



DARCLIFFE HOMES

Superior Homes Built For Life

Darcliffe Homes Limited Kingfisher House 17 Albury Close Reading RG30 1BD

Tel: 0118 950 8366

www.darcliffehomes.com

APPENDIX A

Responses from Affordable Housing Providers

No.	RP /Organisation	Responded	Offer	Notes / Comments
1.	Catalyst Housing Ltd	Yes	No	Now Peabody. Responded to confirm not interested, 5 homes too small.
2.	Sovereign Housing Association	Yes	No	Responded to confirm not interested, 5 homes too small.
3.	Housing Solutions Ltd	Yes	Yes	Offer made £900k
4.	Metropolitan Thames Valley	Yes	No	Responded to confirm not interested, too small.
5.	Loddon Homes	Yes	Yes	Offer made £936k
6.	Vivid	Yes	No	Responded to confirm not interested, location outside of their area of operation.
7.	Silva Homes	No		Now part of Abri. Attached approach to Abri – no response received.
8.	Southern Housing Group	No		No response to messages sent.
9.	Wokingham Council	Yes	No	Responded to confirm the site is not suitable.

15:31



Chris Lyons



You haven't connected with **Chris Lyons**

 Pending



Chris Lyons (He/Him) • 2nd

Head of Land & Partnerships at Peabody

TODAY



Jonny Denton • 2:15 pm

Hi Chris, I have a site in Reading with a S016 offering for 5 units. Are you the best person to discuss this with or is there someone else in your team you can direct me to please?

Thanks

Jonny



Chris Lyons (He/Him) • 2:15 pm

Hi Jonny - thanks for getting in contact. 5 homes would be too small for us, we would need in excess of 50 homes to be of interest.

Kind regards
Chris.



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OneNote

RE: Pound Lane, Sonning - Subject to Contract

JG

Jenny Grote <Jenny.Grote@sng.org.uk>

To Jonny Denton; Graham Denton (D&G); Denise Foster

Cc Charlie Stevens

Start your reply all with:

Ok, thanks for the update.

Sounds good to me.

Ok, thanks for letting me know.

Feedback

Hi Jonny,

Hope you are well.

Further to my email to Graham a few minutes ago, I’m afraid this site is too small for us to bid on with 5 affordable plots so we will have to respectfully decline. I’ve suggested a meeting date of 30th January to discuss wider sites and the market generally, so hopefully that works with Graham and yourself.

Kind Regards,

Jenny Grote

Land & New Business Director

South Region

SNG

Sovereign Network Group

Phone 01635 277428

Mobile 07776 225332

Sovereign House, Basing View, Basingstoke, RG21 4FA

Jenny.grote@sng.org.uk

On 1 October, Sovereign and Network Homes merged to become SNG (Sovereign Network Group).

Working hours: Monday – Friday at 12 noon

From: Jonny Denton <jonny.denton@darcliffehomes.co.uk>

Sent: 14 January 2025 15:30

To: Graham Denton (D&G) <graham.denton@dentonandgibson.com>; Denise Foster <Denise.Foster@countryestates.co.uk>; Jenny Grote <Jenny.Grote@sng.org.uk>

Cc: Charlie Stevens <Charlie.Stevens@sng.org.uk>

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RE: Sonning Golf Course: S106 homes offer - Subject to Contract

 Daniel McKeagney <daniel.mckeagney@housingsolutions.co.uk>
To  Jonny Denton
Cc  Chris Martin

 You replied to this message on 16/01/2025 13:42.

From: Daniel McKeagney <daniel.mckeagney@housingsolutions.co.uk>
Sent: 15 January 2025 11:56
To: Jonny Denton <jonny.denton@darcliffehomes.co.uk>
Cc: Chris Martin <Chris.Martin@housingsolutions.co.uk>
Subject: Sonning Golf Course: S106 homes offer

Hi Jonny,

It was good to meet with you yesterday, many thanks for bringing the Sonning Golf Course opportunity our way. We're pleased to submit an offer of £900,000 for the 5no. proposed new homes at the site, the assumptions we've made in arriving at this offer are as follows:

- We've assumed a tenure / house type split as follows:
 - 3no. three-bedroom houses for social rent;
 - 2no. two-bedroom houses for shared ownership sale;
- Our offer assumes payment of 10% deposit on exchange of contracts and 90% on completion of the homes.

Our offer is subject to the following:

- Contract and specification;
- Detailed planning consent;
- A S106 acceptable to Housing Solutions and our funders;
- Approval by Housing Solutions' Board;
- RICS Red Book confirming market valuation assumptions.

Should you need any further information please do not hesitate to get in contact.

