

[Appendix A: Council Minutes of questions asked about The Lodge](#)

<https://modern.gov.sutton.gov.uk/documents/g3993/Public%20minutes%2002nd-Nov-2015%2019.00%20Council.pdf?T=11>

Question asked by Councillor Tim Crowley to Councillor Simon Wales, Lead for Finance and Voluntary Sector

Can the lead member confirm whether or not a Memorandum of Understanding has been signed between the council and Ecolocal Ltd or any of its partners in relation to the Sale of the Lodge in Carshalton?

Reply by Councillor Simon Wales, Lead for Finance and Voluntary Sector

Thank you Mr Mayor. I can confirm that the Council has not signed a Memorandum of Understanding with Ecolocal or any of its partners for the proposed redevelopment of the Lodge.

The Council has negotiated, however, a set of Heads of Terms for a lease between the Council and Ecolocal for the proposed redevelopment. These were presented to the Strategy & Resources Committee on 28th September this year for agreement. Approval at this Council meeting of the requisitioned Strategy and Resources report will confirm the Heads of Terms as the only agreement so far between the Council and Ecolocal for the project.

Supplementary question asked by Councillor Tim Crowley

I thank Councillor Wales for his response. Is the Councillor confident that if any FOI request were to be put in about discussions between Ecolocal and the Council that there would be no record of any discussion about having to recompense Ecolocal for the work that they'd done up to this point if this scheme was then discounted?

Reply by Councillor Wales

Thank you Councillor Crowley. Yes, but your question was about signing agreements, not about discussions and the council will not be in a position of recompensing Ecolocal, no.

Supplementary question asked by Councillor Neil Garratt

Councillor Wales just said that there is no further agreement at this stage, it's just a Heads of Terms. Can I clarify whether once the Heads of Terms are agreed, whether there will be a further decision for members or whether it now would be a delegated officer decision to complete the sale, or lease I should say?

Reply by Councillor Wales

The Heads of Terms sets out the framework for the lease to be negotiated which can be done under delegated powers by the Director of Resources. However, if the lease is too far, or if the negotiations take it too far away from the Heads of Terms agreement then the director will bring that back for

members for a decision. If it's close enough to the Heads of Terms, that the director is confident he can take it under delegated powers, he will. If it strays too far from that then it will come back for members.

2. Question asked by Councillor Neil Garratt to Councillor Simon Wales, Lead for Finance and Voluntary Sector

When the Strategy & Resources Committee voted to agree heads of terms with EcoLocal for the sale of The Lodge, what evidence did the administration have that EcoLocal has 1) the financial strength to handle the risk of such a large project in an important historic building, 2) the expertise to tackle a renovation of a major historic building, and 3) the experience of delivering similar projects?

Reply by Councillor Simon Wales, Lead for Finance and Voluntary Sector

Ecolocal have advised that they are planning to use a combination of their own resources and a bank loan to fund the proposed works at the Lodge. The business case prepared by Ecolocal demonstrated how much the project would cost and how it would be funded. It also showed how the bank loan would be repaid. The Council has been advised of discussions Ecolocal has held with potential funders and has no cause to doubt their ability to raise the necessary funds. Having said this, the Council will adopt the stance it always takes in such developments to ensure that its interests in the building are protected.

And these include a) not entering into the proposed 125-year lease until the works to provide the residential units and community spaces are completed and b) entering into a building agreement with Ecolocal when they are given access to the building that is contingent on the loan funding being in place.

The expertise Ecolocal need to undertake the redevelopment of the Lodge is to be a competent and intelligent Client. Over the last two years that Ecolocal have spent in developing their proposals for the Lodge, the Council has been impressed by the professional approach that they have taken. They have commissioned and used all the necessary experts for building design, finance and legal advice. They have undertaken detailed surveys of the building and carried out all the necessary due diligence that an informed Client should carry out. They have carried out the necessary market research and have produced a credible business plan. There is therefore every reason to believe that Ecolocal is a competent client and should be able to deliver the project as planned.

Supplementary question asked by Councillor Neil Garratt

I mean that sounds like a bit of a sales pitch for Ecolocal if I'm honest. I mean, just to clarify, they haven't ever done anything like this before, is that correct? By this, I mean any development or historic building development.

Reply by Councillor Wales

To the best of my knowledge that they haven't, but as I said they do not need to have done so in the past to be able to do so now.

