

Simon Jenkins is our new president

The importance of the architectural heritage of Brighton and Hove has received a significant endorsement, with Sir Simon Jenkins – chairman of the National Trust – accepting the presidency of the Society. He takes up the position on 1 January 2012.

“Brighton and Hove comprises the greatest monumental townscape in Britain,” he says. “It is precious and constantly in need of defenders.”

Sir Simon, who says he is “delighted and honoured” by his new role, describes himself as “a sometime resident of Brighton” and replaces the Duke of Grafton, who died in April and was known in his younger days as the Duke of Preservation. He is an award-winning journalist and author, with regular columns in both the *Guardian* and the *Evening Standard*, who has previously edited both *The Times* and the *Evening Standard*. He has also been deputy chairman of English Heritage and a Millennium Commissioner. His books include *England’s Thousand Best Churches*, *England’s Thousand Best Houses* and this year’s *A Short History of England*.

“Sir Simon is a perfect fit for the Regency Society,” says Society chair Mary McKean. “He is an active campaigner, a participant in lively debate on key issues in conservation and the built environment and a man who engages with current issues surrounding planning not as a Nimby but with a view to protecting all that is great about Britain.”



The present that lasts all year

If you're stumped for ideas for Christmas and know somebody with an interest in architecture and local history, we have the perfect gift that lasts an entire year: membership of the Regency Society. Your gift membership will be delivered in a seasonal card (below). Choose from £15 for a single person or £25 for a couple at the same address. To buy, e-mail the membership secretary via the website or send a cheque and details to the address on the back page.



Policy options for the city

Strategic issues facing Brighton and Hove were at the heart of the Regency's Society's comments to the city council in response to a consultation on four key areas of policy where significant changes are proposed.

The consultation forms part of the development of a new City Plan, which, says the council, “will provide the framework for future development ... up to the year 2030... It will also provide an imperative for delivering much-needed affordable homes and for encouraging the most sustainable forms of development with the highest quality of design.”

Consultation on the full version of the plan is scheduled to take place early in 2012.

“It is important to stress that the four policy areas covered by this consultation – housing delivery, student housing, park and ride and employment – will all sit within the context of the council's wider vision for the city, which has not yet been published,” says Society chair Mary McKean. “At this early stage, we have therefore taken a holistic view. We look forward to commenting further and in greater detail.”

Our main focus was on development principles, such as consideration of the existing townscape, the use of smaller brownfield sites and the appropriate use of increased housing density, inspired by historic high density housing within the city. We also highlighted aspects of proposed policies where we believe it is unclear that a case has been made, on the grounds that insufficient detail has been provided – for example, building housing in Toads Hole Valley, which has previously been deemed undesirable and unworkable.

Finally, we supported proposed policies that would prevent the further agglomeration of student houses and other houses in multiple occupation (HMOs) and urged support for universities in providing purpose-built halls of residence, which would help to prevent further family homes becoming student dwellings.

See our full comments on Page 2 and the policy documents on our website.

The Society's comments on City Policy options



Our comments focus on strategic issues, which, we feel, underpin all four policy areas covered by the consultation. At this early stage, we feel it more appropriate to take a holistic view than to engage with specific detailed questions, which, in their current iteration, do not enable us to express our concerns adequately.

Vision

We look forward to the publication of the council's wider vision for the city, which will give the context for these policy areas and for the future of Brighton and Hove. It is clear that the vision is now different to that embodied in the previous Core Strategy and we look forward to commenting further when that new vision is subjected to public consultation.

We trust that will be well before the draft City Plan is published.

Development principles

- We would like to see a commitment to high quality design and consideration of townscape in all aspects of the city plan, reflected in planning briefs.
- We would also like to see evidence that the various elements of the plan are being integrated – for example, that transport proposals are linked effectively with land use proposals – and

that there is proper consideration of the impact of development on existing infrastructure.

- We would like to see plans that involve the use of the many smaller brownfield sites and smaller areas of underdevelopment that are scattered around Brighton and Hove, rather than an exclusive focus on plans for large, ambitious schemes and new, greenfield sites.
- We would similarly wish to see policies that encourage optimum use of the existing built stock, by for example making full use of the accommodation above shops and offices.
- We are concerned that housing density is given adequate consideration – including sensitive and appropriate use of increased density inspired by 19th and early 20th century, high density models within the city.
- The plan should include forward planning for the replacement of existing housing stock.

