

Samuel Uff

From: Lee.J.Warwick@met.police.uk
Sent: 26 September 2022 12:08
To: John McRory; Samuel Uff; James Argles
Subject: HGY/2016/1807- RE: Development at 590-598 Green Lanes - SBD accreditation
Attachments: L1092 - 3.1 - 1055 - C1_DETAILS GATE 01 (1).pdf; JR007470_FRA_00_GF_DR_A_1153_L(00)500_C.pdf

Good morning John/Samuel

Just sending this email as a pre-empt, because I will be away on leave at the end of this week for approximately 2-3 weeks and do not want to miss the consultation for the condition discharge for the development or delay handover any more than necessary.

We completed a final inspection last week and there were a few final items that needed checking, which Mark has kindly provided the updates.

Based on the continual relationship and the final inspection we are satisfied that all information has been provided to support the discharge of condition 24 under planning reference

24. Prior to the occupation of the development, the applicant shall provide certification that the scheme complies with the requirements of Secured by Design, and this shall be submitted to and approved in writing by the local planning authority. Reason: To ensure the safety and security of the development.

Secured by Design accreditation for the residential element (commercial was achieved a few months ago) is currently being applied for and will be supplied to your department in due course.

It is appreciated that the developer still needs to apply for the discharge of the condition, but use this email as a response to consultation

If you have any questions please let me know

Regards

lee



Lee Warwick
Police Constable | Designing Out Crime Officer
Metropolitan Police Service
Crime Prevention, Inclusion and Engagement (CPIE)
London Safety Centre
p: 0208 217 3813 (753813) m: 07776678490
a: Basement, Bow Road Police Station, 115-117 Bow Road, E3 2AN
w: www.met.police.uk e: lee.j.warwick@met.police.uk
office: DOCOMailbox.NE@met.police.uk
 
[MPS Crime Prevention Advice](#) | [Internal Advice for Staff](#)

From: mark.passfield@equans.com <mark.passfield@equans.com>
Sent: 23 September 2022 10:45
To: Warwick Lee J - Professionalism Headquarters <Lee.J.Warwick@met.police.uk>
Subject: RE: [External] RE: Development at 590-598 Green Lanes - final sign off

Morning Lee,

No problem at all. I can advise on the items raised as follows;

- Bench removal – we are awaiting instruction from our client to proceed with their removal. The BREEAM cert has been fully received and the development signed off, therefore there is nothing preventing the removal other than instruction from our client. They have had the same pressure applied by the NHS so these will be removed one way or another.
- Fob to the missing core – I have been advised the final cover plates are being delivered Monday ready for fitting on Tuesday
- Courtyard gate – I've attached the signed off drawing above that was issued for construction following meetings with Perry and Karl whereby additional CCTV was also introduced to further cover this area
- Gerda boxes – I've attached the signed off architect access strategy drawing where Access Control Box/Gerda Boxes are detailed outside each block access door.
- Void gates – I've requested these be re-locked as they should have been. I'm guessing they may have been opened and left open accidentally when the doctors have moved in as they utilised the area beside the benches to temporarily park and unload for the front of the building.

The addresses for each block are as follows;

- Block A = Flats 1-31, Bay House, 592 Green Lanes, London, N8 0RA
- Block B = Flats 1-24, Tarragon House, 15 Colina Road, London, N15 3FA
- Block C = Flats 1-24, Sage House, 16 Colina Road, London, N15 3FB
- Block D = Flats 1-20, Fennel House, 17 Colina Road, London N15 3FD
- Block E = Flats 1-25, Coriander House, 18 Colina Road, London, N15 3FE
- Block F = Houses 3, 5, 7, 9, 11, 13, 15, 17, 19 Colina Mews, London N15 3HS

Developed for Latimer of Clarion Housing Group

Developed by EQUANS Regeneration Ltd.

I have already spoken with the planning department to advise on this coming over as they are looking to discharge as quickly as possible and get the development done and dusted. If you can copy me in so I can ensure John McRory & Samuel Uff (our new planning officer) are fully aware.

Thanks again for the assistance throughout and we will definitely be working together again soon as we are looking at other developments within the borough.