Yours sincerely,

Dan



Daniel McKeagney
Development Project Manager
01628543171 | 07584235592|daniel.mckeagney@housingsolutions.co.uk
housingsolutions.co.uk

Crown House, Crown Square, Waldeck Road
Maidenhead, Berkshire, SL6 8BY



 Reply

 Reply All

 Forward





Thu 16/01/2025 13:38

Lisa Probyn

From: Jonny Denton
Sent: 23 January 2025 10:55
To: Lisa Probyn; Graham Denton (D&G)
Subject: Fwd: S106 Offering - Sonning, Reading - Darcliffe Homes

Sent from my iPhone

Begin forwarded message:

From: Tim Preston <tim.preston@mtvh.co.uk>
Date: 23 January 2025 at 10:33:25 GMT
To: Jonny Denton <jonny.denton@darcliffehomes.co.uk>
Subject: RE: S106 Offering - Sonning, Reading - Darcliffe Homes

Jonny

Thank you for the e-mail.

This would not be of interest to us due to the small number of units.

Kind Regards
Tim

Tim Preston, Assistant Director of Land & Planning
t: 0208 6070556 | m: 07771897362 | e: tim.preston@mtvh.co.uk
www.mtvh.co.uk | Follow us: @MetTVH



From: Jonny Denton <jonny.denton@darcliffehomes.co.uk>
Sent: 21 January 2025 16:26
To: Guy Burnett <Guy.Burnett@mtvh.co.uk>
Subject: S106 Offering - Sonning, Reading - Darcliffe Homes

Hi Guy,

Please could you point me in the direction of the right person in your team to see if 5 Units in Sonning offered via S106 would be of interest to you?

Thanks

Kind Regards

Jonny Denton

Group Sales & Land Manager

Mobile: 07920 257 591
Phone: 0118 950 8366
Email: Jonny.Denton@countryestates.co.uk
Website: www.darcliffehomes.com



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Thames Valley Housing Association Limited is a registered society for the benefit of the community (No. 17375R) and a registered provider of social housing. Its registered office is at Premier House, 52 London Road, Twickenham TW1 3RP.

Metropolitan Housing Trust Limited is a registered society for the benefit of the community (No. 16337R), an exempt charity and a registered provider of social housing. Its registered office is at 100 High Street, London N14 6PW. Metropolitan Housing Trust Limited is also authorised and regulated by Financial Conduct Authority in respect of its financial services activity (FCA Reference 723654). MHT is a subsidiary of TVHA.

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Lisa Probyn

From: Jonny Denton
Sent: 23 January 2025 15:55
To: Lisa Probyn
Subject: FW: S106 Offering - Pound Lane, Sonning - Subject to Contract

From: Tracey Powell <Tracey.Powell@wokingham.gov.uk>
Sent: 23 January 2025 15:47
To: Will Morris <willmorris@haslams.co.uk>
Subject: RE: S106 Offering - Pound Lane, Sonning - Subject to Contract

Hi Will,

Please ignore my previous email, as the figure is incorrect (I had forgotten to apply the rent cap on the social rented property.

Thank you for contacting Loddon Homes regarding the development at Pound Lane in Sonning. We would be pleased to make you an offer for the 5 affordable units.

The offer is based on the following:

- Unit type and tenure mix as detailed in the table below
- The shared-ownership property will be sold on at 35% with 1.5% rent
- Indicative market values based on £600/sqft, as advised
- Start on site in autumn 2025 with a 12 month build programme
- An allowance of £15,000 has been set aside for specification upgrades.

Tenure	Plot number	Unit type	M2	OMV
Shared-ownership	13	2-bed house	80	£513,000
Social rent	12	3-bed house	100	£645,000
Social rent	11	3-bed house	100	£645,000
Social rent	10	3-bed house	100	£645,000
Shared-ownership	9	2-bed house	80	£513,000

Based on these assumptions, we are in the position to offer **£936,000 (nine hundred and thirty-six thousand pounds)** for the properties. Land/Golden Brick is approx. 30% of the offer value. This excludes £15,000 set aside for specification upgrades, but this can be reviewed once the specification has been seen and agreed. Please note that any changes to the assumptions or the unit mix may affect our offer.

This offer is subject to the following :-

1. Contract
2. Valuation
3. Build programme
4. Clean title with no adverse restrictions or covenants
5. Agreement on specification
6. If accepted the offer will require Loddon Homes Ltd board approval

7. The offer is not subject to Homes England grant funding.

I hope this offer is of interest to you.

