

Jacob Gemma

From: Mann Stephen
Sent: 09 June 2021 18:09
To: [REDACTED]@lambeth.gov.uk; [REDACTED]@lambeth.gov.uk; [REDACTED]@lambeth.gov.uk
Cc: Julie Deighton; Quinton-Navarro Daniel
Subject: Connected Living London Montford Place and Nine Elms

Dear Cllrs Holland, Hopkins and Normal

Connected Living London, the joint venture between Grainger PLC and Transport for London has now received planning consent from Lambeth Council for our two schemes at Nine Elms and Montford Place.

While start on site for both schemes is dependent on the safe handover of the sites from the Northern Line Extension team as a project team we are not standing still and currently are looking at how we can best deliver for the community during right through to completion of both schemes.

We would like to meet with you to hear your views on what you feel is important for us to consider as we develop our engagement programmes for these schemes.

As part of our Construction Skills Programme we have already started engagement with Lilian Baylis Technology School to help deliver the built environment professionals of the future from trades people through to development managers and architects.

If you would like to meet please do let me know some convenient dates and times in the coming weeks.

Kind regards,

Stephen

Stephen Mann

Communications and Engagement Specialist | Commercial Development

Phone: [REDACTED] (auto [REDACTED] | Mobile: [REDACTED]
7B3, Palestra, 197 Blackfriars Road, London SE1 8NJ | Email: [REDACTED]@tfl.gov.uk



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Jacob Gemma

From: Mann Stephen
Sent: 04 March 2020 14:50
To: [REDACTED]@lambeth.gov.uk
Cc: Quinton-Navarro Daniel
Subject: Connected Living London Nine Elms and Montford Place

Dear Cllr Hopkins,

It was great to meet you yesterday at the MPC breakfast and was inspiring to hear your wider vision for Lambeth.

Connected Living London

As mentioned I am working on the Connected Living London programme at Transport for London. We hope to submit our two sites at Nine Elms and Montford Place for planning later this month after concluding our public consultation programme.

With this in mind, we would welcome the opportunity to meet you and/or Councillor Bennett to run through the proposals ahead of submission. If agreeable, please do let me know some dates which would work and I will put these to the team.

[REDACTED]

Kind regards,

Stephen

Stephen Mann

Communications and Engagement Specialist | Commercial Development

Phone: [REDACTED] (auto [REDACTED]) | Mobile: [REDACTED]
7B3, Palestra, 197 Blackfriars Road, London SE1 8NJ | Email: [REDACTED]@tfl.gov.uk



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Jacob Gemma

From: Boffin Tina
Sent: 15 April 2019 16:12
To: [REDACTED]@lambeth.gov.uk'; [REDACTED]@lambeth.gov.uk'
Cc: Beaney Joanne; Ali Basit; Boffin Tina
Subject: Lambeth

Dear Jack and Claire,

Lester Hampson has asked me to contact you to arrange to meet up towards the end of May if this is possible please.

Do you have PAs that you would prefer me to liaise with and can you let me have their contact details if so please?

Basit Ali will be in touch separately regarding action points and other meetings, but I'll arrange the one with Lester as guidance.

Many thanks.

Kind regards.

Tina

Tina Boffin | Business Support Manager to Lester Hampson Commercial Development | TfL Property Development 3rd Floor, Wing Over Station, via North Wing or Petty France entrances, 55 Broadway London, SW1H 0BD

T: [REDACTED] (Auto: [REDACTED])

M: 0 [REDACTED]

Email: [REDACTED]@tfl.gov.uk

Jacob Gemma

From: Michael Warren <[REDACTED]@lambeth.gov.uk> on behalf of Cllr Claire Holland
<[REDACTED]@lambeth.gov.uk>
Sent: 29 June 2021 17:15
To: Mann Stephen
Cc: Cllr Claire Holland; Cllr Philip Normal; Cllr Jack Hopkins
Subject: RE: Connected Living London Montford Place and Nine Elms

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Stephen,
Thank you for your email and your approach. Claire would not be looking for a face to face meeting at this stage, but she would welcome a briefing on the project that both she and her fellow ward councillors can review at their leisure.
Can I also ask if there are any particular concerns or issues that you would like to raise specifically with Claire either as Leader of the Council or as a Ward Councillor and just check that you are in dialogue with the planning officers.
Thanks

Michael Warren
PA to Councillor Claire Holland, Leader of Lambeth Council
The Leader's Office
Strategy and Communications
London Borough of Lambeth
Lambeth Town Hall, Brixton, SW2 1RW

Phone: [REDACTED]
Email: [REDACTED]@lambeth.gov.uk
Website: <http://www.lambeth.gov.uk>

From: Mann Stephen <[REDACTED]@tfl.gov.uk>
Sent: 22 June 2021 17:04
To: Michael Warren <[REDACTED]@lambeth.gov.uk>
Subject: FW: Connected Living London Montford Place and Nine Elms

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michael,

I hope you are well.