Many thanks,



MARK PASSFIELD MCIQB MInstLM
OPERATIONS MANAGER
PLACES & COMMUNITIES SOUTH

UK & IRELAND

M +44 7583 018 002
T 01992 650 333

HEAD OFFICE: Titan Court, 3 Bishops Square,
Hatfield, Herts, AL10 9NE – UK

LONDON OFFICE: Unit G/H/J Cadmus Court,
Plough Way, Southwark, SE16 7DW

www.equans.co.uk

Please consider the environment before printing this message

Part of the ENGIE Group

PLEASE NOTE: we will not be receiving any @engie.com emails/correspondence as of the 30th June 2022. Please ensure to use @equans.com for all future communications.

From: Lee.J.Warwick@met.police.uk <Lee.J.Warwick@met.police.uk>
Sent: 23 September 2022 10:06
To: PASSFIELD Mark (EQUANS UK) <mark.passfield@equans.com>
Subject: RE: [External] RE: Development at 590-598 Green Lanes - final sign off

Morning Mark

See below, nothing major and shouldn't affect the planning condition when I get it.

- **Benches Removal** – these are already causing an issue and apparently this was from day one of the fencing being taken down. (see photos attached)
- Fob on one of the cores missing – It was explained that the contractor was on the way in to sort that out (don't have any concerns about this being sorted)
- **Void above courtyard gate** (in the undercroft) – Just checking the file, as its unusual that we leave a void for unwanted visitors to climb over, this has caused problems in similar developments with ASB in particular at night time
- Gerda protection boxes for the drop key access – again checking the file to see if it was requested by Perry (its only a concern as it is really easy to get a drop key)
- Void gates were open behind the bench seating (again not a concern)

The general security and the access control alone would give the development a strong silver and satisfy the condition, the other parts (mainly highlighted) make the difference for the Gold accreditation. (Although we did agree to have the benches removed)

My plan is to apply for the certificates for the individual blocks as before (silver) then once the outstanding items have been resolved and a final walkabout then the Gold certificate for the whole site will be issued.

For the purpose of the certificates, could you send me the addresses of the individual blocks and the duplexes, including block names and postcodes.

Plus the wording

Developed For XXXXXXXXXXXXXXXX
Developed by XXXXXXXXXXXXXXXX

So hope this helps, let me know about the above items and I will let you know once I have the certificates and will copy you in when I respond to the planning department

Regards

lee



Lee Warwick
Police Constable | Designing Out Crime Officer
Metropolitan Police Service
Crime Prevention, Inclusion and Engagement (CPIE)
London Safety Centre
p: 0208 217 3813 (753813) m: 07776678490
a: Basement, Bow Road Police Station, 115-117 Bow Road, E3 2AN
w: www.met.police.uk e: lee.j.warwick@met.police.uk
office: DOCOMailbox.NE@met.police.uk
 
[MPS Crime Prevention Advice](#) | [Internal Advice for Staff](#)

From: mark.passfield@equans.com <mark.passfield@equans.com>
Sent: 23 September 2022 08:19

To: Warwick Lee J - Professionalism Headquarters <Lee.J.Warwick@met.police.uk>
Subject: RE: [External] RE: Development at 590-598 Green Lanes - final sign off

Morning Lee,

I hope all is well?

Further to the visit yesterday I understand there were a couple of queries. Are you able to let me know on these please?

As you can imagine, we are pushing for handover and I am in need of the sign off so this can be forwarded to the planners for approval. At the moment the planners are taking their full 8 weeks (+ more) to sign anything off, which takes me well beyond our requested handover for mid-October.

If you could advise on the above, it would be greatly appreciated.

Many thanks,



MARK PASSFIELD MCIQB MInstLM
OPERATIONS MANAGER
PLACES & COMMUNITIES SOUTH
UK & IRELAND

M +44 7583 018 002
T 01992 650 333

HEAD OFFICE: Titan Court, 3 Bishops Square,
Hatfield, Herts, AL10 9NE – UK

LONDON OFFICE: Unit G/H/J Cadmus Court,
Plough Way, Southwark, SE16 7DW

www.equans.co.uk

Please consider the environment before printing this message

Part of the ENGIE Group

PLEASE NOTE: we will not be receiving any @engie.com emails/correspondence as of the 30th June 2022. Please ensure to use @equans.com for all future communications.