<https://moderngov.sutton.gov.uk/documents/g3995/Public%20minutes%2007th-Mar-2016%2019.00%20Council.pdf?T=11>

Question asked by Councillor Neil Garratt to Councillor Simon Wales, Lead for Finance

When people learn that The Lodge was sold off at below market value in a private deal to a group which appears closely linked to the political administration, without the sale being advertised, and without any other groups being invited to propose possible future use for this building, the typical reaction is shock at what they see as a corrupt back-room deal. What would the administration say to those people?

Reply by Councillor Simon Wales

It is a strange sort of backroom deal that agrees the preferred use of a building through a public meeting attended by well over 60 residents and all Ward Councillors from both political parties present, followed by reports over 3 years to three separate meetings of the Strategy & Resources Committee that were all held in public without any of the documents made confidential. I therefore welcome this question as it gives me an opportunity to set the facts straight. A special Carshalton & Clockhouse local committee was held on the 15 September 2011 solely to discuss the Council's plans for the heritage buildings in Carshalton. At the meeting, which had over 60 residents present, the unanimous decision was that the vision for the future use of the Lodge, which was presented by Ecolocal, was the preferred use for the building. This vision was developed into the proposals agreed by Strategy & Resources Committee on the 28 September 2015. Similarly, the Sutton Centre for Voluntary Sector's (SCVS) proposals for the future use of the Grove presented at the same local committee meeting in 2011 were also supported and form the basis of the Heritage Lottery Fund bid submitted by SCVS for refurbishing the Grove. Officers were consequently requested to work up these proposals and have brought back further reports for consideration and decision by the Strategy & Resources Committee on the 23 September 2013, 13 October 2014 and 28 September 2015. It is important to set out the recommendations agreed at the Strategy & Resources Committee meeting of the 23 September 2013. These were unanimously agreed and I would point out that this included all the opposition members on the committee. The recommendations were: 1. That Ecolocal is notified of the Council's intention to transfer the use the Lodge for their use, subject to agreement of terms and viable proposals and business plan being developed by Ecolocal and approved by the Council.

2. That Ecolocal are given up till September 2014 to finalise their proposals for agreement by the Council. At the Strategy & Resources Committee of the 13 October 2014, it was also unanimously agreed that:

1. Ecolocal should progress to the next stage of developing their proposals for the Lodge so that it is ready for planning submission; complete the preparation of their business plan and agree terms with the Council for the transfer of the building and its future use by March 2015.

2. Ecolocal consults local residents and Friends Groups on their proposals by March 2015 so that the outcome of the consultation can be reported to Strategy & Resources.

The report of the 13 October 2014 also noted that one of Ecolocal's requirements was for the Lodge be transferred at less than the open market value with the difference bridged by the social value of

their proposed scheme. Both the legal and financial comments in the report extensively reviewed the implications of sale at an undervalue and the powers the Council has to make such a decision. Consequently, the report considered at the 28 September 2015 meeting of the Strategy & Resources Committee was focused on whether the business plan prepared by EcoLocal was viable and whether it provides best value to the Council. Officers were very clear in their recommendation that the combination of £600k in cash for the lease plus social value assessed at over £1.3m per year more than compensates for not selling the Lodge for the highest value obtainable.

It is instructive to set out why the building could not be sold for the highest value possible. As agreed by Members, the preferred option of residents was for a mixed residential and community use scheme. The highest value can only be obtained if the Lodge were to be developed solely as residential units. It is however, a requirement that should any Council sell any land at an undervalue, it should also state what the open market value would be and state the reasons why it is proceeding at an undervalue.

It is therefore disingenuous to put the question the way that Councillor Garratt has chosen to phrase it. Having jointly agreed with a particular direction of travel for the Lodge, the noise being made now by the Opposition can only be seen for what it is - an opportunistic and cynical attempt to discredit the administration. If Councillor Garratt is telling residents that the Lodge 'has been sold off', he is guilty of misleading them at best, and should publish a retraction. The Lodge remains in the ownership of the Council, which was another concern addressed by residents at meetings attended by members of both parties.

The answer to any resident is obvious from the narrative I have just given. There were no back room deals, all decisions have been taken properly and openly. The proposals not only represent best value for the Council, they are also a well-balanced response to the outcome of consultation with residents.