Areas where it is unclear that a case has been made (because of a lack of background information)

- The proposed policy for Toads Hole Valley would appear to be at variance with the area's low rating in the SHLAA – we would like this clarified.
- There does not seem to be evidence of practical proposals to deal with increased traffic in the absence of Park and Ride other than increasing charges.
- It is not clear how immediate and pressing issues (such as the length of the waiting list for social housing and the need for job creation in the short term) are to be addressed.

Proposals that the Regency Society is able to support at this time

- We support policies that would prevent further agglomerations of student dwellings and other HMOs.
- We would like to see policies that support the universities providing halls of residence, which would help to prevent further family homes becoming student dwellings.

O what a sight...

The Brighton Wheel, also known as the Brighton O and, most recently, as the Wheel of Excellence, opened for business in October – and the name is not the only alteration to its approved specification.

The one in place is not the 45-metre skeleton wheel described in the original planning application (the Brighton O) but a chunkier version, which has previously seen service in Paris and Cape Town and stands 50 metres above sea level at Dalton's Bastion and the edge of the beach, off Madeira Drive in front of the Aquarium Terrace. The original lighting plan, which featured flashing lights and lighting on the struts, has also been modified after strong protests from local campaigners.

Historic railings have been removed to make way for it and the Regency Society has been in touch with the council to make sure that they are being stored securely and in appropriate conditions, so they can be reinstated when the wheel, which has only temporary planning permission until May 2016, is removed. The operators, local company Paramount, must also take measures to reduce noise and improve public transport to the site.

The £6 million wheel has 36 enclosed glass capsules, each of which can carry up to six adults and two children – when full, that translates into 288 people. The owners have scaled back proposed opening hours – originally every day of the year between 10am and midnight – to 10am to 11pm in peak season.

A trip consists of three revolutions, takes approximately 12 minutes and is, say Paramount, "A sky voyage of Brighton and Hove".



The right facility – but in the wrong location

Planning applications for the Royal Sussex County Hospital redevelopment – running to more than 5,000 pages – have been submitted to Brighton & Hove City Council and the Regency Society has submitted preliminary comments.

We welcomed the benefits that new medical facilities will bring to the city and its environs but added, "The Society is not, however, without criticism of the proposed redevelopment and the attendant loss of the façade of the historic Barry Building.

"In particular, the scale, form and mass of the proposed buildings represents an overdevelopment of the site, to which the Society would normally object, so this intensity of development should not be viewed as a precedent."

The consultation period is still under way – you can see the applications and comment via our website, where you can also see our initial submission.

The reference numbers for the applications are:

- Main application – BH2011/02886
- Listed building application (Bristol Gates) – BH2011/02887
- Listed building application (Chapel) – BH2011/02888

"The Regency Society has been following redevelopment closely from the start. We have had the opportunity to make suggestions for improvements which have been incorporated in the submitted design," says chair Mary McKean. "While we regret that the hospital is to remain in its current inappropriate and cramped location, we accept that the decision was taken many years ago. We nevertheless applaud the consultation process that has led to the new proposal."



The Barry Building pediment today, with the Royal Alexandra behind



The proposed street frontage from the east, hopefully making the three tall spines of wards appear less overwhelming. Just glimpsed over the Victorian terrace is the helipad on top of the existing Thomas Kemp tower.



The view from Palace Pier, showing the ward blocks looming over the Victorian Gothic Lanes Hotel and to the right of the existing Royal Alex, and the helipad on top of the existing Kemp Tower behind.

The schedule

The currently proposed timetable for the complete Royal Sussex Hospital development suggests:

Winter 2011/2012

Formal consideration by the council.

Spring 2012

Preparation of temporary buildings and the air ambulance landing pad (on top of the existing tower) begins.

Summer 2012

Services and staff affected by the construction of Stage 1 begin move to alternative locations.

Spring 2013

Following demolition, construction of Stage 1 begins.

Spring 2017

Stage 1 is completed and ready for use. Construction of Stage 2 begins.

Autumn 2020

Stage 2 complete.

Spring 2021

New service yard and entire redevelopment complete.

Further information

There is an open invitation to attend the liaison group meetings. If you'd like to join, e-mail mariusz.przbytek@bsuh.nhs.uk.

For more information about and to see the latest plans, visit www.bsuh.nhs.uk/about-us/hospital-redevelopment.

