

APPENDIX 5

Capita response to leaseholders' objections regarding level of initial offers

CAPITA

5th November 2014

The Leaseholders of West Hendon Estate
c/o The London Borough of Barnet and
The West Hendon Regeneration Development Partners
Building 4, North London Business Park
London
N11 1NG

Dear Sirs,

Following a meeting with our client, the London Borough of Barnet, you have requested an explanation from Capita regarding the offers made to residents and their agents on 4th June 2014.

The offers made by Capita on behalf of the Council, on 4th June and more recently on 23rd September were based upon our informed opinion of market value as at the respective dates. The offers made exclude the additional payments that the leaseholders are entitled to under the compensation code, such as home loss for resident leaseholders or basic loss payment for non-resident leaseholders, disturbance payment and reasonable professional fees which will be confirmed once negotiations are concluded.

On behalf of the Council, Capita continues to analyse and review information influencing property values on West Hendon Estate and will continue to progress negotiations with the Leaseholders of the properties to be acquired in March 2015 and their instructed agents with the aim of reaching negotiated settlements as soon as possible.

Kind Regards



Paul Watling BSc MRICS
Director – Valuation
Capita

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Capita Property and Infrastructure Ltd

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CAPITA

5th November 2014

Mrs Thoumaine
c/o The London Borough of Barnet and
The West Hendon Regeneration Development Partners
Building 4, North London Business Park
London
N11 1NG

Dear Mrs Thoumaine,

I understand you hold a leasehold interest in 52 Tyrrell Way, West Hendon. Capita has been asked to respond to your letter addressed to Dr Offord on behalf of the Council with regard to the offers made.

The latest offer made by Capita on behalf of the Council, on 23rd September, is based upon our informed opinion of market value at that date. The offer excludes the additional payments that leaseholders are entitled to under the compensation code such as home loss for resident leaseholders or basic loss payment for non-resident leaseholders, disturbance payment and reasonable professional fees which will be confirmed once negotiations are concluded.

On behalf of the Council, Capita will continue to progress negotiations with those parties with an interest in the Order Land and their instructed agents with the aim of reaching negotiated settlements as soon as possible. On behalf of our clients, Capita continues to analyse and review information influencing property values on the West Hendon Estate. If you require any further advice upon the compulsory purchase process or the compensation code please speak to your instructed Surveyor who will be able to give you further advice.

Regards



Paul Watling BSc MRICS
Director – Valuation
Capita

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