<https://moderngov.sutton.gov.uk/documents/g4575/Public%20minutes%2029th-Jan-2018%2019.00%20Council.pdf?T=11>

Question asked by Councillor Neil Garratt to Councillor Simon Wales, Lead Member for Resources

Tom Brake MP and his fellow EcoLocal directors were recently awarded a vast discount on the sale on a 125-year lease of The Lodge in Carshalton. Although the price was at least £1 million below the market value, the Liberal Democrats running the council argued that the community value added by EcoLocal made up for this.

In contrast, this month Sutton Council has been publicly criticised by the Theatres Trust, the national advisory public body for theatres, for demanding a full commercial rent for the Charles Cryer Theatre. As the Theatres Trust statement notes, "This leaves Sutton as the only London borough with no theatre provision " and "The Theatres Trust believes the council's expectations of a commercial rent for this community asset are unreasonable ."

Could the administration explain why they allowed EcoLocal to enjoy an enormous discount on the grounds of community value, but insist on full commercial terms for the theatres? Do Sutton Liberal Democrats believe that theatres have zero community value?

Reply from Councillor Simon Wales

Thank you Madam Mayor and thank you Councillor Garratt for your question. The arrangements for granting a long leasehold to Ecolocal requires the payment of a lease premium of £600,000. It is disingenuous to describe it as a sale at £1m below market value, as the full market value can only be realised if the Lodge was converted into just residential flats for sale, for which the council would lose the freehold.

Councillor Garratt is well aware that the scheme to be delivered by Ecolocal was the one supported by Carshalton residents at the special local committee convened in September 2011 to discuss options for the Lodge. It is a scheme that on completion will provide facilities to which the local community and schools will all have access and is projected to deliver community benefits amounting to about £1.6m each and every year. The choice of an option that delivers sustainable long term benefits to the community is to us a far better option than one that provides a once only capital receipt.

The situation regarding the theatres is very different from that of the Lodge and it's a false comparison of the two. The history of the Council's efforts to provide theatres in Sutton is well trailed. The fact is that neither the Council, nor Sutton Theatres Trust, who did not pay any rent at all when they ran the theatres, but were happy to sign the agreement to do so, could operate them without either making a loss or subsidising its provision. This position was further reinforced by the marketing exercise that the Council undertook last year for the theatres which confirmed that without direct subsidy, theatre operation in Sutton was not sustainable. In the light of all the other financial pressures the Council is facing, its standing decision is that it can no longer justify subsidising theatre provision.

Supplementary question asked by Councillor Neil Garratt

Thank you Madam Mayor. It's very interesting that the last part of my question wasn't really answered about the community value of theatres. I think the obvious point that the Theatres Trust made was that the London Borough of Sutton is the only London Borough with no theatre, also of course currently the only Liberal Democrat London Borough. And I just wonder as always of course the explanation offered is that nothing that's gone wrong is in any way the fault of the administration. Why does Councillor Wales think it is that this is the only London Borough that somehow can't make a theatre work?

Reply by Councillor Wales

I think the question lies in the fact that when the theatres were open so few people actually went to visit them. Maybe it's because we're a small borough and quite close to other boroughs that do have good theatres, Wimbledon is not so far, Kingston is even less far so people can easily travel to theatres around the neighbourhood. Theatre provision is not just about the buildings, there are plenty of other venues where theatre productions take place, this being one of them, Stanley Park School being another. You don't need a particular building to be able to operate theatres.

Supplementary question asked by Councillor Tony Shields

I didn't realise I was jumping in front of Tim, sorry about that. Is Councillor Wales aware that the thrust of the response that he gave this council meeting that if you want reasonable services, go to a borough other than one run by the Liberal Democrats.

Reply by Councillor Wales

No of course not, Councillor Shields purposefully misunderstands. What I said was that perhaps the reasons why people didn't go to the theatres when they were open in less sufficient numbers it was because the theatres that were provided elsewhere were better. The theatres under the Sutton Theaters Trust attracted no more people, or very few more people than when the Council was doing it. So it was not a question of whether the council was running the theatres or anybody else was, it was the fact that people just didn't want to go to them.

Question asked by Councillor Neil Garratt to Councillor Simon Wales Lead Member for Resources

Under the terms of the sale of The Lodge in Carshalton to EcoLocal, the price paid was discounted to approximately £1 million below the fair value because the social benefit created by EcoLocal's move to The Lodge was deemed to be worth around £1.6 million per annum. Relating to this, could I ask:

Reply by Councillor Simon Wales

Before addressing the questions in turn, it is important to note that the price paid by Ecolocal for The Lodge is a fair valuation of the proposals put forward for its redevelopment which were strongly supported by residents. A price of £1.6m could only have been obtained for the Lodge if the building was completely converted to flats and sold off in the private residential market.