I just tried calling on the office phone. Connected Living London, the Joint Venture between TfL and Grainger PLC, has recently received planning consent for two projects within Oval ward and we'd be interested in catching up with the Leader about both projects to share a little more about our vision for the sites and seek her input into our community engagement moving forward.

Could you let me know if she would be interested in meeting at all, we would be happy to flex around the Leader's availability.

Cheers,

Stephen

Stephen Mann

Communications and Engagement Specialist | Commercial Development

| Mobile: [REDACTED]

7B3, Palestra, 197 Blackfriars Road, London SE1 8NJ | Email: [REDACTED]@tfl.gov.uk



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From: Mann Stephen

Sent: 09 June 2021 18:09

To: [REDACTED]@lambeth.gov.uk; [REDACTED]@lambeth.gov.uk' <[REDACTED]@lambeth.gov.uk>; [REDACTED]@lambeth.gov.uk

Cc: [REDACTED]@graingerplc.co.uk>; Quinton-Navarro Daniel [REDACTED]@tfl.gov.uk>

Subject: Connected Living London Montford Place and Nine Elms

Dear Cllrs Holland, Hopkins and Normal

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If you would like to meet please do let me know some convenient dates and times in the coming weeks.

Kind regards,

Stephen

Stephen Mann

Communications and Engagement Specialist | Commercial Development

Phone: [REDACTED] (auto [REDACTED] | Mobile: [REDACTED]

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Jacob Gemma

From: Mann Stephen
Sent: 15 May 2020 15:20
To: [REDACTED]@lambeth.gov.uk
Cc: Quinton-Navarro Daniel
Subject: RE: Connected Living London Nine Elms and Montford Place

Dear Cllr Hopkins,

I hope you are well.

Further to my previous email regarding Connected Living London's sites in Lambeth, our scheme at Montford Place was submitted in March and we anticipate submitting proposals for Nine Elms shortly. Following this I wished to see if yourself and Cllr Bennett would have any availability in the coming weeks to meet with Lester Hampson, Property Development Director, so that we can provide you with a more complete update on the schemes? If agreeable, please do let me know some dates which would work and I will put these to the team.

Kind regards,

Stephen

Stephen Mann

Communications and Engagement Specialist | Commercial Development

Phone: [REDACTED] (auto [REDACTED]) | Mobile: [REDACTED]
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From: Mann Stephen
Sent: 04 March 2020 14:50
To: [REDACTED]@lambeth.gov.uk
Cc: Quinton-Navarro Daniel [REDACTED]@tfl.gov.uk
Subject: Connected Living London Nine Elms and Montford Place

Dear Cllr Hopkins,

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Connected Living London

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With this in mind, we would welcome the opportunity to meet you and/or Councillor Bennett to run through the proposals ahead of submission. If agreeable, please do let me know some dates which would work and I will put these to the team.

[REDACTED]

Kind regards,

Stephen

Stephen Mann

Communications and Engagement Specialist | Commercial Development

Phone: [REDACTED] 864 (auto [REDACTED]) | Mobile: [REDACTED]

7B3, Palestra, 197 Blackfriars Road, London SE1 8NJ | Email: [REDACTED]@tfl.gov.uk



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Jacob Gemma

From: Warren,Michael <[REDACTED]@lambeth.gov.uk> on behalf of Hopkins,Jack Cllr <[REDACTED]@lambeth.gov.uk>
Sent: 04 June 2019 15:47
To: Boffin Tina; Peters,Emma; Mitra,Sunny
Cc: Hampson Lester; Beaney Joanne; Ali Basit
Subject: RE: Lambeth TFL Meeting

Hi Emma/Sunny

Sorry for the delay in getting this to you but Jack has just asked me to refer the attached to you so that you can liaise with Tina at TfL to set this up a meeting with Cllr Bennett and the Leader. I will be happy to advise in respect to the Councillor's availability when you have determined some options for a meeting.

