

APPENDIX 4

Typical initial offer letter (Estate Properties)

4th June 2014

«Pre_fix» «Initial_» «Surname_»
«Number_» «Street»
«Area»
«Postcode»

Dear Mrs Adams

WEST HENDON REGENERATION SCHEME - INITIAL OFFER FOR 2 BED MAISONETTE

Following receipt of the previous letter dated 31st March 2014 you will be aware that your property 3 Tyrrel Way, West Hendon, NW9 7QW (which I understand to be a 2 bedroom maisonette) is located within the boundary of CPO1 of 'The London Borough of Barnet (West Hendon Regeneration Area) Compulsory Purchase Order No 1 2014' and is due to be acquired by private treaty negotiations prior to March 2015 or by compulsory purchase powers on this date.

We have already met with the majority of the leaseholders and discussed options to stay on the Estate and Barratt Metropolitan LLP along with Capita will be able to provide further details on the shared equity scheme shortly.

We confirm that due to the phasing of the scheme London Borough of Barnet will be negotiating the acquisition of leasehold properties in phase 3a (1-76 Franklin House, 11-98 Marriots Close and 1-32 Tyrell Way) with private tenants in situ' by the earlier date of December 2014, notwithstanding that March 2015 remains the 'backstop date' for these and all other leasehold interests due to be acquired.

On this basis, I propose an offer in accordance with the Compulsory Purchase Code of [REDACTED] for the Market Value of your leasehold interest (subject to inspection) exclusive of disturbance, statutory loss payment, fees and VAT.

I hope this offer is acceptable to you and look forward to hearing from yourself or if instructed your agent once you have had chance to discuss and consider the offer.

Yours sincerely

Rosie Moore
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