If any member would like to know more about our work with this development, contact John McKean at regencysocietybh@gmail.com

The Localism Act – an outline of its effects



The Localism Act became law on 15 November. According to Greg Clarke, minister for decentralisation, it has “the potential to achieve a substantial and lasting shift in power away from central government and towards local people”.

Planning is one key aspect of this shift. The act aims, overall, to reduce the procedural detail and centralisation of the operation of the planning system.

Local authorities will continue to be required to perform their duties but are meant to be freer to do as they wish, provided that they break no laws. Regional strategies are abolished.

Most decisions about Brighton and Hove will still be taken by the city council, except any proposed infrastructure projects of national significance, which will be determined by the secretary of state for

communities and local government.

The **local plan** (referred to by our council as the **city plan** – see page 2) will continue to be written by the council and to provide a formal statement of the council's major outline policies on planning for the city. Previously, planning inspectors could insert important statements in the local plan at the public inquiry stage. In future, their discretion will be more limited.

The government intends to reduce central government decision-making on the content of local plans and wants the progress of these to be monitored by local communities, instead of being tied to national performance targets.

Local authorities should continue to submit development plan documents for independent public scrutiny to make sure plans are consistent with national policy. Local communities and landowners are to have the opportunity to debate relevant planning matters in a public forum.

Specifically, local groups and communities can bid for **neighbourhood forum** status. If, after independent examination, a bid is accepted by a local authority, it is put to a referendum within the proposed community boundary. If 50 per cent vote in favour, the forum is approved and established and has sole neighbourhood powers in that area.

The forum produces a development plan, receiving technical support and advice from the council but no direct finance. Neighbourhood planning is intended to allow communities to say where they think new houses, businesses and shops should go and what they should look like. The neighbourhoods can be very small and can cross local authority boundaries.

Most of the provisions concerned with neighbourhood planning are among those

that came into force on the day the act was passed. Definitions and procedures are detailed in the act's schedules.

Community groups may wish to form community organisations and apply for **community right to build orders**. Again, following an examiner's report, a refusal or a referendum can be determined. Local authorities are required to maintain a list of existing **assets of community value** – land or buildings providing cultural, recreational or sporting interests. Communities can nominate assets for inclusion.

Local people can initiate **local referendums** on local issues and councils and other public bodies must take the results into account.

A requirement is placed on development applicants to carry out pre-application consultation and local authorities are allowed to ask developers, when building houses, shops and businesses, to pay a **community infrastructure levy** to support, for example, new roads or schools. Some of the proceeds will go directly to neighbourhoods.

You can download *A plain English guide to the Localism Act* from www.communities.gov.uk



A plain English guide to the Localism Act



Pepper Pot goes back to the future

What do you do with a much-loved landmark when it has no obvious modern use and the cost of carrying out a full restoration busts your budget?

In the case of the Pepper Pot in Queen's Park, the answer lay in detailed consultation with groups ranging from English Heritage and the Georgian Group to the Friends of the Pepper Pot – and some special expertise from the Regency Society.

Brighton & Hove City Council had set aside £70,000 for repairs to the Grade II listed building, which was designed by Sir Charles Barry in 1830 and originally stood in the grounds of property developer Thomas Attree's Italianate villa.

Unfortunately, a full restoration would have cost around £30,000 more, so the council needed a compromise solution that would secure the building's future. In the course of finding one, the mystery of the building's original use was solved – it housed a steam engine that pumped water to the estate – and an important 19th century building material was created.

A mystery solved

Detective work by Neil England of the Regency Society and Nick Tyson of the Georgian Group showed that the columned centre section of the tower was originally built with Ranger's Lime Concrete, a type of artificial stone developed by Ringmer builder William Ranger and used on landmarks including the walls and ramps at the entrance to Adelaide Crescent.

Neil – one of the country's top historic buildings specialists – has worked with Nick to analyse the material and will be remaking it for the first time in 160 years so the Pepper Pot can be made weatherproof once more.

"One of the problems with using modern render is that it cracks, which allows water in. Then it separates from the underlying Ranger's Lime Concrete, the render falls off and the structure is damaged," he explains. "To give a good base for new lime

render, we need to reinstate the top layer of Ranger's Concrete, so we analysed its components and remixed them. A specialist company will apply it where the modern surface has failed and repair it with lime render.

"It should prevent the problem recurring and, if more of the surface falls away, we now know how to repair it properly. Having the recipe for Ranger's Lime Concrete also means that we'll be able to make sustainable repairs to other important landmarks, such as the gateways to Queen's Park, so it's a real benefit for the city's historic architecture."

