

APPENDIX 6

Negotiations schedule

No	Address	Leaseholder	Tenant	Surveyor	Solicitor	Initial Offer 04/06/14	Second offer 23/09/14	Third Offer 17/11/14	Initial Counter Offer	Second Counter Offer	Full and Final Offer	Record of emails , letters, phone conversations and meetings (please note content of U3 relates to all negotiations with DK)
3	Tyrrel Way	Adelaide Adams	Adelaide Adams/David Adams	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	03.07.14	Negotiations with Dan Knowles of Sawyer Fielding as described for 7 Tyrrel Way (see below), save for the following additional matters: <ul style="list-style-type: none"> • Met with Adelaide Adams, DK and Nathan Smith at 3 Tyrrel Way on 20th June to discuss Adelaide's ill health and request to be moved into temporary accomodation. • Recommended the LLP to make a full and final offer to allow Adelaide to move from the estate. • Full and final offer made by email on 3rd July 2014. This was discussed with DK at a meeting on 3rd July 2014. Rejected immediately afterwards.
7	Tyrrel Way	Felicity Chidubem Ibe Nkwocha	Tenanted: Unkown	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	<ul style="list-style-type: none"> • Sent out initial offers on 4th June 2014. • Chased for counter offer and valuation by email and phone. • Wrote to DK on 6th August 2014 including comparables to justify Market Value and requesting counter-offer. • DK makes counter offer on 11th August. • 16/09/14 - Open Meeting at Marsh Drive Community Centre. • Second offer submitted by Capita (Market Value only) on 23rd September. • DK responded on 9th October with a revised counter offer . Capita responded on 23rd October 2014 with justification for second offer. • 17/11/14 - third offer submitted with incentives, including the Council covering the cost of essential electrical works. Acceptance of incentives time limited to 06.01.15. • 17/11/14 - DK rejected the offer by email. • 27/11/14 - meeting with DK to discuss third offer and to explore possibility of negotiated settlement prior to Inquiry. DK also suggests possibility of Independent Valuer. • 05/12/14 - Capita responds to proposal for independent surveyor and, following discussions with client and developer, puts forward 3 suggestions. • 08/12/14 - DK rejects all and suggests 3 others - rejected by Council and developer. • 12/12/14 - The parties to agree to disagree over joint appointment. Possibly use the RICS appointment service in due course.
11	Tyrrel Way	Jacqeline Vera Parsons	Jacqeline Vera Parsons	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 7 Tyrrel Way (see above).
13	Tyrrel Way	Laurence Walter Welford/Trina Welford	Larence Walter Welford	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 7 Tyrrel Way (see above).
14	Tyrrel Way	Hassan Osman/Maria Fernanda Osman	Hassan Osman/Maria Fernanda Osman	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 7 Tyrrel Way (see above).
15	Tyrrel Way	Collis St Clair Graham/Marlene Deborah	Collis St Clair Graham	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 7 Tyrrel Way (see above).

16	Tyrrel Way	Eaglebay Limited (Baig Farhat)	Occupied by tenant (Linda - rent £1,300)	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 7 Tyrrel Way (see above).
17	Tyrrel Way (Block 33)	Imad I Abdel-Hafeez	Imad I Abdel-Hafeez/Amna Mursi Osman	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 7 Tyrrel Way (see above).
19	Tyrrel Way (Block 37)	Joseph Michael Killeen	Joseph Michael Killeen	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 7 Tyrrel Way (see above).
21	Tyrrel Way (Block 41)	Naseem Akhtar Kadiri	Naseem Akhtar Kadiri	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 7 Tyrrel Way (see above).
22	Tyrrel Way (Block 43)	Veronica Payne	Veronica Payne	Robert Clifford	TBA	04.06.14	23.09.14	17.11.14	N/A	N/A	N/A	No negotiations to date. Chasing letters and emails sent on the following dates: 12.05.2014, 28.05.2014, 10.07.2014, 07.08.2014, 12.08.2014, 16.11.2014, 18.12.2014. (ie 7 times) No response to date.
30	Tyrrel Way (Block 59)	Fergus Coleman/Jackie Coleman	Fergus Coleman/Jackie Coleman/Declan Coleman	Angela conor - Roger-Hannah	TBA	04.06.14	23.09.14	17.11.14	30.09.14	15.10.14 (at a higher level than the offer made on 30.09.14)	15.10.14	<ul style="list-style-type: none"> • 23/05/14 - Met with leaseholders and Angela Connor at the property. Undertook inspection and discussed relevant dates, shared equity terms . • 04/06/14 - initial offer letter sent. • 20/06/14 - chased for a counter offer and valuation • 07/08/14 - chased for a counter offer and valuation and provided answers to shared equity questions. • 03/09/14 - phone conversation with AC phone in which we discusses comparables. • 23/09/14 - sent revised offer in wrtiting supported by comparables. • 26/09/14 - At AC's request, made a full and final offer. • 15/10/14 - offer refused and counter offer made, on full and final basis. Counter offer at a higher level than the first counter-offer. • 30/10/14 - Capita rejected the counter proposal, referred to the sale of 58 Marsh Drive and requested rationale to AC's proposal. • 17/11/14 - Capita submitted third offer. • AC has responded: rejected the offer. Submitted comparables in respect of superior properties at levels up to £250,000 and suggested that the offer made by Capita was insufficient to enable her client to afford the Shared Equity option. • 12/12/14 - Capita (RM) responded advising that the offer was sufficient to enable engagement in the Shared Equity option taking into account the disturbance and home loss elements.

