

Petra Rudloff

From: Eleanor Fawcett
Sent: 24 May 2012 17:36
To: Petra Rudloff; Esther Everett
Cc: Martin Jones
Subject: RE: Hackney Wick

Hi Petra

Thanks for this – I agree that it doesn't seem like a particularly great proposal.

Esther and I were just discussing how best to respond to this email and it made us think that perhaps we should try and find a use of the site during games time? We could organise a quick process to select a temporary project to utilise the site for say 2-4 months? Obviously time is tight and it might not necessarily be a breathtaking project that comes forward, but I'm conscious that we could be criticised for leaving it vacant and not even trying to fill it. (Obviously all of the conditions we discussed would still apply in terms of the tenant providing security, insurance and paying for utilities etc.)

What do you think? if we wanted to pursue this approach then that is the reply we can give Heino (he could apply,

Eleanor

From: Petra Rudloff
Sent: 22 May 2012 12:43
To: Esther Everett
Cc: Eleanor Fawcett; Martin Jones
Subject: FW: Hackney Wick

Esther,

As just discussed, please see below Heino's e-mail for his catering proposal on 67 Rothbury Road. As already indicated, I don't feel it is an appropriate use and too short term if he thinks putting up the kiosks for the Olympics only.

Let me know what you think.

Petra Rudloff

Senior Project Manager
London Legacy Development Corporation
5th Floor
29-35 West Ham Lane
Stratford
London
E15 4PH

DDI: 020 3288 1491

Email: petrarudloff@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

From: Heino Vockrodt [<mailto:heino@vockrodt.com>]
Sent: 22 May 2012 12:10
To: Petra Rudloff
Subject: RE: Hackney Wick

Dear Petra,

Yes, we seem to be missing each other ☺. I likewise called you back after you left the voicemail but got connected East Thames...the receptionist of which did not find your name in the directory. Presumably, that's because you no share East Thames' offices.

I'm a consultant for a variety of businesses and I engage in brokering setups & premises for those who are interest in participating in this summer's Olympic Games. As such, I have been advising Kenya as well - who now are taking up space at your very offices during the Olympics.

During the last year, we also had a look at some sites on Fish Island as well as Hackney Wick. At the time, I was in contact with Christopher Broster from LTDGC about – amongst others – this site:

67 Rothbury Road, Hackney Wick E9	11,948 sq.ft. site area (approx. 0.27 acres)	A cleared site (not the existing building) will become available by the w/c 12 th March 2012 to let for 12-18 months with Landlord's break option to allow for future redevelopment or sale of the site by LTGDC.
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Frustratingly, it then became quickly apparent that LTDGC were not in a position to negotiate about this site as the transfer to the MDC was imminent. I believe, that transfer has now been concluded as per the 1st April and I was to that you would now be picking up the conversation in this regard.

The whole delay regarding the transfer has been rather unfortunate because it meant (and means) that both, London Legacy AND my clients have possibly missed out - London Legacy with regards to rental income and my clients with regards to Olympic opportunity. I would be surprised if there's enough time left to conclude a short-term lease plus all the regulatory approvals, licenses etc.

The planned Hackney Hub development plan will also not help in London Legacy entering into long-term leases for this site.

I have now signed an agreement with a large London up-market Indian caterer to facilitate a pop-up kiosk-style "village" around the Olympic Park (see image attached) and I believe 67 Rothbury Road is the ideal location, for the following reasons:

1. Between Hackney Wick London Overground station and Victoria gate (gate 4) there are no facilities whatsoever, no toilets, no restaurants, no pubs and no shops.
2. The only existing restaurant, The Counter Café within Stour Space gallery, has been forced to close to the general public (and is only open for private bookings) due to the high cost of security guards & metal detectors forced upon them.
3. The Carlton Café in 4a Roach Road has temporary permission for 50 pax maximum (planning permission [here](#))
4. Neither of the above 2 establishments take into account the rich diversity of Hackney Wick & Fish Island with regards to ethnic cuisine and visitors from the Olympic Park will only have been subjected to McDonalds... ☺
5. No cooking and/or preparing will take place on the proposed site as the caterers have a large production facility in North West London
6. 67 Rothbury Road is a solid bare piece of land and, if the fencing is removed entirely, would create a level open space for a few kiosks surrounded by Picnic benches (see attached) and ample space for toilets
7. As such, this setup would facilitate as a natural overflow dispersing/buffering area to alleviate visitor flow and from Hackney Wick station or enroute to the Victoria Park Live site

I would welcome the opportunity to further discuss this matter with you in more detail.

Kindly let me know your availability in the coming days and I shall be happy to meet you at your offices or any other location of your choice.