From: Lee.J.Warwick@met.police.uk <Lee.J.Warwick@met.police.uk>
Sent: 07 September 2022 13:17
To: PASSFIELD Mark (EQUANS UK) <mark.passfield@equans.com>
Subject: RE: [External] RE: Development at 590-598 Green Lanes - final sign off

Excellent, would you mind sending me an invite for Thursday 22nd at 12 midday

lee



Lee Warwick
Police Constable | Designing Out Crime Officer
Metropolitan Police Service
Crime Prevention, Inclusion and Engagement (CPIE)
London Safety Centre
p: 0208 217 3813 (753813) m: 07776678490
a: Basement, Bow Road Police Station, 115-117 Bow Road, E3 2AN
w: www.met.police.uk e: lee.j.warwick@met.police.uk
office: DOCOMailbox.NE@met.police.uk



<https://www.pcnicolahughesmemorialfund.co.uk>

The PC Nicola Hughes Memorial Fund was established in 2014 by Bryn Hughes, in memory of his daughter who was sadly killed in 2012, to provide funding for Education & Pre Employment for those under the age of 21 who are left behind after suffering the loss of a loved one through murder or manslaughter.

Please contact the charity or me for more information about upcoming events or to make a donation in support of the charity.

NEW YORK 2022 Fundraiser

<https://pcnicolahughes.enthuse.com/pf/leewarwick>

From: mark.passfield@equans.com <mark.passfield@equans.com>

Sent: 07 September 2022 13:10

To: Warwick Lee J - Professionalism Headquarters <Lee.J.Warwick@met.police.uk>

Subject: RE: [External] RE: Development at 590-598 Green Lanes - final sign off

Afternoon,

No problem, hopefully it will tail off now the schools are back and once we are done.

If I could request Thurs 22nd, that would be great.

Many thanks,



MARK PASSFIELD MCIOB MInstLM
OPERATIONS MANAGER
PLACES & COMMUNITIES SOUTH

UK & IRELAND

M +44 7583 018 002
T 01992 650 333

HEAD OFFICE: Titan Court, 3 Bishops Square,
Hatfield, Herts, AL10 9NE – UK

LONDON OFFICE: Unit G/H/J Cadmus Court,
Plough Way, Southwark, SE16 7DW

Part of the ENGIE Group

PLEASE NOTE: we will not be receiving any @engie.com emails/correspondence as of the 30th June 2022. Please ensure to use @equans.com for all future communications.

From: Lee.J.Warwick@met.police.uk <Lee.J.Warwick@met.police.uk>
Sent: 07 September 2022 12:50
To: PASSFIELD Mark (EQUANS UK) <mark.passfield@equans.com>
Subject: [External] RE: Development at 590-598 Green Lanes - final sign off

Hi Mark

Very tight this month as I have some leave coming up (have covered all my colleagues that have been off during the school holidays)

Would one of these work

Thurs 22nd 12 midday

Friday 23rd 10am

Tuesday 27th 10am

lee



Lee Warwick

Police Constable | Designing Out Crime Officer

Metropolitan Police Service

Crime Prevention, Inclusion and Engagement (CPIE)

London Safety Centre

t: 0208 217 3813 (753813) m: 07776678490

a: Basement, Bow Road Police Station, 115-117 Bow Road, E3 2AN

w: www.met.police.uk e: lee.j.warwick@met.police.uk

office: DOCOMailbox.NE@met.police.uk



[MPS Crime Prevention Advice](#) | [Internal Advice for Staff](#)



<https://www.pcnicolahughesmemorialfund.co.uk>

The PC Nicola Hughes Memorial Fund was established in 2014 by Bryn Hughes, in memory of his daughter who was sadly killed in 2012, to provide funding for Education & Pre Employment for those under the age of 21 who are left behind after suffering the loss of a loved one through murder or manslaughter.

Please contact the charity or me for more information about upcoming events or to make a donation in support of the charity.

From: mark.passfield@equans.com <mark.passfield@equans.com>

Sent: 07 September 2022 12:45

To: Warwick Lee J - Professionalism Headquarters <Lee.J.Warwick@met.police.uk>

Subject: Development at 590-598 Green Lanes - final sign off

Afternoon Lee,

I trust all is well?

Further to the above, I am after your availability for completing the sign off of the last blocks to enable final sign off of the development.

