading position in providing top-end care.

Land values are attractive, we pride ourselves on being straightforward to deal with and CareUK has a very strong and well-funded growth pipeline.

I look forward to hearing from you and discussing any potential opportunities in due course. Please feel free to circulate to any colleagues who might also be interested in proposing any specific sites.

Regards,
Grant

Grant Aitken BSc MRICS
Director
[REDACTED]



amicus.co.uk

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Leanne Nicholas

From: Robert Church (Linden Homes) [REDACTED]
Sent: 12 September 2018 11:58
To: Tim Walker (Linden Homes); John Baines (Linden Homes)
Subject: FW: RE: RE: LNT Care Developments - Care Home Site Requirement: Greenfield or Brownfield Sites

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Managing Director
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From: Chris January [REDACTED]
Sent: 14 February 2018 17:41
To: Robert Church (Linden Homes) [REDACTED]
Subject: RE: RE: RE: LNT Care Developments - Care Home Site Requirement: Greenfield or Brownfield Sites

I am afraid Kirby Cross is a no for LNT

On Halstead they are interested and had spoken to the agent selling the site but got nowhere with them, and were trying to get details to access the data room. They could do something on 1.7 acres for Extra Care but this would not throw up excessively high values

Kind regards



Chris January
Partner, Retail and Leisure

25 Old Burlington Street, London. W1S 3AN
[REDACTED] bidwells.co.uk



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Before you print, please think of the environment.

Leanne Nicholas

From: Robert Church (Linden Homes) [REDACTED]
Sent: 12 September 2018 11:59
To: Tim Walker (Linden Homes); John Baines (Linden Homes)
Subject: FW: Care Home Land Requirement

Robert Church BSc (Hons) MRICS
Managing Director
[REDACTED]
[REDACTED]

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www.lindenhomes.co.uk



From: Richard Lawrence [REDACTED]
Sent: 05 March 2018 11:01
To: Robert Church (Linden Homes) [REDACTED]
Subject: RE: Care Home Land Requirement

Morning Robert,

Many thanks for these opportunity. I will have a look at the areas today and will come back with the postcodes that could be of interest.

Kind Regards,

Richard Lawrence
Regional Development Director

[REDACTED] W: www.castleoak.co.uk

Castleoak Group

Registered address: Raglan House Malthouse Avenue Cardiff Gate Business Park Cardiff CF23 8BA

From: Robert Church (Linden Homes) [REDACTED]
Sent: 28 February 2018 16:06
To: Richard Lawrence [REDACTED]
Subject: RE: Care Home Land Requirement

Hi Richard,

We have two sites at the moment.

One in Kirby Cross CO13 0LR and one in Halstead CO9 2RP.

Let me know if these areas are of interest.

Thanks

Robert

From: Richard Lawrence [REDACTED]
Sent: 27 February 2018 14:31
To: Robert Church (Linden Homes) [REDACTED]
Subject: RE: Care Home Land Requirement

Good Afternoon,

Essex maybe an area we could cover. Are you able to give me some sample locations and postcodes and I will do a couple of demographic reports on demand.

Kind Regards,

Richard Lawrence
Regional Development Director

[REDACTED] W: www.castleoak.co.uk

Castleoak Group

Registered address: Raglan House Malthouse Avenue Cardiff Gate Business Park Cardiff CF23 8BA

From: Robert Church (Linden Homes) [REDACTED]
Sent: 27 February 2018 13:51
To: Richard Lawrence [REDACTED]
Subject: RE: Care Home Land Requirement

Hi Richard, sorry but we only have opportunities in the Essex area at the moment.

Regards

Robert

From: Richard Lawrence [REDACTED]
Sent: 27 February 2018 12:06
To: Robert Church (Linden Homes) [REDACTED]
Subject: Care Home Land Requirement

Good Afternoon,

I am writing to advise that we are urgently looking for a number of 2 acre care homes sites C2 or C3 classifications, anywhere (High End Areas within the North of England) or within the M4 or M5 Corridor if possible.

I have attached a few of our requirements if you can get back to me with anything you may have, that could be of interest.

We are actively involved in all planning aspects, site acquisition all the way through to development.

Our company are happy to pay fees for the right opportunity.

Please do not hesitate to contact me if you would like to discuss any of these point in further detail.

Kind Regards,

Richard Lawrence
Regional Development Director

[REDACTED] W: www.castleoak.co.uk

Castleoak Group

Registered address: Raglan House Malthouse Avenue Cardiff Gate Business Park Cardiff CF23 8BA

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Leanne Nicholas

From: Ray Deans
Sent: 02 January 2020 11:07
To: Leanne Nicholas
Subject: FW: Land for Healthcare Facility - Land to East of Halsted Road, Kirby Cross, Essex

Leanne

The email below from the local CCG was also part of the background papers which needed redacting.

I think Sianie has this as well.

Ray

From: Hannah Short (Linden Homes) [REDACTED]
Sent: 22 November 2019 13:59
To: Ray Deans [REDACTED]
Subject: FW: Land for Healthcare Facility - Land to East of Halsted Road, Kirby Cross, Essex

Hi Ray,

Please see response below from Jane Taylor at the NHS. I trust you now have everything you need for the December Committee, however please let me know if you need any further information.

Kind regards

Hannah Short

Planning & Design Co-ordinator
[REDACTED]

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From: TAYLOR, Jane (NHS NORTH EAST ESSEX CCG) [REDACTED]
Sent: 22 November 2019 11:39
To: Hannah Short (Linden Homes) [REDACTED]; Tim Walker (Linden Homes) [REDACTED]
Cc: Haworth, Jon [REDACTED]; DUNN, Elizabeth (NHS NORTH EAST ESSEX CCG) [REDACTED]
Subject: RE: Land for Healthcare Facility - Land to East of Halsted Road, Kirby Cross, Essex

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Dear Hannah

Apologies for the delay in responding.

Having talked through the offer with the Director of Corporate Governance and Systems Infrastructure, the CCG are not in a position to agree to the land option for a healthcare facility. Whilst we recognise that there is a need for additional clinical capacity in the area, there are a number of factors that need to be considered including affordability of revenue for a new build, capital fund contributions to build, workforce to run the facility and how a facility would fit in with the current policy and Primary Care Network Structure. This is a complicated business case which would need time to work through.

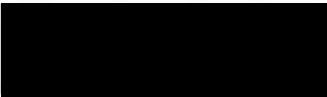
On this occasion I believe the best route would be not to agree to an offer of land, but to commit to the S106 mitigation in line with the section 106 signed agreement which is secured and I note that part payment of the agreement is available to spend now.

We continue to work very closely with the primary care providers in the area and the Frinton and Walton Parish council in order to ensure the appropriate provision of Healthcare services in the area.

If you have any further queries, please do not hesitate to contact me.

Kind Regards

Jane Taylor (Nee Mower)
Estates Development Manager



North East Essex Clinical Commissioning Group
Aspen House
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www.neessexccg.nhs.uk

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thanks to my care record
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