

THE HULK!

99, Devonshire?

Who, what, when,
and what next?

PS. No miracle answers



When on Desert Island Discs, Lawrie Barratt (of Barratt Homes) said:

**“I ain’t interested in buildin’ ‘ouses,
I’m only interested in sellin’ ‘em!**

Remember that!

Now some history

DEVELOPERS/BUILDERS:

- **The story probably starts 13 years ago, in 2007**
- **That's when the Plymouth Brethren sold the site for £326,000 to Shine South**
- **Directors at the time: Nicholas Bracey and Michele Botta**
- **Shine South compulsorily dissolved in 2017**

- **At some point (after dissolution?) ownership transferred to Group 22, Bracey and Botta as Directors**
- **Group 22 appears to still exist.**
- **Site ownership transferred to Rowan236 in 2010 for £555,000, same Directors*, assets £56,188 in 2018 (* *Botta died recently*)**
- **There was a charge against Rowan236 from a company called M5. *For a loan?***

- In 2006, Bracey, with Kate Bartley, set up Diverse Construction. *As developers or just builders?*
- Diverse Construction had assets in 2018 of £1,780,900
- In that financial year, Bartley took out £152,551 and Bracey £51,185 – total c.£200k
- In 2018-2019 Diverse Construction had creditors in the sum of £1,063,053 leaving them with assets of £33,649

***Bartley is also a
Director of:***

Diverse Design and
Interiors 2016
(dormant)

Diverse Apartments
2016 (dormant)

Diverse Financial 2016
(dormant)

Diverse Group 2016
(dormant)

Riverside Place 2015
(dormant)

Liberty Business
Ventures 2014 (active)

Diverse Serviced
Apartments 2018
(active?)

Diverse Home Stays
2018 (active?)

Fountain Mill 2006
(active)

***Bracey is also a
Director of:***

Diverse Capital 2019
(active?)

Early Move (active)

Dartmouth Mews
2017 (dormant)

Windmill Sporting
2017 (active)

Diverse Business Park
2018 (active)

Diverse Leisure
(active)

Del Piero – 2006
(active) – with Botta

- **Some of the above have or had both Bartley and Bracey as Directors**
- **No Bartley or Bracey company, including Rowan236 and Diverse Construction, appears to have actually done or be doing anything**

DEVELOPMENT

- **Planning application 1: 13 flats – huge**
- **Refused by Council**
- **Appeal unsuccessful**

- **Planning application 2 (2007): 7 apartments and office space**
- **Permitted by Council - *as (supposedly) being built***

- **Construction started May 2014 (7 years after permission), ceased early 2015**
- **WPCA met Bartley and Mike? in 2016, given reassurance that work would start again**
- **No construction since then, just scaffolding to stop it falling down and basic boarding up**
- **WPCA organised a protest May 2017 – no action followed**

- Walls built c.1 metre too high to gain extra space in top floor, City Council not bothered
- One builder says it may all have to come down, another builder says it will certainly have to come down
- Local estate agents say the hulk is damaging local markets, two neighbours have left

Interested in building or selling?

I'm sure you can decide

- **Someone recently made an offer for the site, meeting the owner's apparent book value. This was rejected!**
- **The registered office for Diverse Construction was Corners, 28, Grange Park, BS9 4BP**
- **Changed recently to 14, Winstones Road, Barrow Gurney, BS48 3AL**
- ***Grange Park is where Kate Bartley lives***
- ***Contact her there if you wish***

WHERE NOW?

- **Compulsory purchase? Technically possible, financially very unlikely**
- **Completion by developers/builders? What chance of that?**
- **Is this a potential crowd-funding project for the benefit of the local community?**
- **And/or?**