21	Marriots Close	Max Witirol	Tenant:Dariusz Nierodku/Sylwia Chelminiak	Alan Shaw	TBA	04.06.14	23.09.14	17.11.14			N/A	<ul style="list-style-type: none"> • Pre-CPO negotiation letter sent 5th March 2014 • 04/06/14 - initial offer letter sent • Numerous chaser phone calls and emails. No response. • 23/09/15 second offer sent. • 07/10/14 - joint property inspection with Alan Shaw at which informal discussions/negotiations were held. • 30.10.14 - holding email to pending third offer. • 17/11/14 - third offer made. • 02/12/14 - meeting with AS regarding the above. Advised that we are "not too far apart on values". Asked if we could extend the time limit for acceptance of incentives on third offer. The property is occupied on an AST that can be terminated in June 2015. wants assurance that his client will not incur CGT liability on a sale.. AS has promised to revert with a counter offer / level at which client will settle. • 11/12/14 - Capita put forward timetable for agreement - with a view to Heads of Terms being agreed by 6th January and Contracts exchanged no later than 19th January 2015. The incentive would not be extended beyond that timetable. • 12/12/14 - Exchange of emails • 15/12/14 - receipt of offer with Heads of Terms from AS. MV offer substantially exceeds our opinion of Market Value. • 18/12/2014 - RM spoke to AS and discussed comparables to see if a deal could be agreed , RM considered AS comps again. • 19.12.2014 - RM spoke to AS again to progress deal
28	Marriots Close	Milverdene Ltd	Tenant:Malke Abdul	Maurice Walsh	TBA	04.06.14	23.09.14	17.11.14			N/A	<ul style="list-style-type: none"> • Pre-CPO negotiation letter sent 5th March 2014. • 04/06/14 - first offer letter at £95,000 • Numerous chaser phone calls and emails - no response. • 23/09/14 - second offer sent in accordance with Estate strategy. • No response. • 17/11/14 - third offer sent in accordance with Estate strategy. • No response to offers or subsequent chasing letters and emails.
35	Marriots Close	Amratal Asawla/Bharti Amratal Asawla	Amratal Asawla/Bharti Amratal Asawla	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	<p>Negotiations with Dan Knowles of Sawyer Fielding as described for 7 Tyrrel Way (see above), save that the third offer does not include the Council covering electrical works (none unertaken in Marriotts Close).</p>