Just for records, the breakdown of the blocks are as follows;

- Block A – Bay House (previously signed off)
- Block B – Tarragon House (previously signed off)
- Block C – Sage House (previously signed off)
- Block D – Fennel House (agreed for sign off a few weeks back)
- Block E – Coriander House (to be inspected)
- Block F – 3, 5, 7, 9, 11, 13, 15, 17, 19 Colina Mews (to be inspected)

I am looking at handing over at the end of the month, so if you could let me know some dates for your availability between now and then, it would be much appreciated.

Look forward to hearing from you,

Many thanks,



MARK PASSFIELD MCIOB MInstLM
OPERATIONS MANAGER
PLACES & COMMUNITIES SOUTH

UK & IRELAND

M +44 7583 018 002
T 01992 650 333

HEAD OFFICE: Titan Court, 3 Bishops Square,
Hatfield, Herts, AL10 9NE – UK

LONDON OFFICE: Unit G/H/J Cadmus Court,
Plough Way, Southwark, SE16 7DW

www.equans.co.uk

Please consider the environment before printing this message

Part of the ENGIE Group

PLEASE NOTE: we will not be receiving any @engie.com emails/correspondence as of the 30th June 2022. Please ensure to use @equans.com for all future communications.

EQUANS Mail Disclaimer: <https://www.equans.com/disclaimer/disclaimer-mail/en>

NOTICE - This email and any attachments are solely for the intended recipient and may be confidential. If you have received this email in error, please notify the sender and delete it from your system. Do not use, copy or disclose the information contained in this email or in any attachment without the permission of the sender. Metropolitan Police Service (MPS) communication systems are monitored to the extent permitted by law and any email and/or attachments may be read by monitoring staff. Only specified personnel are authorised to conclude binding agreements on behalf of the MPS by email and no responsibility is accepted for unauthorised agreements reached with other personnel. While reasonable precautions have been taken to ensure no viruses are present in this email, its security and that of any attachments cannot be guaranteed.

[External] is automatically added to emails originating from outside of the organization. Be extra careful with hyperlinks and attachments.

EQUANS Mail Disclaimer: <https://www.equans.com/disclaimer/disclaimer-mail/en>

NOTICE - This email and any attachments are solely for the intended recipient and may be confidential. If you have received this email in error, please notify the sender and delete it from your system. Do not use, copy or disclose the information contained in this email or in any attachment without the permission of the sender. Metropolitan Police Service (MPS) communication systems are monitored to the extent permitted by law and any email and/or attachments may be read by monitoring staff. Only specified personnel are authorised to conclude binding agreements on behalf of the MPS by email and no responsibility is accepted for unauthorised agreements reached with other personnel. While reasonable precautions have been taken to ensure no viruses are present in this email, its security and that of any attachments cannot be guaranteed.

EQUANS Mail Disclaimer: <https://www.equans.com/disclaimer/disclaimer-mail/en>

NOTICE - This email and any attachments are solely for the intended recipient and may be confidential. If you have received this email in error, please notify the sender and delete it from your system. Do not use, copy or disclose the information contained in this email or in any attachment without the permission of the sender. Metropolitan Police Service (MPS) communication systems are monitored to the extent permitted by law and any email and/or attachments may be read by monitoring staff. Only specified personnel are authorised to conclude binding agreements on behalf of the MPS by email and no responsibility is accepted for unauthorised agreements reached with other personnel. While reasonable precautions have been taken to ensure no viruses are present in this email, its security and that of any attachments cannot be guaranteed.

EQUANS Mail Disclaimer: <https://www.equans.com/disclaimer/disclaimer-mail/en>

NOTICE - This email and any attachments are solely for the intended recipient and may be confidential. If you have received this email in error, please notify the sender and delete it from your system. Do not use, copy or disclose the information contained in this email or in any attachment without the permission of the sender. Metropolitan Police Service (MPS) communication systems are monitored to the extent permitted by law and any email and/or attachments may be read by monitoring staff. Only specified personnel are authorised to conclude binding agreements on behalf of the MPS by email and no responsibility is accepted for unauthorised agreements reached with other personnel. While reasonable precautions have been taken to ensure no viruses are present in this email, its security and that of any attachments cannot be guaranteed.