Thank you

Michael Warren
PA to Councillor Jack Hopkins, Leader of Lambeth Council
The Leader's Office
Strategy and Communications
London Borough of Lambeth
Lambeth Town Hall, Brixton, SW2 1RW

Phone: [REDACTED]
Email: [REDACTED]@lambeth.gov.uk
Website: <http://www.lambeth.gov.uk>

-----Original Message-----

From: Boffin Tina [mailto:[REDACTED]@tfl.gov.uk]
Sent: 17 May 2019 11:53
To: Warren,Michael <[REDACTED]@lambeth.gov.uk>
Cc: Hampson Lester [mailto:[REDACTED]@tfl.gov.uk]; Beaney Joanne <[REDACTED]@tfl.gov.uk>; Ali Basit <[REDACTED]@tfl.gov.uk>
Subject: Lambeth TFL Meeting

Hi Michael,

Thank you very much for your email.

I wanted to get back in touch with you about a potential meeting between Cllr Jack Hopkins and Lester Hampson. We are liaising with Cllr Claire Holland about our sites at Montford Place and Nine Elms and will keep Cllr Hopkins informed about how things progress. But - due to the fact that are working with Lambeth on a number of opportunities including skills programmes, Lester has asked me to see whether we could arrange a meeting before the summer break with Jack and, potentially Cllr Matthew Bennett, to have a more strategic meeting where they discuss sites across the borough and ways in which TfL and Lambeth can work together.

Let me know your thoughts.

Many thanks.

Tina

Tina Boffin | Business Support Manager to Lester Hampson Commercial Development | TfL Property Development 3rd Floor, Wing Over Station, via North Wing or Petty France entrances, 55 Broadway London, SW1H 0BD

T: [REDACTED] (Auto: [REDACTED])
M: [REDACTED]
Email: [REDACTED]tfl.gov.uk

-----Original Message-----

From: Boffin Tina
Sent: 24 April 2019 17:23
To: Beaney Joanne; Ali Basit
Cc: Hampson Lester; [REDACTED]lambeth.gov.uk'
Subject: Lambeth TFL Meeting

For ref - this one will just be with Cllr Holland now. Jo, for ref.

Bas, I'm looking to offer the following opportunities for Lester to meet Cllr Holland - can you be free also:

30th May-1pm-2.30pm
31st May-12.30pm-4.30pm

Thanks

Tina

Tina Boffin I Business Support Manager to Lester Hampson Commercial Development I TfL Property Development 3rd Floor, Wing Over Station, via North Wing or Petty France entrances, 55 Broadway London, SW1H 0BD

T: [REDACTED] (Auto: [REDACTED])
M: [REDACTED]
Email: [REDACTED]tfl.gov.uk

-----Original Message-----

From: Warren,Michael [mailto:[REDACTED]lambeth.gov.uk] On Behalf Of Hopkins,Jack Cllr
Sent: 23 April 2019 10:40
To: Boffin Tina; McCoy2,Nick
Subject: RE: Lambeth TFL Meeting

Hi Tina,

Thank you for your email and apologies for the delay in responding.

As you can see I have referred this matter to my colleague, Nick McCoy who supports Cllr Holland so that he can pick up this request and make the necessary arrangements. At this stage Cllr Hopkins, is happy for Cllr Holland to progress these matters with TfL but please feel free to keep informed of the meeting and developments as they happen.

Thank You

Michael Warren

PA to Councillor Jack Hopkins, Leader of Lambeth Council The Leader's Office Strategy and Communications London Borough of Lambeth Lambeth Town Hall, Brixton, SW2 1RW

Phone: [REDACTED]
Email: [REDACTED]lambeth.gov.uk
Website: <http://www.lambeth.gov.uk>

-----Original Message-----

From: Boffin Tina [mailto:[REDACTED]tfl.gov.uk]
Sent: 15 April 2019 16:12
To: Hopkins,Jack Cllr <[REDACTED]lambeth.gov.uk>; Holland,Claire Cllr <[REDACTED]lambeth.gov.uk>

Cc: Beaney Joanne <[REDACTED]@tfl.gov.uk>; Ali Basit <[REDACTED]tfl.gov.uk>; Boffin Tina
<[REDACTED]tfl.gov.uk>
Subject: Lambeth

Dear Jack and Claire,

Lester Hampson has asked me to contact you to arrange to meet up towards the end of May if this is possible please.

Do you have PAs that you would prefer me to liaise with and can you let me have their contact details if so please?

Basit Ali will be in touch separately regarding action points and other meetings, but I'll arrange the one with Lester as guidance.

Many thanks.

Kind regards.