Secure for decades

Over the course of five meetings, Neil also worked with the council's conservation team and the other groups to arrive at a schedule of repairs that should secure the building for 40 to 50 years. It includes coating the dome with a specialist waterproof paint and installing new hardwood windows.

Meanwhile Nick, a Society member, solved the long-standing mystery of the Pepper Pot's original purpose. Local legend suggested that it might have been an observatory, a vent for sewers or a water tower but Nick found an entry in the *Arcana of Science and Art* in 1836 that revealed it had housed a steam engine to pump water for the estate.

The final piece of the jigsaw puzzle comes in the form of the Landmark Trust, which lets unusual buildings as holiday homes and is currently assessing whether the Pepper Pot might be a suitable candidate.

"It's a positive and affordable outcome for the Pepper Pot and the council – and I was delighted that the Regency Society could help to bring it about," says Neil.



Council considers options for Saltdean Lido – now listed at risk

Brighton & Hove Council conservation experts have inspected Saltdean Lido and might consider compulsory purchase of the lease, according to *The Argus*.

A preliminary council report notes that the council served a legal repairs notice on leaseholder Dennis Audley in May 2010 and is in dispute with him.

The Grade II* complex was recently placed on the at risk list by English Heritage and the Save Saltdean Lido campaign has presented a 3,000-signature petition to the council, which will be considering a number of options to secure the future of the Grade II* listed complex.

English Heritage describes the lido's condition as poor, says it "is suffering from a maintenance backlog" and that there is "a particular deterioration of its reinforced concrete". It is the only building in the city to be added to the register this year.

The council owns the lido, which has been leased to Denis Audley since 1997. He triggered a community movement to save the buildings when, in March 2010, he proposed filling in the pool and building more than 100 flats on the site. Campaigners would like the lease to be revoked and to take it over as a community asset.

"We continue to face huge challenges in the South East as we struggle to resolve new and existing heritage at risk," says EH planning director Andrew Brown. "It is timely to remember that grant aid is not the only way of making progress. Solutions can also be secured by local authorities' use of powers available through the planning system."

Geoffrey Bowden, council cabinet member for culture, has met Mr Audley to discuss ways forward. A council spokesman says, "While the building may be officially deemed at risk, we have no intention of letting it crumble."



Help to save the country's architectural gems

When original features are so highly prized, it's amazing that people continue to rip them out, from Georgian doors to Victorian sash windows and 1930s stained glass – but they do.

Now the national collection of architectural detailing, the Brooking Collection, has asked the Regency Society and our members to do our bit to help preserve these aspects of our history.

Charles Brooking (*pictured, with assistant*), who set up the collection and showed a group of us round his home study gallery in Cranleigh in July, says, "I've got a good selection of pieces from Brighton and Hove but it breaks my heart when I hear of precious elements of our heritage being destroyed in the name of modernisation.

"Please keep an eye on skips and builders working near you and if you see anything interesting being thrown away, even if it's as small as an original sash weight and pulley or a door knob, please rescue it, let me know and I'll collect it. If you see something larger, such as a chunk of staircase or a door case, just ask if it can be set aside and I'll come down myself to collect at least a section."

Architects, designers, conservation departments and individuals use the collection, which spans 500 years of building history, for reference when restoring period properties. It is described by the Georgian Group as "an extremely valuable reference source of architectural elements both for homeowners and professionals" and is praised by English Heritage.

You can reach Charles at charlesbrooking33@gmail.com or call 01483 274203. Find out more about the Brooking Collection at www.thebrookingcollection.com



The learning centre: Living with sash windows

Do you live with sash windows? Ever wondered when they were introduced or how they are made? Ever had problems with them? Rot? Drafts? Difficult to open? Find out all about them in our latest fact sheet, available as a pdf download from the learning centre at www.regencysociety.org

Living with ... sash windows joins bungalow and lath and plaster fact sheets at the learning centre. The section aims to help people understand our city, its historic context and the design and maintenance of historic buildings. Let us know if you have any requests or suggestions at regencysocietybh@gmail.com

James Gray images now available at local shops

Sometimes it's easier to order items from a shop, so we've made images from the James Gray Collection – the photographic archive of the Regency Society – available through two local ones:

- **Leoframes**, 70 North Road, Brighton BN1 1YD. Tel 01273 695862
- **Step Back In Time**, 125 Queens Road, Brighton BN1 3WB. Tel: 01273 731883



Go to www.regencysociety-jamesgray.com and choose from approximately 9,500 images. You can search by street, area or theme. Make a note of the image's reference number and give that to one of the shops. They will print out the image on photographic paper for your personal use. Prices vary by size of image.