Part 1

1. Now that the council has completed its part of the deal by transferring The Lodge to EcoLocal, how will the council ensure that EcoLocal delivers on its part of the deal by providing the agreed social benefits?

Reply by Councillor Simon Wales to Part 1

The lease contains the overriding covenant that all uses are for the purpose of securing the promotion or improvement of the economic social or environmental well-being of residents and workers in the London Borough of Sutton.

The legal documentation provides for Ecolocal to keep the Council closely informed during the initial development phase. Officers will monitor closely the progression of the scheme in accordance with the agreed proposals by regular update meetings with Ecolocal and the continued flow of information.

After the works are completed, there is a minimum requirement that all activities are reported to the Council annually. There are covenants regarding the general lettable areas, which exclude the residential units, limiting the area which can be used for administrative offices for the tenant and regarding the minimum area to be available to be let out for meetings (30%).

Part 2

2. What will happen if these benefits fail to materialise, or are much lower than expected?

Reply by Councillor Simon Wales to Part 2

The lease documentation contains covenants safeguarding the use of the building for the intention of realising the social benefits. The use of the building for any other purpose gives a right for the Council to take back possession.

By regular reporting of all the activities and areas used, the level of social benefits will be transparent and available for comment. The continued reporting by EcoLocal of all their own activities is a requirement for their charitable status.

Part 3

3. What legal obligations have been set in place now, to ensure that over the very long term EcoLocal continues to provide the social benefits envisioned in its bid to run The Lodge? For example, what if decades from now EcoLocal has ceased to operate or wishes to relocate away from Sutton, what would happen to The Lodge?

Reply by Councillor Simon Wales to Part 3

The covenants regarding use and specific limits on the minimum lettable space are in place for the whole length of the lease. If in years ahead Ecolocal wish to relocate away from Sutton, there are strict rules on the alienation (sale or subletting) of their interest. An assignee (purchaser) or sub tenant has to agree to the same covenants, including with regard to the use. In addition any sale can only be to a Qualifying Assignee, being either a Charity, an organisation set up for the benefit of the community, or a public or local authority.

Should Ecolocal, Ecolocal Lodge Development Limited or any other future tenant cease to operate, either a suitable Qualifying Assignee is found or the property reverts to the Council.

Part 4

4. What are the circumstances under which The Lodge would revert to the council before the end of the 125 year lease?

Reply by Councillor Simon Wales to Part 4

If the tenant is in a material breach of any condition of or a tenant covenant in the lease and hasn't remedied the breach within the period required, which is 28 days of receiving a written notification or such a longer reasonable period as appropriate depending on the nature of the breach, the lease would revert to Council.

As above, should Ecolocal, Ecolocal Lodge Development Limited or any other future tenant cease to operate, either a suitable Qualifying Assignee is found or the property reverts to the Council. There

are opportunities for a funder to step in to continue all the works subject to the agreed covenants during the initial development phase.

Part 5

5. If people are curious what Sutton will receive in exchange for the £1m discount on the sale price, how would you summarise the additional social benefits that EcoLocal are expected to provide?

Reply by Councillor Simon Wales to Part 5

The proposals for the Lodge have been carefully considered to enable the the potential for creation of a sustainable focal point for the local community for the long term.

The first two phases will provide office and meeting rooms for the charity, its users and local groups. Individuals and small social enterprises will also be able to make use of flexible office and hot desking space.

The Chapel will be renovated for a community meeting space and small events. The existing classroom will be re-configured for classroom and all-age use to include adult education workshops. There are plans for children's activities including Saturday kids' clubs and holiday activities.

The Victorian Walled Garden will be revived by local people to a productive food, herb and flower garden. It will be maintained with community involvement as a shared gardening space and an asset for outdoor training, to develop school education, social enterprise and well-being projects.

Ecolocal was required to provide a detailed analysis of the social, economic and environmental value that could be derived from all the activities proposed for The Lodge. This was additional to the value of community benefits from their current activities. The Assessment of Community Benefits and Social Value was attached as Appendix C to the report - The Lodge, Heads of Terms for use by Ecolocal - which was considered by the Strategy and Resources Committee of the 28th September 2015. The additional community benefits and social value to accrue to the community at large was assessed at £1.6m per year. A link to the report is included below.