Tina

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T: [REDACTED] (Auto: [REDACTED])

M: [REDACTED]
Email: [REDACTED]tfl.gov.uk

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Jacob Gemma

From: Warren,Michael <[REDACTED]@lambeth.gov.uk> on behalf of Hopkins,Jack Cllr <[REDACTED]@lambeth.gov.uk>
Sent: 05 June 2019 09:46
To: Boffin Tina; Mitra,Sunny; Ali Basit
Cc: Hopkins,Jack Cllr
Subject: RE: Lambeth TFL Meeting

Dear All,

I am afraid that Cllr Bennett would not be available at this time, can we look at alternative dates.

Michael Warren

PA to Councillor Jack Hopkins, Leader of Lambeth Council

The Leader's Office

Strategy and Communications

London Borough of Lambeth

Lambeth Town Hall, Brixton, SW2 1RW

Phone: [REDACTED]

Email: [REDACTED]@lambeth.gov.uk

Website: <http://www.lambeth.gov.uk>

From: Boffin Tina [mailto:[REDACTED]@tfl.gov.uk]
Sent: 04 June 2019 16:53
To: Mitra,Sunny <[REDACTED]@lambeth.gov.uk>; Ali Basit <[REDACTED]@tfl.gov.uk>
Cc: Warren,Michael <[REDACTED]@lambeth.gov.uk>
Subject: RE: Lambeth TFL Meeting

Hi Sunny,

I'll need to check with Bas also, but Lester could do:

13/6; 4-5pm (if at our 55 Broadway office)

Could this work for everyone please? If not, I can offer some July dates for Lester?

Many thanks.

Kind regards.

Tina

Tina Boffin | Business Support Manager to Lester Hampson

Commercial Development | TfL Property Development

3rd Floor, Wing Over Station, via North Wing or Petty France entrances, 55 Broadway

London, SW1H 0BD

T: [REDACTED] (Auto: [REDACTED])

M: [REDACTED]
Email: [REDACTED]@tfl.gov.uk

From: Mitra,Sunny [mailto:[REDACTED]@lambeth.gov.uk]
Sent: 04 June 2019 16:09
To: Boffin Tina
Cc: Warren,Michael
Subject: RE: Lambeth TFL Meeting

Hi Tina,

Following on from my earlier reply I have now looked at diaries at this end and a number of proposed dates for a meeting in June are below.

12/6; 9-10am
13/6; 4-5pm
18/6; An hour between 11am-4pm
19/6; An hour between 9-11am
25/6; 4-5pm

Please confirm your preferred slot and I will ensure an invite is sent.

Thanks,
Sunny

Sunny Mitra,
Executive Support Officer to:
Emma Peters (Interim Strategic Director, Sustainable Growth & Opportunity),
El Mayhew (Assistant Director, Looked After Children, Children's Services),
London Borough of Lambeth,
1st floor, Civic Centre,
Brixton Hill,
London, SW2 1EG.

Telephone: [REDACTED]
Email: [REDACTED]@lambeth.gov.uk
Website: <http://www.lambeth.gov.uk>

Lambeth - a cooperative council

Lambeth council has set out plans for the latest budget savings - find out more at
<http://lambeth.gov.uk/toughchoices>

From: Warren, Michael On Behalf Of Hopkins, Jack Cllr
Sent: 04 June 2019 15:47
To: 'Boffin Tina' <[REDACTED]@tfl.gov.uk>; Peters, Emma <[REDACTED]@lambeth.gov.uk>; Mitra, Sunny <[REDACTED]@lambeth.gov.uk>
Cc: Hampson Lester <[REDACTED]@tfl.gov.uk>; Beaney Joanne <[REDACTED]@tfl.gov.uk>; Ali Basit <[REDACTED]@tfl.gov.uk>
Subject: RE: Lambeth TFL Meeting

Hi Emma/Sunny

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Thank you

Michael Warren
PA to Councillor Jack Hopkins, Leader of Lambeth Council
The Leader's Office
Strategy and Communications
London Borough of Lambeth
Lambeth Town Hall, Brixton, SW2 1RW

Phone: [REDACTED]
Email: [REDACTED]@lambeth.gov.uk
Website: <http://www.lambeth.gov.uk>

-----Original Message-----

From: Boffin Tina [[mailto:\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)]

Sent: 17 May 2019 11:53

To: Warren, Michael <[REDACTED]@lambeth.gov.uk>

Cc: Hampson Lester <[REDACTED]@tfl.gov.uk>; Beaney Joanne <JoanneBeaney@tfl.gov.uk>; Ali

Basit <[REDACTED]@tfl.gov.uk>

Subject: Lambeth TFL Meeting

Hi Michael,

Thank you very much for your email.