You may also order via The Royal Pavilion and Museums by e-mailing the reference number to objectimages@brighton-hove.gov.uk, who also handle commercial sales. And you'll soon be able to order online through Leoframes' website, www.leoframes.com

Period properties can join the eco-revolution

The UK government has set some of the world's most ambitious targets for reducing carbon emissions and buildings are one of the key focuses. Already, homes for sale are subject to an energy assessment and, from 2016, all new buildings will have to conform to a zero carbon specification known as Code 6.

But, as owners of period properties have discovered, the standards aren't necessarily compatible with historic building methods and features. Fireplaces and sash windows can be draughty, walls aren't meant to take cavity insulation and the buildings need to have air circulating from the cold outside – if they're sealed tight, they may suffer from damp and rot. Conservation areas and listed buildings, meanwhile, are subject to severe restrictions on changes to exteriors.

It's a problem that the Max Lock Centre at Westminster University addressed in a study called *Retrofitting Soho*, which won a bronze award in the *International Awards for Liveable Communities 2007* for *Environmentally Sustainable projects*. They came up with a list of ideas that can be adopted by home-owners who can't simply rip everything out and start again – but would like to save both running expenses and the planet.

One caveat: be wary of eco bling – status symbol devices that save little energy, cost more carbon in terms of manufacture and transport than they save or have such a long pay-back period that they are uneconomic for ordinary householders.

Quick wins

These low-cost, undistruptive measures include draught-proofing doors and windows (there are conservation standard systems that are invisible), installing secondary double glazing, adding loft insulation (make sure that enough air still circulates to prevent the building sweating – it's best to consult an expert), replacing all your bulbs with modern, low-energy models and avoiding power showers, which can use more water than a bath. Even heavy curtains and draught excluders can make a difference.

One new option is to install a smart meter that will show you how much energy you're using, as you use it – a great incentive only to run the washing machine with a full load. Ask your energy company if they're offering this comparatively new technology.

Easy life cycle hits

These are generally simple to implement but more expensive and may not be cost-effective unless they're part of a regular refurbishment or replacement cycle.

They include replacing and upgrading boilers (biomass boilers use waste as fuel), appliances, controls and internal services systems. Heat exchangers may be an option but the work – especially in a tall townhouse, is likely to be intrusive and there can be a long pay-back period.

Conservation-standard double-glazing for sash windows is now readily available and new glass technologies can even provide some heat – again, watch out for pay-back periods.

Greening the exterior

Options include rainwater harvesting and light tubes, also known as sun tubes, to add natural light via a tube from a rooflight or roof dome.



Solar thermal and photovoltaic panels are less financially attractive now than they have been in recent years, as the subsidy is being cut and they may have a very long pay-back period, especially if the weather is particularly British.

In all cases, check with the council's conservation department before you make any plans, as both conservation area status and listing may rule them out – although St George's Church in Kemp Town recently launched plans to cover much of its roof with photovoltaic panels, with a view to selling the electricity it generates.

Shared or communal solutions

Neighbours can band together to share heating, air conditioning or ground source heat (known as fit and forget technology as they need little maintenance) but you need a garden that is accessible to digging machinery so a trench or borehole can be dug or drilled and the system works better with underfloor or warm air heating than with radiators. Under the Renewable Heat Incentive, you may be paid for both the renewable heat you use and for any surplus that you can sell on. It is scheduled to come into force in October 2012 for domestic properties.

- There will be more on this subject in a future issue of the *Regency Society Journal*.

An insight into green development

PortZED (Z is for Zero, E is for fossil energy and D is for Development) at the mouth of Shoreham port is conceived as one of the UK's most prominent zero carbon developments and the man behind it, architect Bill Dunster, will explain the principles that underpin it at our 11 January lecture.



Bill is a leading light in sustainable development and his company, The ZEDfactory, is widely recognised for award-winning projects such as BedZED, an environmentally friendly housing development in south London.

"The ZEDfactory seeks to push the boundaries of contemporary thought on sustainable urban development," says Bill. "We think of a building as an organism: it eats, it drinks, it respire and secretes waste. Ways of reducing the carbon footprint of all inputs should be considered. The outputs, equally, must be ecologically benign or must not require large amounts of energy to make them so," he says.