Heino Vockrodt
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Fincom Consultants, 137 Denzil Road, London NW10 2XB, United Kingdom

From: Petra Rudloff [<mailto:PetraRudloff@londonlegacy.co.uk>]
Sent: 18 May 2012 11:58
To: Heino Vockrodt
Subject: RE: Hackney Wick

Heino,

I just left a message on your voicemail. We seem to be missing each other. It would be helpful if you could write another e-mail explaining your interests or concerns, so that I can follow up.

Thank you & best regards,

Petra Rudloff

Senior Project Manager
London Legacy Development Corporation
5th Floor
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Stratford
London
E15 4PH

DDI: 020 3288 1491

Email: petrarudloff@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

From: Heino Vockrodt [<mailto:heino@vockrodt.com>]
Sent: 17 May 2012 14:13
To: Petra Rudloff
Subject: Hackney Wick

Dear Petra,

I'm attending a meeting organised by LOCOG tonight at Stour Space on Fish Island re the plans for the area during the games.

I have been trying to contact you at LLDC but couldn't get through.

Kindly give me a call whenever is convenient for you. Many thanks.

Kind regards,

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Petra Rudloff

From: Eleanor Fawcett
Sent: 25 May 2012 12:44
To: Petra Rudloff
Subject: Fw: Hackney Wick
Attachments: Hackney Wick site.jpg

Hmm well I guess he just blew any chance of getting a lease!!

From: Heino Vockrodt [mailto:heino@vockrodt.com]
Sent: Friday, May 25, 2012 11:37 AM
To: Petra Rudloff
Cc: Eleanor Fawcett
Subject: RE: Hackney Wick

Petra,

Obviously, my proposal has set off some alarm bells regarding LLDC's activities – or rather, lack thereof - with regards to the sites it now owns.

I was offered 3 sites by LTDGC. Terms and Conditions were sent to me as well – Subject to Contract.

I also have communications from Steve Oakes that my project will be put forward and considered by the MDC.

LLDC has many other sites – one of which it has now given as a private car park. That's fully commercial, is therefore not 'not for profit' and goes against the Games' claims of "a public transport Games" and I was not "invited" to the proposal as it seems no "mini tender" was issued. That is even more damning since, in the past, precisely 39-41 White Post Lane was given for community purposes, activities, street festivals etc. (see photo attached).

Evidently, LLDC has already fallen short of its very own procedures & principles on a number of occasions.

I therefore strongly object for my project proposal – which has been consistent for months – to be subjected to LLDC's dual standards.

As much as I would like to chat to Eleanor Fawcett about design, I'd much rather you give me the contact details of your legal department and/or your Commercial Director.

I for one have already instructed my counsel after your call this morning.

Kind regards,

Heino Vockrodt
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From: Petra Rudloff [mailto:PetraRudloff@londonlegacy.co.uk]
Sent: 25 May 2012 10:57
To: Heino Vockrodt
Cc: Eleanor Fawcett
Subject: RE: Hackney Wick

Heino,

As discussed earlier this morning London Legacy Development Corporation is a 'not for profit' organisation with a series of objectives and values all employees are required to follow. Hence choosing your proposal without allowing other organisation to use the land is against our principles. Hence we discussed to organise a quick process to select a temporary project to utilise the site for say 2-4 months. You would be invited to hand in your proposal. Obvious time is tight, but I'm conscious that we could be criticised for leaving the site vacant and not even trying to fill it without giving a wider audience the chance to participate. Further, I also conscious that the proposal meets LLDC's core objectives, e.g. community inclusion, sustainability, etc. Obviously all of previously discussed conditions would still apply in terms of the tenant providing security, insurance and paying for utilities etc.

The contact who would be running this process, it is most likely someone of Eleanor Fawcett team. If you want to contact her, please see her Contact Details below:

Eleanor Fawcett
Head of Design
eleanorfawcett@londonlegacy.co.uk
Tel: 020 3288 1782.

Best regards,

Petra Rudloff

Senior Project Manager
London Legacy Development Corporation
5th Floor
29-35 West Ham Lane
Stratford
London
E15 4PH

DDI: 020 3288 1491

Email: petrarudloff@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

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Kindly let me know your availability in the coming days and I shall be happy to meet you at your offices or any other location of your choice.