44	Marriots Close	Hyacinth Aymes	Hyacinth Aymes	Alan Shaw	TBA	04.06.14	23.09.14	17.11.14			N/A	<ul style="list-style-type: none"> • Pre-CPO negotiation letter sent 5th March 2014. • Initial offer letter sent 4th June 2014. • 06/07/2014 - Request by agent for a lease swap as leaseholder is vulnerable. • Capita liased with LLB and advised AS on phone that there were no lease swaps available that would be suitable for her. • 07/08/14 - Capita chased for responses on all claims. • 08/08/14 - Initial offers rejected . • 23/09/14 - Revised Offer sent. • 17/11/14 - third offer sent in accordance with strategy. • 02/12/14 - meeting with AS at 44 Marriotts to discuss with Mrs Aymes and her daughter, the Shared Equity option and other options for relocaiton. MHT also present. • Currently assisting MHT in liaison with Mrs Aymes and her agent regarding shared equity option. • 12/12/14 - exchange of emails with AS regarding Council / MHT policies. The developer confirms a single move for Mrs Aymes on the premise that agreements can be reached with her as regards pricing for both her existing property and the shared equity unit. RM suggested that AS suggests to his client also seeking alternative accommoation elsewhere in NW9. • RM spoke to AS on 18.12.2014. AS explained that the shared equity would not be an option for HA and he would like the council to consider other options again. RM said that MHT are prepared to subsidise the service charge for HA dor SE and promise that she could stay in property to avoid a double move before SE is available. Legally MHT are not bound to put a veulnerbale leasehold policy in place. RM advised that AS should search for alternative accomodation for HA and for us to discuss these option in the new year. After a search is complete.
47	Marriots Close	Ronald Frederick Green/Luke Sabarta	Ronald Frederick Green/Luke Sabarta	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 7 Tyrrel Way (see above), save that the third offer does not include the Council covering electrical works (none unertaken in Marriotts Close).
48	Marriots Close	Mrs L De Monfort	Mrs L De Monfort	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 7 Tyrrel Way (see above), save that the third offer does not include the Council covering electrical works (none unertaken in Marriotts Close).
49	Marriots Close	Alexander Thomas Whelan	Tenant: Rehan Amir Khan/Asma Khan	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 7 Tyrrel Way (see above), save that the third offer does not include the Council covering electrical works (none unertaken in Marriotts Close).
51	Marriots Close	Naana Erza-Essien	Naana Erza-Essien	Not represented	TBA	04.06.14	23.09.14	17.11.14			N/A	Initial negotiation letter sent 5th March 2014, door knocked in March and April, initial offer letter sent 4th June 2014, chaser letter sent 23rd June 2014. No response so far.
59	Marriots Close	Edward Phillip Kent/Juliet Marie Kent	Edward Phillip Kent/Juliet Marie Kent	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 7 Tyrrel Way (see above), save that the third offer does not include the Council covering electrical works (none unertaken in Marriotts Close).
64	Marriots Close	Malika Kahoul/Nadir Kahoul	Malika Kahoul/Nadir Kahoul	Not represented	TBA	04.06.14	23.09.14	17.11.14	£240,000 (verbally on 05.11.11)	N/A	N/A	Initial negotiation letter sent 5th March 2014, door knocked in March and April, initial offer letter sent 4th June 2014, chaser letter sent 23rd June 2014. No response so far. PW spoke to Mr Kahoul on 5th November and put in a counter offer of £240,000 for the market value of the property. PW mentioned the recent sale at Marriotts Close of £135,000 and said his figure was not reasonable.

70	Marriots Close	Debbie Dawn Dean	Tenant: Andrea Brewster	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 7 Tyrrel Way (see above), save that the third offer does not include the Council covering electrical works (none unertaken in Marriotts Close).
85	Marriots Close	Diane Steele	Tenant: Xiao Man Zou/Qi Ai Wang	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 7 Tyrrel Way (see above), save that the third offer does not include the Council covering electrical works (none unertaken in Marriotts Close).
88	Marriots Close	Mazhar Hussain/Zahida Hussain	Tenant: Mazhar Hussain/Zahida Hussain	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 7 Tyrrel Way (see above), save that the third offer does not include the Council covering electrical works (none unertaken in Marriotts Close).
92	Marriots Close	James Patrick Rock	James Patrick Rock	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 7 Tyrrel Way (see above), save that the third offer does not include the Council covering electrical works (none unertaken in Marriotts Close).
96	Marriots Close	Sobhan Michelle Rothnie	Tenant: Ionela Scheul/Catalin Scheul	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 7 Tyrrel Way (see above), save that the third offer does not include the Council covering electrical works (none unertaken in Marriotts Close).
98	Marriots Close	Facel Cassam/Fuard Cassem	Tenant: Facel Cassam	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 7 Tyrrel Way (see above), save that the third offer does not include the Council covering electrical works (none unertaken in Marriotts Close).
					TBA							
18	Franklin House	Adekunbi Adunola Adubifa	Adekunbi Adunola Adubifa	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	<ul style="list-style-type: none"> • Sent out initial offers on 4th June 2014. • Chased for counter offer and valuation by email and phone. • Wrote to DK on 6th August 2014 including comparables to justify Market Value and requesting counter-offer. • DK makes counter offer on 11th August. • 16/09/14 - Open Meeting at Marsh Drive Community Centre. • Second offer submitted by Capita (Market Value only) on 23rd September. • 17/11/14 - third offer submitted on the basis of Market Value of £125,000 plus the Council covering the cost of essential electrical works. • 17/11/14 - DK rejected the offer by email. • Capita offered to hold a meeting with DK week begining 24/11/14 to discuss his comparables and any deal that can be done pre inquiry.
30	Franklin House	Afsaneh Hamed-Monfared	Tenant: Kazem Moeinimehr	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 18 Franklin House (see above).
45	Franklin House	Dennys Forte/Raphael Forte	Dennys Forte/Raphael Forte	Robert Clifford	TBA	04.06.14	23.09.14	17.11.14			N/A	No negotiations to date. Chasing letters and emails sent on the following dates: 12.05.2014, 28.05.2014, 10.07.2014, 07.08.2014, 12.08.2014, 16.11.2014, 18.12.2014. (ie 7 times) No response to date.
51	Franklin House	Evamay Lawson	Evamay Lawson	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 18 Franklin House (see above).

