

Mark Minchell
Flude Property Consultants
1 Old market Avenue
Chichester
West Sussex
PO19 1SP

June 6th 2024

Dear Mark,

RE: St Juliana's Convent, Marian Way, High Street, Bognor Regis PO21 1PA

HB Villages Company Profile

HB Villages (HBV) & The HBV Group is a developer for specialist supported housing, who work collaboratively with numerous stakeholders to meet the growing need for housing and support – particularly those with the most complex needs.

We are privately owned, with a proven track-record working with commissioning authorities, social housing providers and care providers across the country.

The aim of HB Villages is to provide vulnerable adults the dignity of choice and control as to where and how they live their lives, whilst commensurately demonstrating clear savings to the public purse.

These goals are achieved through the detailed design and delivery of high quality, bespoke clustered apartment schemes, which include an advanced assistive technology (AT) infrastructure. The result of this combination of bespoke design and AT creates flexible and future- proofed buildings which enhances both the outcomes to the individual and savings to the local care budgets.

To date, HB Villages have delivered over 1200 apartments to our Registered Provider partners and have a further 400 at various stages in our development pipeline.

Please see our website for more info: <http://www.hbvillages.co.uk/>

Collaborative Proposal

Together with West Sussex County Council & Golden Lane Housing, in a collaborative approach, the stakeholders have responded to the need in developing Specialised Supported Housing at the former St Juliana's Convent. Please see attached indicative site plan.

This collaborative approach has recently proved successful in securing the opportunity, brought to the market by your Brighton office, in Shoreham for the same use as we are proposing at St Juliana's Convent.

Our recently completed scheme in Central Bedfordshire, Dunstable, is a further example of such a collaborative approach.

The project comprises of two individual buildings that provide support and accommodation for 20 individuals with a large spectrum of disability.

<https://my.matterport.com/show/?m=1iD9nxdDLHs>

Please use the above link to view a fly through of the development.

A collaborative working relationship was formed with Central Bedfordshire commissioners. This meant they played a key role in ensuring the design of the scheme best met their residents needs which also provided comfort for the Council to enter into a long-term Nominations and Void agreement.

This, and other recent experiences, enable HBV and their funding partners to deliver 'best in class' SSH schemes.

1) Purchasing Party

HBV Developments Ltd (Co.No. 9094513)

ID & Proof of address attached for Mr H B Graham & Mr J H Wrigley

2) Purchase Price and Structure

HB Villages Developments Ltd offer will amount to **£850,000** (Eight Hundred and Fifty Thousand Pounds) for the unencumbered freehold interest in the site with full vacant possession on completion. We understand the property is not elected for VAT.

3) Approvals

Initial Board approval granted

4) Proof of Funding

HBV are considered to be the leading developer of Supported Living in the sector having delivered over 70 schemes and over 1200 gold standard, new-build apartments and bungalows nationwide since 2011—therefore we have a well-established funding structure via traditional forward-funding routes with both REITs and Institutional Pension Funds.

We confirm, as per Shoreham, Civitas Social Supported Housing Fund are committed to funding HB Villages developments. Letter can be supplied by the Investment Director, Simon Cains, upon request.

5) Proposed Timescales

- Exchange 12 weeks from agreed Heads of Terms
- Planning submission 8 weeks follow exchange.
- Upon receipt of satisfactory planning, completion 30 working days following the expiry of the JR period.

6) Planning & Due Diligence

As well as the support from WSCC, HBV has a 100% track record in obtaining planning permission and are confident of achieving the required permissions given the local authorities support and need for such housing.

Although an internal inspection wasn't carried out, primarily due to our proposal would require the demolition of the existing buildings to make way for the new build specialised supported living apartments, the site has been inspected.

Our planning consultants, Stantec, have reviewed the planning status and consider our proposal for a two storey building of 16 self-contained apartments appropriate for the setting.

7) Conditions

The Completion of this Sale will be subject to contract and the following Conditions and final Heads of Terms,

- Subject to Satisfactory Title & Ground Conditions
- Subject to satisfactory planning of a supported living scheme as specified by WSCC for 16 self-contained apartments and associated staffing facilities.

8) Solicitor

In the event of the offer being accepted, the solicitor appointed to act on HB Villages behalf will be:

Squire Patton Boggs
Johnathan Brooke
Telephone Number: 07545 935594
Email: Johnathan.Brooke@squirepb.com
Address: No 1 Spinningfields, 1 Hardman Square, Manchester M3 3EB

9) Additional Information

Full Support from WSCC Adult Social Care can be provided, either written or by a meeting, by Carrie Anderson Extra Care Commissioner carrie.anderson@westsussex.gov.uk

10) Proposed Use

Specialised Supported Housing Scheme of 16 self-contained apartments.



Suite One, 25 King Street
Knutsford, WA16 6DW
T +44 (0) 161 711 0680
E enquiries@hbvillages.co.uk
www.hbvillages.co.uk

If you have any queries, please feel free to contact me on the number below to discuss further.

Kind Regards

Oliver Carroll
Development Director
T: 07734 970 009
E: oliver@hbvillages.co.uk
HB Villages Ltd, 25 King Street, Knutsford, Cheshire, WA16 6DW

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