I wanted to get back in touch with you about a potential meeting between Cllr Jack Hopkins and Lester Hampson. We are liaising with Cllr Claire Holland about our sites at Montford Place and Nine Elms and will keep Cllr Hopkins informed about how things progress. But - due to the fact that are working with Lambeth on a number of opportunities including skills programmes, Lester has asked me to see whether we could arrange a meeting before the summer break with Jack and, potentially Cllr Matthew Bennett, to have a more strategic meeting where they discuss sites across the borough and ways in which TfL and Lambeth can work together.

Let me know your thoughts.

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T: [REDACTED] (Auto: [REDACTED])

M: [REDACTED]

Email: [REDACTED]@tfl.gov.uk

-----Original Message-----

From: Boffin Tina

Sent: 24 April 2019 17:23

To: Beaney Joanne; Ali Basit

Cc: Hampson Lester; [REDACTED]@lambeth.gov.uk

Subject: Lambeth TFL Meeting

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T: [REDACTED] (Auto: [REDACTED])

M: [REDACTED]
Email: [REDACTED]@tfl.gov.uk

-----Original Message-----

From: Warren, Michael [mailto:[REDACTED]@lambeth.gov.uk] On Behalf Of Hopkins, Jack Cllr
Sent: 23 April 2019 10:40
To: Boffin Tina; McCoy2, Nick
Subject: RE: Lambeth TFL Meeting

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Thank You

Michael Warren
PA to Councillor Jack Hopkins, Leader of Lambeth Council The Leader's Office Strategy and Communications London Borough of Lambeth Lambeth Town Hall, Brixton, SW2 1RW

Phone: [REDACTED]
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Website: <http://www.lambeth.gov.uk>

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From: Boffin Tina [mailto:[REDACTED]@tfl.gov.uk]
Sent: 15 April 2019 16:12
To: Hopkins, Jack Cllr <[REDACTED]@lambeth.gov.uk>; Holland, Claire Cllr <[REDACTED]@lambeth.gov.uk>
Cc: Beane Joanne <[REDACTED]@tfl.gov.uk>; Ali Basit <[REDACTED]@tfl.gov.uk>; Boffin Tina <[REDACTED]@tfl.gov.uk>
Subject: Lambeth

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M: [REDACTED]
Email: [REDACTED]@tfl.gov.uk

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From: Beaney Joanne <[REDACTED]@tfl.gov.uk>
Sent: 01 April 2019 17:02
To: [REDACTED]@lambeth.gov.uk'; [REDACTED]@lambeth.gov.uk'
Cc: Ali Basit; [REDACTED]
Subject: TfL appoints Grainger PLC as preferred bidder to be its Build to Rent Partner for 3,000 homes across the capital

Hi both,

I just wanted to make you aware that this morning we announced that we intend to appoint Grainger Plc as our investment partner for our Build to Rent programme.

Our sites in Montford Place and Nine Elms feature in our Build to Rent programme and we will be back in touch shortly to arrange an opportunity to talk you through the plans in more detail and for you to meet the team at Grainger in the coming months. I'd like to reiterate that we look forward to working closely with you, and your colleagues across the borough to progress these exciting opportunities.

I have included the full press release below.

If you have any questions or want to discuss any of this please don't hesitate to contact us.

Best,

Jo

1 APRIL 2019

TfL appoints Grainger PLC as preferred bidder to be its Build to Rent Partner for 3,000 homes across the capital

- Transport for London announces Grainger PLC as preferred bidder to be its Build to Rent Partner
- The programme has the potential to deliver in excess of 3,000 homes

Transport for London (TfL) has announced that it intends to appoint Grainger PLC as its investment partner for its Build to Rent programme.

The programme will deliver 3,000 homes, with a minimum of 40 per cent affordable on all new planning consents. This will significantly contribute towards TfL's affordable housing provision across its entire portfolio, which also includes sites that will be mostly or entirely affordable, and means TFL is on track to deliver 50 per cent affordable housing across its estate.

TfL has identified the first phase of sites at some of London's most well connected locations, such as Canning Town in the east and Southall in the west. Each site will be considered individually and TfL and Grainger PLC will work with the local borough to identify the needs of the area.

TfL is committed to working with Grainger PLC to offer the best service for its tenants - whether that's 24/7 staff, or tenancies of three years or more. In line with Grainger's current Build to Rent

offering, TfL will also look to provide useful facilities for tenants, such as high speed Wi-Fi, shared work space, communal areas, gyms and bike storage. It will work with the local communities too to create places and neighbourhoods where people want to live - the sustainable locations of the future.

