

APPENDIX 2

**Letter dated 5th March 2014
Initial approach to freeholders and occupiers of
West Hendon Broadway properties**

CAPITA

PW/Barnet/WHRegen/Contact
5th March 2014

For the attention of The Property Owners

...

**THIS LETTER RELATES TO ALL PREMISES AT:
... WEST HENDON BROADWAY, NW4**

Dear Sir / Madam,

WEST HENDON REGENERATION SCHEME

We are instructed to act on behalf of the London Borough of Barnet ('the Council') who, in partnership with Barratt Metropolitan Limited ('Barratt'), is bringing forward the above scheme.

This will provide 2,000 new homes in response to a recognised housing need within Barnet and London. Of the proposed new homes, 25% will be Affordable Housing of which 43% will be available for the re-housing of existing secure Council tenants at the site. The development will include a new network of open green spaces with strengthened links to the Welsh Harp Reservoir and there will be extensive investment in public realm and open space, including a renewed York Park. The scheme will include a new two-form entry primary school and nursery plus a new community centre together with improved commercial and community facilities on the Broadway.

Details of the scheme and relevant information are available on the Council's website at <http://www.barnet.gov.uk>.

The Council owns the freehold of all of the land that is required for the scheme. However, there are a number of leasehold interests, which include your property, that are in third party ownership following the exercise of Rights to Buy. These properties need to be acquired to enable the scheme to proceed.

On 16th December 2013, the Council resolved in principle to the making of Compulsory Purchase Orders (CPOs) for the delivery of the scheme. Vacant possession of your property is required by 31st March 2015.

We are instructed by the Council to enter negotiations with you for acquisition of your premises by agreement. The Council and Barratt would prefer, if possible, to acquire all land interests by agreement, rather than with recourse to compulsory purchase powers. Nevertheless, procedure dictates that the Council will be making a CPO to ensure that all land required for the scheme can be acquired in the event that agreement cannot be reached. This is normal procedure for a scheme of this nature and is in line with the Government's best practice. The CPO process is scheduled to commence imminently and will be progressed in parallel with our negotiations with you.

The purpose of this letter is to:

- Advise you of the pending CPO
- Advise you of your rights and actions you might choose to take going forwards.
- Invite you to enter a discussion with Capita's surveyor with a view to agreeing a price for your property and disturbance.

Property and infrastructure

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What you should do next

1. Under the CPO process, you are entitled to professional representation (by a surveyor with experience of compulsory acquisition) and we recommend that you consider this. You are entitled to recover (from the acquiring authority) reasonable costs incurred in taking professional advice. Further information as to how to appoint a surveyor can be provided by the Royal Institution of Chartered Surveyors (RICS) through its website at www.RICS.org. Alternatively, you might contact the Compulsory Purchase Association at www.compulsorypurchaseassociation.org.
2. If you would like to enter discussions with one of our surveyors, please do one of the following:
 - o Respond in writing to this letter
 - o If you would prefer to respond by email, please write to: hendon.regen@capita.co.uk
 - o If you would like to discuss the matter on the telephone, please call 020 7544 2000 and ask for a member of the valuation team.

You have already been supplied with a brief guide regarding the CPO process, provided by the Council. This is available for reference at:

http://www.barnet.gov.uk/info/128/compulsory_purchase_order-a_schedule_of_properties/563/compulsory_purchase_order-a_schedule_of_properties

For further information, you may wish to refer to the Government information available on the following website:

<https://www.gov.uk/government/publications/compulsory-purchase-and-compensation-booklet-4-compensation-to-residential-owners-and-occupiers>

Please note that if compulsory purchase powers are confirmed, it is not necessary for compensation to be agreed before possession of your property is taken. A decision not to enter into discussions with us will not avoid compulsory acquisition.

Depending on your status, you may be entitled to:

- o The full Market Value of your interest in the property
- o Home Loss Payment (for resident leaseholders)
- o Basic Loss Payment (for investment leaseholders)
- o Disturbance payment
- o Reasonable professional fees – as referred to above.

The purpose of writing to you now is so that we have plenty of time to undertake negotiations and agree a price for your property in advance of the need to exercise compulsory purchase powers.

Capita's surveyors will be making house calls, following up this initial approach, to undertake inspections of the premises. These will take place on **Thursday and Friday each week**, between 9am and 5.30pm, commencing on 20th March through to the end of April 2014. We will be able to answer any questions you may have at that time.

We understand that this is a difficult and stressful process for you that will take some time to resolve. However, so far as we are able, we shall move matters forward as quickly as possible.

We look forward to hearing from you.

Yours faithfully



Paul Watling MRICS
Director - Valuation
CAPITA

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If you need any part of this information in Braille, on audio tape or explained in your own language, please contact us on the number below

English

Haddaad u baahan tahay warkan afkaaga-hooyo, afka loogu talagalay dadka aan arki karaan – afka faraha ama CD-ga ama ajeladda rekorka nala xirir. Namberkan isticmaal.

Somali

જો તમારે કોઈ પણ ભાગની આ માહિતી બ્રેઈલ, સીડી ઉપર, ઓડિયો ટેપ અથવા તમારી પોતાની ભાષામાં સમજી શકો તેની જરૂર હોય તો નીચે જણાવેલ નંબર ઉપર અમારો સંપર્ક કરો.

Gujarati

Se necessitar de parte desta informação em caracteres aumentados, em Braille, em CD, cassette áudio ou apresentada no seu idioma, por favor contacte-nos, através do telefone abaixo indicado.

Portuguese

إذا كنت ترغب في الحصول على أي جزء من هذه المعلومات مكتوباً بأحرف كبيرة أو بطريقة برايل أو مسجلاً على اسطوانات مدمجة أو شريط صوتي أو مشروحاً باللغة التي تتحدثها، يرجى الاتصال بنا على الرقم الموضح أدناه.

Arabic

Si necesita esta información en Braille, en CD, en cinta o en su propio idioma, póngase en contacto con nosotros en el teléfono siguiente.

Spanish

যদি আপনি এই তথ্যগুলোর যে কোন একটির সম্বন্ধে বিস্তারিত জানতে চান, অথবা আপনার নিজের ভাষাতে ব্রেইল, সিডি, অডিও টেপ এ পেসতে চান তাহলে নিম্নলিখিত নম্বরে আমাদের সাথে যোগাযোগ করুন।

Bengali

Si vous souhaitez obtenir une partie de ces informations en Braille, sur CD, cassette audio ou expliqué dans votre langue, veuillez nous contacter au numéro indiqué ci-dessous.

French

Anna Morell

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