Heino Vockrodt
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Petra Rudloff

From: Petra Rudloff
Sent: 28 May 2012 12:22
To: Heino Vockrodt
Subject: FW: Hackney Wick

Heino,

In regard to your statement that LLDC's web-site lacks information, please see below:

There is an Organisational Structure list on the Website within the Publication Scheme which gives details of the Executive Directors and Directors as of March 2012 – see link <http://www.londonlegacy.co.uk/media/Organisational-Structure-LLDC.pdf>

Link to Publication Scheme - <http://www.londonlegacy.co.uk/about-us/publication-scheme/>

Hope this helps,

Regards

Petra Rudloff

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1 Stratford Place, Montfichet Road
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Email: petrarudloff@londonlegacy.co.uk
Web: www.londonlegacy.co.uk

****Please note: We have moved offices and are now located at 1 Stratford Place, Montfichet Road, E20 1EJ.**

On the 1st April 2012, the Olympic Park Legacy Company's staff and assets were transferred to the London Legacy Development Corporation.

The Development Corporation takes over all of the Legacy Company's projects and programmes, and business will continue as normal.



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Petra Rudloff

From: Petra Rudloff
Sent: 01 June 2012 13:40
To: Heino Vockrodt
Cc: Martin Jones; Eleanor Fawcett
Subject: RE: 67 Rothbury Road

Heino,

We will seek expressions of interest for the site next week with an advertisement board on the site and on our website. As stated previously, it is open and you can apply. Once the marketing goes live there will be two weeks for interested parties to register their interest. This won't be a laborious process, we will only ask for a short description of the proposal including terms & condition, the offer to LLDC (if applicable) and in which way the proposal contributes to LLDC's priority themes.

I'd like to take the opportunity to point out that the recent action as taken by the group last week are considered to be pre-mature. No promises had been made from our side.

Best regards,

Petra Rudloff

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From: Heino Vockrodt [<mailto:heino@vockrodt.com>]
Sent: 01 June 2012 13:11
To: Petra Rudloff
Cc: Martin Jones; Eleanor Fawcett
Subject: 67 Rothbury Road

Petra,

I am conscious it's already Friday, with a long weekend ahead and, by the time work reconvenes next Wednesday will be 3 weeks since I first contacted you.

Can you please give me an update with regards to the current status quo?

Have a good weekend.

Kind regards,

Heino Vockrodt

Financial & Commercial Consultant

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Petra Rudloff

From: Martin Jones
Sent: 08 June 2012 15:49
To: Eleanor Fawcett; Petra Rudloff
Subject: FW:

FYI

From: Heino Vockrodt [<mailto:heino@vockrodt.com>]
Sent: 08 June 2012 15:22
To: Martin Jones
Subject:

"We will seek expressions of interest for the site next week with an advertisement board on the site and on our website." [Petra Rudloff on 1st June]

In six hours' time: 48 days to go.

Dear Mr Jones,

Has the above been effected now?

Regards,

Heino Vockrodt
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Petra Rudloff

From: Petra Rudloff
Sent: 11 June 2012 11:20
To: Heino Vockrodt
Cc: Martin Jones; Eleanor Fawcett
Subject: Hackney Wick LLDC site temporary use opportunity

Heino,

In regard to the short-term use of 67 Rothbury Road the process to identify suitable proposals for this site is live at the brief and all information can be downloaded here:

www.londonlegacy.co.uk/hackney-wick/

As well as putting the information on our website, we will also be posting details of this opportunity on the site hoardings and forwarding the information widely.

The deadline for submissions is noon on Monday 25th June.

Petra Rudloff

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Petra Rudloff

From: Petra Rudloff
Sent: 02 July 2012 20:18
To: Eleanor Fawcett
Subject: Re: 67 Rothbury Road interim use

Thank you very much for that. Let's see what the ramifications will be.

Independent from that, it is great to see that something is happening. Let' hope it will work as planned.

Best,

Petra

From: Eleanor Fawcett
Sent: Monday, July 02, 2012 06:20 PM
To: Martin Jones; Petra Rudloff
Cc: Ashleigh Evans
Subject: FW: 67 Rothbury Road interim use

Martin, Petra,

FYI following discussion with Ashleigh this afternoon I have informed the 3 lowest scoring submissions for the 67 Rothbury Rd interim use project that they were unsuccessful, following the same format as below. I aim to inform the remaining 3 schemes of the outcome by the end of tomorrow once I have clarified a few things with [REDACTED]. I will keep you in the loop.

Eleanor

From: Eleanor Fawcett
Sent: 02 July 2012 18:18
To: 'heino@vockrodt.com'
Subject: 67 Rothbury Road interim use

Dear Heino Vockrodt,

Thank you for submitting the 'Mumbai Park Limited' proposal to be a temporary use of the vacant site at 67 Rothbury Road.

A team of evaluators from a range of teams within LLDC, and from Tower Hamlets and Hackney have now assessed all of the submissions we received. I'm afraid that your proposal has not been selected as the preferred scheme. Please let me know if you would like any feedback from the evaluation team on your submission.

Regards,

Eleanor

Eleanor Fawcett
Head of Design

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