Working with Grainger PLC, TfL's Build to Rent programme is a fantastic opportunity to deliver affordable, high quality homes at pace, while also generating significant ongoing revenue to reinvest back into the transport network.

Grainger PLC's strong record in the Build to Rent market as the UK's largest listed residential landlord, owning and managing more than 8,000 rental homes, will help ensure that the programme succeeds in meeting London's critical need for new homes.

Dan Lovatt, Head of Build to Rent at TfL, said: "Build to Rent is a really exciting programme and we're thrilled at the prospect of working with Grainger PLC to build the homes that our city desperately needs. This long-term partnership provides us with an unrivalled opportunity to deliver affordable, high quality homes at pace while also generating significant ongoing revenue to reinvest back into the transport network.

"Great customer service will always be at the heart of our partnership and, together with Grainger PLC, we will be providing thousands of Londoners with well-designed homes, in places where they want to live."

James Murray, Deputy Mayor for Housing & Residential Development said: "This is an important and significant new opportunity to unlock well-connected TfL sites for new rented homes for thousands of Londoners. By offering genuinely affordable homes, alongside the right to longer tenancies for all, we want these new developments to help set the standard for 'Build to Rent' housing in London."

Helen Gordon, Chief Executive, Grainger PLC said **Helen Gordon, Chief Executive of Grainger, said:** "We are delighted to be selected by TfL to work with them to deliver over 3,000 homes for Londoners. Through this long-term partnership we will provide much needed quality, purpose-built rental homes in attractive locations with great transport connections across the city. Future residents will benefit from Grainger's experience and expertise, dedicated onsite management, and commitment to delivering great rental homes."

"This partnership reaffirms Grainger's position as a leading partner for development schemes in London, and further strengthens our existing presence in the capital."

John Dickie, director of policy and strategy at business group, London First, said: "This partnership between TfL and Grainger is important, as it will lead to thousands of new homes being built across London.

"Build to rent is a vital part of meeting London's housing need, bringing in investment and increasing the pace of delivery of new homes. It gives a broad range of people, from the professionals London needs to stay globally competitive to the essential workers our capital depends upon, a place to call home."

TfL expects the partnership to deliver thousands of Build to Rent homes over a first phase of sites, which are anticipated to include:

- o Limmo Peninsula, Canning Town, Newham - with the potential for up to 1,500 homes
- o Southall Sidings , Ealing – with the potential for up to 400 homes
- o Nine Elms Tube station, Lambeth - with the potential for up to 400 homes

- o Armourers Court, Woolwich, Greenwich - with the potential for up to 400 homes
- o Hounslow West Tube station, Hounslow - with the potential for up to 350 homes
- o Cockfosters Tube station, Enfield - with the potential for up to 300 homes
- o Arnos Grove Tube station, Enfield - with the potential for up to 100 homes
- o Montford Place, Kennington, Lambeth - with the potential for up to 100 homes

Build to Rent is one aspect of TfL's wider programme to provide a long-term development pipeline, delivering an initial 10,000 homes across 320 acres, with a target to start on the sites that will deliver these 10,000 homes by 2021. TfL has already submitted planning applications for more than 4,200 homes and, since May 2016, 50 per cent of its sites have been affordable. As well as providing homes, TfL sites are opening up new spaces, creating thousands of jobs and delivering improvements to the transport network, such as step-free access.

Additional Information

- The proportions of the equity joint venture structure are 49:51 (TfL:Grainger PLC).

Other TfL sites are being brought to market through a number of different routes including through TfL's Property Partnership Framework, the GLA's 'London Development Panel', as well in partnership with neighbouring landowners and through the GLA's 'Small Sites, Small Builders' programme. In many areas, TfL sites will play a key role in unlocking development and regeneration opening up new spaces, creating jobs and stimulating economic growth

---ends---

Jacob Gemma

Sent: 11 August 2021 16:45
To: Cllr Jack Hopkins; Cllr Claire Holland; Normal, Philip Cllr; [REDACTED]@graingerplc.co.uk'; Ali Basit; Beaney Joanne; [REDACTED]
Subject: RE: TFL Proposals for Montford Place

-----Original Appointment-----

From: [REDACTED]@lambeth.gov.uk <[REDACTED]@lambeth.gov.uk> **On Behalf Of** Cllr Jack Hopkins
Sent: 20 August 2019 12:34
To: Cllr Claire Holland; Normal, Philip Cllr; [REDACTED]@graingerplc.co.uk'; Ali Basit; Beaney Joanne; [REDACTED]
Subject: TFL Proposals for Montford Place
When: 03 September 2019 09:30-11:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.
Where: Leader's Office, TH1-06, Lambeth Town Hall, Brixton, SW2 1RW

Dear Michael

Further to my email yesterday, please see below a proposed meeting outline and the email addresses of the attendees.