Tracey

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Will Morris <willmorris@haslams.co.uk>

Sent: 17 January 2025 14:11

To: Tracey Powell <Tracey.Powell@wokingham.gov.uk>

Subject: FW: S106 Offering - Pound Lane, Sonning - Subject to Contract

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Hi Tracey,

Good to speak to you just now.

As discussed, Darcliffe Homes has just purchased the above property next door to Sonning Golf Club which has planning permission for 13 no. dwellings with 5 no. Section 106 affordable dwellings. The 2 bedroom end terraced houses will be shared ownership, whilst the 3 bedroom mid terraced houses will be social rent tenure.

Below is the schedule of accommodation:

Unit Type	Bedrooms	m2	Sqft
Plots 13	2	80	856
Plots 12	3	100	1,075
Plots 11	3	100	1,075
Plots 10	3	100	1,075
Plots 9	2	80	856

If this opportunity is of interest, I would be grateful if you could put a package offer forward by the end of next week, if possible.

Haslams Estate Agents have suggested open market values in the region of £600 per sq. ft.

I will send the Section 106 Agreement separately, but please let me know if you require any further information.

Kind regards,

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Pound Lane Sonning - Affordable Homes



Sunita Aujla <Sunita.Aujla@vividhomes.co.uk>
To ○ sales@darcliffehomes.com

😊 ↩ Reply ↶ Reply All ➜ Forward 📧 ⋮

Tue 07/01/2025 10:27

C/O JG Denton – Land Director

Dear Madam/Sir,

Thank you so much for your enquiry, and proposal for the sale of 5 affordable homes in Sonning in Oxfordshire. Unfortunately the location is just outside of our area of operation and therefore it is not an opportunity that we will pursue.

There will however be other Registered Providers that may be interested in securing delivery of the 5 affordable homes. I believe that Sovereign Network, Paradigm Housing, SOHA and others may work and operate in this area.

I wish you every success with your venture.
Many thanks for reaching out to us with your proposal.

Kind Regards Sunita

Sunita Aujla

Land and New Business Director

+44 23 9289 6724 - This number is both my direct dial and mobile phone number
www.vividhomes.co.uk



Jonny Denton

From: Jonny Denton <jonny.denton@darcliffehomes.co.uk> on behalf of jonny.denton@darcliffehomes.co.uk
Sent: 26 February 2025 10:24
To: 'Gavin Board'
Subject: Sonning Golf Club - S106 Offering
Attachments: Plots 9 - 13 First Floor Plans.pdf; Plots 9 - 13 Ground Floor Plans.pdf; Plots 9 - 13 Second Floor Plans.pdf; PLots 9-13 Front & Rear Elevations.pdf; Plots 9-13 Roof Plans.pdf; PLots 9-13 Side Elevations.pdf; Proposed Site Layout.pdf

Hi Gavin,

Hope the year has started well for you.

We have secured a site in Sonning for 13 units with 5 units as a S106 offering. Please see attached plans.

We have been asked to come to Silva Care as a request in our S106 to offer the units to them. It is our understanding that they are now owned by Abri and that sites like this are to small for you to consider but wanted to make sure.

If you wouldn't mind confirming weather this would or wouldn't be of interest to you, it would be much appreciated.

Thanks !

Kind Regards

Jonny Denton

LAND AND SALES DIRECTOR

Mobile: 07920 257 591

Phone: 0118 950 8366

Email: Jonny.Denton@countryestates.co.uk

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Southern Housing – No response to messages sent on 21/01/2025 & 10/03/2025

10:18

Search



in

Rick Bhatia · 1st

Head of Land & Partnerships

Southern Housing · Westminster University
Surbiton, England, United Kingdom

500+ connections



Rhodri Evans, James Sorrentino, and 12 other mutual connections

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Southern Housing

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10:18

Rick Bhatia

Mobile · 21h ago

Rick Bhatia

in · 1st

Head of Land & Partnerships

JAN 21



Jonny Denton · 10:55 pm

Hi Rick,

We have a site in Sonning, Reading with a S016 offering for 5 units. Are you the best person to discuss this with or can you point me in the right direction please?

Thanks

Jonny Denton

MAR 10



Jonny Denton · 9:18 am

Hi Rick, sorry to trouble you again but Wokingham are insisting that we talk to all parties on the S106 offering on our site in sonning for 5 units. x3 social rent and x2 shared ownership. It would be of great help if you wouldn't mind confirming either way of interest / not of interest. Thank you in advance

Write a message...

Lisa Probyn

From: Geraldine Medrano <Geraldine.Medrano@wokingham.gov.uk>
Sent: 04 April 2025 10:20
To: Lisa Probyn
Cc: Jonny Denton; Connie Davis
Subject: RE: S106 Offering - Pound Lane, Sonning - Subject to Contract

Morning Lisa,

Apologies for the late response, I had been liaising internally with my colleagues.