<https://moderngov.sutton.gov.uk/documents/s39341/The%20Lodge%20Heads%20of%20Terms%20for%20Use%20by%20Ecolocal%20-%20Appendix%20C.pdf>

In short this opportunity to revive, improve and promote significant community and social value provides sufficient justification for the transfer at the price agreed with Ecolocal. The principles of this are enshrined in legislation brought in by the Conservative government (Localism Act 2011) in order to keep assets of community value for use by the community.

<https://moderngov.sutton.gov.uk/documents/g4576/Public%20minutes%2026th-Feb-2018%2019.00%20Council.pdf?T=11>

Question asked by Councillor Tim Crowley to Councillor Simon Wales, Lead Member for Resources

How many flats are to be built at the lodge that has recently been sold to Ecolocal? How many of those flats will be sold by Ecolocal? What is the indicative sale price of those flats as set out in the Ecolocal business plan?

Reply by Councillor Simon Wales

Ecolocal's development proposals include nine flats, out of which seven are to be sold on long leaseholds. The remaining two are to be retained by Ecolocal to generate ongoing revenue income to be used in maintaining the building. The indicative sale price for the seven flats to be sold is £2.2m.

These details are all set out in Ecolocal's business plan which was attached as an appendix to the report considered by Strategy & Resources Committee of the 28 September 2015, when the development proposals were agreed.

A link to the report on the Council's website is included below:

<https://modern.gov.sutton.gov.uk/documents/s39339/The%20Lodge%20Heads%20of%20Terms%20for%20Use%20by%20Ecolocal%20-%20Appendix%20A.pdf>

<https://modern.gov.sutton.gov.uk/documents/g4943/Public%20minutes%2028th-Jan-2019%2019.00%20Council.pdf?T=11>

Question asked by Councillor Neil Garratt to Councillor Sunita Gordon, Lead Member for Resources can you please respond.

The Liberal Democrat Council sold The Lodge in Carshalton to EcoLocal, of which Tom Brake is a trustee and director, for at least a million pounds below the going rate, with no one else allowed to bid. In defending this decision, the Liberal Democrats assured residents that the building would revert to public ownership after 125 years - is that true? EcoLocal are redeveloping the property into flats which will be sold leasehold on the open market - will residents who buy the flats be able to extend their lease?

Reply from Councillor Sunita Gordon

Thank you Mr Mayor. EcoLocal proposals for The Lodge were presented to a special meeting of the Carshalton and Clockhouse Committee on the 15 September 2011, that was called to invite proposals and ideas from the local community on the future use of the Council's buildings in Carshalton. EcoLocal's use of The Lodge was supported overwhelmingly at this meeting this resident driven decision was to ensure the freehold remained with the Council rather than it being sold off to private developers. Recommendations of EcoLocal to progress the scheme were agreed in October 2014 by Strategy and Resources Committee, it is not the case that the Council refused to allow others to bid for The Lodge rather the decision to take forward proposals presented by EcoLocal was a direct and positive response to residents wishes. Community value is a mechanism introduced by the central government to allow transfers of assets at lower than market value so that they can be used by charitable and voluntary organisations for the public good, rather than simply being sold to private developers. This is the reason the Council was never looking for full market value, it is also not the case that residents were told that the building would revert to public ownership after 125 years on the contrary the report to the Strategy and Resources Committee on the 28 September

2015 specifically highlighted the probability that a 125 year lease may be required to make the residential lease attractive to the market. Thank you.

Supplementary question by Councillor Neil Garratt

Thank you Mr Mayor. Councillor Wales when he was in that position stated very clearly that it was not being sold off because it would revert back to ownership by the public of this Council. Are you saying that it will never revert? or are you saying that people cannot extend their leases as only one of those things can be true?

Reply by Councillor Sunita Gordon

What I am saying is that people cannot buy that lease because it's a mixed use building, out of the 9 developments 7 are going to be sold and 2 are going to be rented, so they cannot buy the lease. Thank you.

Supplementary Question from Councillor Tim Crowley

Would Councillor Gordon agree with me that if that were the case you would not be able to get a mortgage on the property so therefore that cannot obviously be the case.

Reply from Councillor Sunita Gordon

Councillor Crowley I do not have the exact answer to that technical question, I will get back to you.