Please do not hesitate to contact me if you have any questions.

Kind regards
[REDACTED]

-
- Introductions

Montford Place

- Update on recent consultation with nearby residents/KOV Forum, feedback and next steps for public engagement on the Montford Place site (off Kennington Lane)
- Update on design proposals for Montford Place
- Programme to submission of a planning application

Nine Elms

- Update on plans for Nine Elms site and next steps
- Site visit (TBC)
- AOB

Attendees:

- [REDACTED] Senior Development Manager - Grainger ([REDACTED]@graingerplc.co.uk)
 - Bas Ali, Senior Property Development Manager - TfL ([REDACTED]@tfl.gov.uk)
 - Jo Beaney, Public Affairs - TfL ([REDACTED]@tfl.gov.uk)
 - [REDACTED] Cascade Communications ([REDACTED]@cascadepr.co.uk)
- [REDACTED]



Cascade Communications Ltd

26 Noel Street | Soho | London | W1F 8GY

T: [REDACTED] | M: [REDACTED]

E: [REDACTED]@cascadepr.co.uk | W: cascadecommunications.co.uk

From: [REDACTED]@cascadepr.co.uk>

Sent: 19 August 2019 14:38

To: Cllr Jack Hopkins <[REDACTED]@lambeth.gov.uk>

Cc: [REDACTED]@cascadepr.co.uk>; Cllr Claire Holland <[REDACTED]@lambeth.gov.uk>;

Normal, Philip Cllr [REDACTED]@lambeth.gov.uk>

Subject: Re: Proposals for Montford Place - Meeting with Cllr Jack Hopkins

Dear Michael

Hope you had a good weekend. Further to my previous email, please can we go ahead the meeting on Tuesday 3 September, 9:30am - 11am.

If you could confirm this is still available, we will collate the email addresses/meeting outline and send across tomorrow.

Kind regards

[REDACTED]

[REDACTED]

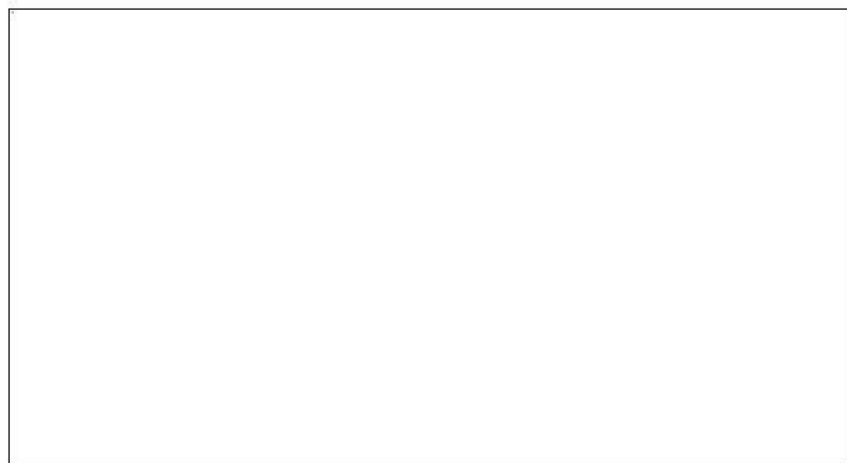


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Dear [REDACTED]

Thank you for making contact with the Leader of the Council in respect to this request for a meeting – using the options promoted could I suggest the following opportunity for you to meet with the Oval Councillors:

- Tuesday 3rd September between 9:30 -11:00
- Tuesday 10th September between 9:30 -11:00

Please advise me of your preference and provide the emails and titles of attendees from your side, together with an outline of the items to be discussed – I can then arrange for an invitation to be sent to all inviting them to Jack's office.