Lecture programme for winter/spring 2012

Our 2012 lecture programme focuses on the historic buildings, spaces and characters that have formed our city. Apart from the AGM lecture, which will be held in the Music Room of the Royal Pavilion, lectures take place on Wednesdays at City College, Pelham Street, Brighton BN1. They all start at 7pm.

11 January

Zero energy design for Portslade

Bill Dunster, architect of the Bed-Z zero-energy housing project in South London and of Port-Z in Portslade

1 February

Lost and neglected sculptures in Sussex

Antony McIntosh, research officer for the two-year Sussex Sculpture Recording Project

14 March

The Duke of York's cinema and lost cinemas

Frank Gray, director of Screen Archives South East

Friday 20 April

AGM lecture: George IV – bad as well as mad

Lord Kenneth Baker, historian, author and politician
Music Room, Royal Pavilion

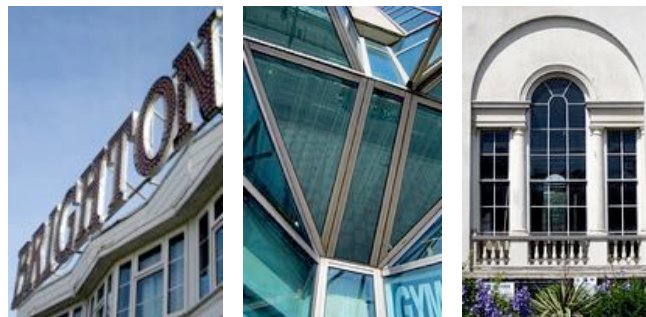
- Entrance is free to members. Please remember your membership card. Guests and non-members are charged £5 to defray the considerable costs of the lecture series. City College offers full wheelchair access, good public transport connections and parking nearby.

We have adopted the Breeze Brasserie in Trafalgar Street as our preferred post-lecture watering hole, where you can talk to the speaker over a drink and meet the Society's officers and trustees.

Events

Wednesday 22 February

How well do you know your city?



Quiz, buffet and wine at City College. Please see attached pdf for details and to book.

Friday 12 to Sunday 14 October

A Regency Society weekend about Regency society

To celebrate the bicentenary of the first full year of the Regency itself, and to honour the centenary of our founding figure, Antony Dale, we are planning a weekend next autumn to explore Regency society (small s) and Regency life in Brighton.

A wide variety of events will open with **Dan Cruickshank** talking in The Music Room of the Royal Pavilion on Friday evening. Fuller details, including how to book, will be available in Spring 2012.

We are working with the support of the Royal Pavilion and Museum Foundation and the University of Brighton on this major event in the calendar. Please mark the weekend of 12 to 14 October 2012 in your diary now and join us then.

Study tours

We are now taking names for the reserve list for our study tour to *Bohemia and Moravia* in June. E-mail greensett@gmail.com if you would like to be included.

The lowlands of Scotland, from 13 to 17 September 2012, will focus on the work of C R Mackintosh – tour leader John McKean has written books about him. But Glasgow is about much more than Mackintosh. We fly from Gatwick, staying in a city centre hotel near The Glasgow School of Art and Willow Tearooms, with a coach to explore further afield. Target price is around £330 per person (plus single supplement). To join the provisional list, contact john.mckean@clara.co.uk or 01273 554278. The likely cost is £350.

Gift cards – please write to RS Gift Membership, 18 Bedford Place, Brighton BN1 2PT, enclosing a cheque for the relevant amount and giving both your and the recipient's names, addresses, telephone numbers, postal address and (where available) e-mail addresses.

One-day tours

Take in *Three seaside galleries* on Sunday, 22 April, by coach to Margate via Eastbourne and Hastings to visit three stunning new art galleries – the Towner, by Rick Mather Architects; the Jerwood, by HAT Projects; and David Chipperfield's Turner. The tour is led by trustees Caroline Stephens and David Robson. The likely cost is £20 and a few places are left.

If you'd like to reserve a place, please e-mail greensett@gmail.com or write to RS day tours, 18 Bedford Place, Brighton BN1 2PT, giving your telephone number, postal and e-mail addresses.

Your e-mail addresses

Thank you to everyone who has so far sent us their e-mail addresses. Every letter we do not have to post is money saved that we can put to good use.

If you do have an e-mail address and have not yet sent it to regencysocietybh@gmail.com, please do, so we can keep you updated. We do not pass addresses to third parties.