<https://moderngov.sutton.gov.uk/documents/g5268/Public%20minutes%2020th-Jan-2020%2019.00%20Council.pdf?T=11>

Question asked by Councillor Nick Matthey to Councillor Sunita Gordon, Lead Member for Resources

Ecolocal was the only charity or body allowed to purchase the Lodge in Carshalton for a knock down price somewhere between £1.2 million to £1.6 below its market value. It is currently selling flats at prices that could not be described as affordable by people on average incomes.

Will the council please provide a figure for the amount of money that the sale will have cost the taxpayer by not putting the sale of the building out to tender and not insisting on covenants to ensure that a percentage of the profits from the sale of these flats went to the council?

Response from Councillor Gordon

Consideration of alternative future uses for the council buildings in Carshalton was an important part of the Smarter Working programme in 2011 that sought to consolidate the Council's office requirements. This involved proposals around closing offices or to consider alternative uses that included The Lodge and a number of commitments were made by the Council on how future uses would be carried forward.

In September 2013 and again in October 2014, the Strategy and Resources Committee considered the future use of The Lodge, which considered the Council's requirements and undertakings given to residents resulting in the EcoLocal's initial proposal from 2011 being explored further to meet the requirements of the Council and residents.

The decision surrounding The Lodge and its development, including to exchange and complete on the lease, was made following extensive engagement with residents and the local community, and approved at the Strategy and Resources Committee in 2015.

Payment of a lease premium of £600k had been negotiated with EcoLocal. This is considered to represent the best value to the Council. The value this sum represents should be judged against the open market value of the site (£1.5m -£1.7m) and the restricted value of the site of £900k. Extensive resident and community consultation was carried out that supported the outcome of this decision which delivers additional community benefits and social value instead of a residential development that would have optimised the value of the site. This reflects the recognition and importance to the community beyond just residential use, with a clear preference of residents wanting a scheme along the lines of EcoLocal's proposals, which had a restricted value of £900k.

This proceeded on the basis set out in the Strategy and Resources Committee report and within the powers granted to the Council under the Local Government Act 1972 General Disposal Consent 2003 that allows local authorities to dispose of land for less than best consideration providing the under value does not exceed £2m and provided that the disposal will help it to secure the promotion or improvement of the economic, social or environmental well-being of the area.

[Appendix B: News Articles](#)

<https://www.yourlocalguardian.co.uk/news/14839062.carshalton-lodge-redevelopment-yet-to-begin-one-year-after-plans-given-go-ahead/>

<https://www.yourlocalguardian.co.uk/news/11777895.save-the-old-rectory-carshalton-campaign-launched-to-protect-grade-ii-listed-building/>

<https://www.yourlocalguardian.co.uk/news/13933436.sutton-councillors-face-off-over-1m-discount-deal-for-charity-linked-to-carshalton-and-wallington-lib-dem-mp-tom-brake/>

<https://www.yourlocalguardian.co.uk/news/14034940.lib-dem-mp-tom-brake-hits-back-at-claims-1m-discount-sale-of-the-lodge-to-ecolocal-was-not-transparent/>

<https://insidecroydon.com/2016/11/07/after-1m-discount-on-lease-charity-now-wants-council-loan/>

<https://insidecroydon.com/2015/11/22/ecolocal-charity-gets-1m-lucky-brake-from-sutton-council/>

<https://insidecroydon.com/2017/06/06/candidates-call-for-commission-inquiry-into-brakes-charity-link/>

<https://order-order.com/2015/11/05/libdem-council-hand-million-pound-discount-to-mps-firm/>

<https://order-order.com/2015/11/09/lucky-brake-aides-failed-to-declare-conflict-of-interest/>

<https://londonist.com/2015/11/row-over-sutton-1m-discount-property-deal>

<https://order-order.com/2015/11/17/3-questions-tom-brake-wont-answer/>

Appendix C: Political Party Statements

<https://www.suttonconservatives.org.uk/news/sutton-conservatives-call-investigation-lodge-sale>

https://www.suttonlibdems.org.uk/renovation_of_the_lodge_in_carshalton_set_to_begin

<https://carshaltoncentral.mycouncillor.org.uk/2015/01/21/the-lodge-carshalton-village/>

<https://carshaltoncentral.mycouncillor.org.uk/2018/03/08/exciting-progress-with-the-lodge/>

<https://sutton.greenparty.org.uk/news/2011/10/23/2011-10-greens-blast-council-sell-off-plans-for-carshalton/>

<https://sutton.greenparty.org.uk/news/2015/10/24/save-the-lodge-ecolocal,-sutton-council-and-tory-cuts/>

<https://sutton.greenparty.org.uk/news/2016/09/22/sutton-green-party-statement-the-lodge,-honeywood-walk,-carshalton/>

Appendix D: LABC Email to Elliot Colburn MP

Dear Mr Colburn

Thank you for your email from earlier today regarding the development and application for LABC New Home warranties, I am sorry you have had cause to raise your concerns.