Thank you

Michael Warren
PA to Councillor Jack Hopkins, Leader of Lambeth Council
The Leader's Office
 Strategy and Communications
London Borough of Lambeth
 Lambeth Town Hall, Brixton, SW2 1RW

Phone: [REDACTED]
 Email: [REDACTED]@lambeth.gov.uk
 Website: <http://www.lambeth.gov.uk>

From: [REDACTED]@cascadepr.co.uk>
 Sent: 13 August 2019 15:49
 To: Michael Warren <[REDACTED]@lambeth.gov.uk>
 Cc: [REDACTED]@cascadepr.co.uk>
 Subject: Proposals for Montford Place - Meeting with Cllr Jack Hopkins

Dear Michael,

I hope you are well. I am writing on behalf of Transport for London (TfL) and its development partner, Grainger plc, to request a meeting with Councillor Jack Hopkins to discuss their proposals for Montford Place in Kennington.

We met with Councillor Hopkins, along with Councillor Claire Holland, in April to discuss the initial proposals for Montford Place. Since then, we have distributed over 4000 newsletters and feedback forms to residential and commercial properties in Kennington informing them of our plans for Montford Place, and encouraging them to let us know what they think. Following the newsletter, we also held a door knocking exercise where we visited 182 addresses.

Please see the newsletter attached for your information.

We are now preparing to hold a series of public consultation events, starting in September, where residents and the public will have the opportunity to view TfL and Grainger's proposals for Montford Place and provide feedback.

Ahead of these consultation events, we would like the opportunity to meet with Councillor Hopkins and Councillor Holland to provide an update on our consultation activities and share how the plans have progressed since our last meeting.

Could you please let us know Councillor Hopkins' availability for the W/C 2nd September or W/C 9th September? If you could also extend the invitation to Councillor Holland, it would be much appreciated.

Please do let me or my colleague [REDACTED] (cc'd) know if you have any questions.

We look forward to hearing from you.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

Cascade Communications Ltd

26 Noel Street | Soho | London | W1F 8GY

T: [REDACTED]

E: [REDACTED] [@cascadepr.co.uk](mailto:[REDACTED]@cascadepr.co.uk) | W: cascadecommunications.co.uk

[REDACTED]

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July 2019

Montford Place

Transport for London (TfL), and its development partner Grainger plc, are proposing to build new homes at Montford Place, alongside new affordable workspace.

As we begin to explore designs for these new homes and workspace, we want to begin a conversation with the local community and key stakeholders.

Meet the Team

This project will be delivered by a new long-term partnership between Transport for London (TfL) and Grainger plc, the UK's largest provider of private rental homes.

Montford Place is one of seven sites across London with the potential to deliver new homes that will be designed, built and managed by the partnership.



As well as being responsible for over 30 million journeys every day, TfL is also one of London's largest landowners.

The 5,700-hectare estate includes land and properties with huge potential for creating the homes and jobs that the Capital needs.

TfL's landholdings can play a vital role in meeting the Mayor's priorities to build affordable homes, while generating revenue to invest back into improving our transport network.



Grainger plc is proud to be the UK's largest listed residential landlord with more than 8,600 rental homes in operation across the country.

A leader in corporate responsibility and sustainability, Grainger is committed to collaborating with the communities they work in.



Photo of the existing site

What is 'Build to Rent'?

As the number of people renting in London increases there is a growing demand for good quality, professionally managed rental homes.

Build to Rent – homes purposefully built for renters - supplies this demand and offers an alternative to the often unpredictable rental market.

We will offer the best service for residents - whether that's dedicated onsite staff, or tenancies of three years or more.

In line with Grainger's current offering for residents, we will also look to provide useful amenities for tenants, such as high-speed Wi-Fi, shared workspace, communal areas, gyms and bike storage.

Build to Rent offers a fantastic opportunity to deliver affordable, quality homes at pace, while also generating significant ongoing revenue to reinvest into the transport network.



Montford Place site outlined in red

Montford Place

The site at Montford Place is currently being used to help facilitate the Northern Line Extension. The site is part of the Oval and Kennington Development Area and has been identified by the Council to deliver a mix of residential and commercial development - once it is no longer needed by the Northern Line Extension project.

Construction

We recognise the importance of carefully planning and managing construction. We will be discussing our approach as we consult and will be progressing our proposals in collaboration with the local community.

Consultation

We are committed to working in collaboration with the local community to deliver a new development of the highest quality which respects its neighbours.

Further details of our consultation programme will be announced after the summer; but we are beginning to meet with local organisations, community groups, and knocking on peoples' doors in the next few weeks to understand what you would like to see happen at Montford Place.

You can tell us what you think via our website www.montfordplace.london or the enclosed Freepost questionnaire. If you'd like more information, or to meet with the team, our contact details can be found at the bottom of this newsletter:

Indicative timeline