Thank you for reaching out and allowing us the opportunity to consider the 5 affordable housing units. Unfortunately, the Council is not able to put forward an offer on this occasion, as the current proposal would not be suitable for our specialist housing needs group.

I wish you well with your formal planning application/Deed of Variation.

Kind Regards,

Geraldine Medrano

Senior Housing and Growth Regeneration Officer

Wokingham Borough Council

Email: geraldine.medrano@wokingham.gov.uk **Tel: 07809 103 093**

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Website: www.wokingham.gov.uk



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From: Lisa Probyn <lisa.probyn@countrystates.co.uk>
Sent: 03 April 2025 10:25
To: Geraldine Medrano <Geraldine.Medrano@wokingham.gov.uk>
Cc: Jonny Denton <Jonny.Denton@countrystates.co.uk>; Connie Davis <Connie.Davis@wokingham.gov.uk>
Subject: RE: S106 Offering - Pound Lane, Sonning - Subject to Contract

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Dear Geraldine

I hope this email reaches you well?

Further to my email last month are you able to advise if the Council would be interested in taking 5 affordable homes at land adjacent to Sonning Golf Club? I have been in discussion with Connie Davis within your planning department and she has requested that I seek the Council's formal response regarding this matter as we will shortly be submitting a Deed of Variation to the original S106 agreement. As such it would be very useful to have the Council's feedback on this matter.

Many thanks in advance

Kind Regards

Lisa Probyn

Planning Manager

Mobile: 07939262127

Phone: 01184024510

Email: lisa.probyn@countryestates.co.uk

Website: www.darcliffehomes.com



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From: Lisa Probyn <lisa.probyn@countryestates.co.uk>

Sent: 12 March 2025 10:49

To: geraldine.medrano@wokingham.gov.uk

Cc: Jonny Denton <Jonny.Denton@countryestates.co.uk>; Connie Davis <Connie.Davis@wokingham.gov.uk>

Subject: FW: S106 Offering - Pound Lane, Sonning - Subject to Contract

Dear Geradine

Apologies for the direct approach, but I would be very grateful for your assistance please?

We are a small local housebuilder who is having difficulty securing an affordable housing provider for our site for 13 homes at Sonning Golf Club, Duffield Road, RG4 6GJ; (LPA refs: 161529 and 200951). The original S106 requires, 5 x affordable dwellings, and a schedule of accommodation is set out within the table below.

We have sought to secure an RP for the site, but the two offers which we have received are significantly below the figure that it would cost to actually build these homes, and therefore unviable. Under the terms of the S106 we are required to offer these affordable units to the Council.

Are you able to advise if the Council would be interested in taking these affordable homes?

Do let me know if you require any further information and I look forward to hearing from you?

Unit Type	Bedrooms	m2	Sqft
Plots 13 (shared ownership)	2	80	856
Plots 12 (social rent)	3	100	1,075
Plots 11 (social rent)	3	100	1,075
Plots 10 (social rent)	3	100	1,075
Plots 9 (shared ownership)	2	80	856

Kind Regards

Lisa Probyn

Planning Manager

Mobile: 07939262127

Phone: 01184024510

Email: lisa.probyn@countrystates.co.uk

Website: www.darcliffehomes.com



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Subject: Complete with Docusign: 1 Catalyst - Now Peabody.png, 2 Sovereign.png, 3 Housing Solutions.png,...		
Source Envelope:		
Document Pages: 16	Signatures: 0	Envelope Originator:
Certificate Pages: 1	Initials: 1	Jonny Denton
AutoNav: Enabled		Kingfisher House,
Envelopeld Stamping: Enabled		17 Albury Close
Time Zone: (UTC) Dublin, Edinburgh, Lisbon, London		Reading, . RG30 1DB
		jonny.denton@countrystates.co.uk
		IP Address: 5.151.55.121

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Status: Original	Holder: Jonny Denton	Location: DocuSign
08-04-2025 11:44	jonny.denton@countrystates.co.uk	

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Jonny Denton
jonny.denton@countrystates.co.uk
sales manager

Security Level: Email, Account Authentication (None)

Signature



Signature Adoption: Pre-selected Style
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Sent: 08-04-2025 | 11:51
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Signed: 08-04-2025 | 11:52

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In Person Signer Events

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Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

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Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

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Certified Delivered	Security Checked	08-04-2025 11:51
Signing Complete	Security Checked	08-04-2025 11:52
Completed	Security Checked	08-04-2025 11:52

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Timestamps