I confirm as part of our service in providing insurance warranties we undertake risk management surveying services to ensure the properties meet a standard risk for insurance purposes. Unfortunately in this case we have withdrawn our offer of insurance due to the high risk and standard of work on this development. All our risk management site visits provide the designated recipient with a site inspection report confirming the date of the visit, what was surveyed, and all defects and outstanding technical data required (for complete transparency), in addition photographs and reports are documented to support our position.

I can also see from review of the file the correct technical escalation was undertaken to Regional Directors before we had no other option but to withdraw our offer of insurance. The developer/builder or their representatives must seek warranty insurance from another provider in the market due to the reasons I have explained.

I trust this clarifies the position.

Kind regards

[Signatory's name redacted]

[Appendix E: Council's replies to emails asking for further information](#)

19th February 2020

Dear Mr Colburn,

Thank you for contacting the Council about progress with The Lodge.

Ecological advise that the latest estimated completion date for the scheme as a whole is the end of March. There is no particular distinction in the scheme timing for any individual flat. This remains subject to further variance due to a range of matters connected with the delivery of the scheme but it is now in its final stages.

I hope this is helpful.

Kind regards,

Chris Rhodes

Christopher Rhodes
Head of Asset Management

22nd May 2020

Dear Mr Colburn,

Thanks for your email yesterday. I know the contractors did not finish at the end of March and that work ceased due to the lockdown but I will contact the developers for a further update.

Kind regards,

Chris

Christopher Rhodes
Head of Asset Management

On Thu, 21 May 2020 at 17:50, Elliot Colburn MP
<elliott.colburn.mp@parliament.uk<mailto:elliott.colburn.mp@parliament.uk>> wrote:

Dear Chris,

I hope you are keeping safe and well.

The lady who wishes to purchase flat 2 in The Lodge has come back to me again, as there have been multiple delays, and she still doesn't have a date to move in.

I understand from your email earlier in the year that the works were anticipated to complete by the end of March, and if they had been on track, then the pandemic should not have interfered with this.

The buyers have been given the impression that there is still a lot of work to do, and have been waiting for nearly a year longer than they were original told to expect.

Can you please give me an update and explain what is going on, and what is left to do? The lady is still sofa surfing, and has incurred legal fees and other costs so far, and wants to proceed, but has struggled to get an update or firm idea of the latest situation.

All the best,

Elliot Colburn MP
Conservative Member of Parliament for Carshalton and Wallington

5th June 2020

Dear Mr Colburn,

Thank you for your enquiry regarding The Lodge. I am sorry to read of the continuing delay and have been in touch with the developers to establish the position.

The developers are working hard to address the delay which is affecting their own ability to complete the development and proceed with sales including the one to your constituent. Contractors have started work again on site this week following a break related to the pandemic. The developers believe that if all goes to plan there should be around four weeks' work still to carry out prior to the usual certifications which would then allow completion. This depends on availability of labour and materials, which we know has been a problem for many contractors.

The developers are aware of the problem and equally keen to bring the scheme to an end as this is in all parties' interests. We will continue to monitor the situation.

Kind regards,

Chris Rhodes

Christopher Rhodes
Head of Asset Management

29th December 2020

Dear Mr Colburn,

Thank you for your enquiry regarding The Lodge. We have been aware of delays with completion which was expected earlier in the year and I understand is now due very shortly. I am sorry to hear from Ecolocal that your constituent is no longer proceeding with the purchase of the flat and hope that they will be successful in finding an alternative.

Kind regards,

Chris

Christopher Rhodes
Head of Asset Management

On Fri, 4 Dec 2020 at 10:51, Elliot Colburn MP
<elliott.colburn.mp@parliament.uk<mailto:elliott.colburn.mp@parliament.uk>> wrote:
Dear Chris,

I have been contacted again, by the same family to see why the Lodge has still not been completed.
Can you shed any light on this please?

All the best,

Elliot Colburn MP
Conservative Member of Parliament for Carshalton and Wallington