NEGOTIATIONS SCHEDULE - ESTATE PROPERTIES

19/12/2014

52	Franklin House	Jason Peter Alan Waters	Jason Peter Alan Waters	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 18 Franklin House (see above).
60	Franklin House	Peter Carr	Tenant: (Mr Chowdury)	Dan Knowles - Sawyer Fielding	TBA	04.06.14	23.09.14	17.11.14	06.08.14	09.10.14	N/A	Negotiations with Dan Knowles of Sawyer Fielding as described for 18 Franklin House (see above).

3a	183	West Hendon Broadway NW9 7EB	Retailer - low spec	See commercial valuation sheet for valuation (floor areas taken from RV figures)	1650.11ft2 tertiary retail (convenience store)		Freehold	Mahboob Ahmad	Shop Vacant (assumed to be in poor condition was MA Foods)	Angela Robinson - Mathews and Sons LLP (instructed by Freeholder , residential is let by freeholder on AST)	<ul style="list-style-type: none"> • Visited the property on 11th April (external only). No access gained as property vacant. • 15/04/14 - Capita informed of agent instruction (Mathews & Sons) and held initial discussions regarding title, acquisition timings. • 29/07/14 - Capita sent letters to Freeholders / Agents stating willingness to enter into discussion to acquire the properties as soon as possible under option agreements (prior to planned possession date March 2017). • 25/09/2014 negotiated fees with Angela Robinson and requested an inspection date for all parties. • 16/10/14 - Met Agent at the property but no access (to commercial premises) - landlord abroad. External inspection and photos . Property used to be a takeaway sandwich bar in reasonable condition but dated fit-out. Currently on the market with ANR (020 89087701). Inspected flats - see below) • 30/10/14 - Capita chased for opening offer , copy leases and general update 30.10.2014. • 31/10/14 - Received message from agent saying she could not get in contact with client and she will make contact with Capita as soon as she has instructions. • 19/12/2014 RM chased AR for an update.
3a	183a lower (1st floor at rear)	West Hendon Broadway NW9 7EB	Residential	B- £160,000 - £208,003	1 bed studio flat		AST - £750 pcm	Mahboob Ahmad	AST 12 month tenancy - name to be confirmed (lived there for over 5 years)		Ditto above and inspected/measured on 16th October with Angela Robinson, Have requested leases from agent
3a	183b upper (1st floor at front)	West Hendon Broadway NW9 7EB	Residential	B- £160,000 - £208,003	1 bed flat (with separate bedroom)		AST - £750 pcm	Mahboob Ahmad	AST 12 month tenancy - name to be confirmed (lived there for over 5 years)		Ditto above and inspected/measured on 16th October with Angela Robinson, Have requested leases from agent
3a	183 (2 Parade Terrace)(3rd and 4th floor)	West Hendon Broadway NW9 7EB	Residential		3 bed duplex apartment (accessed from steps to rear of block)		Lease - 125 years from 1992	Mahboob Ahmad	Tahir Mahboob		Ditto above and inspected/measured on 16th October with Angela Robinson, Have requested leases from agent
3a	183 (2a upper Parade Terrace)	West Hendon Broadway NW9 7EB	Assumed to be Residential	not inspected yet	assumed to be a large 3 bed maisonette		Lease	Mahboob Ahmad	Not Known		Ditto above visited on 16th October with Angela Robinson however no access gained , Have requested leases from agent
3a	184 (2a lower Parade Terrace)	West Hendon Broadway NW9 7EB	Assumed to be Residential		assumed to be a large 3 bed maisonette		Lease	Mahboob Ahmad	Not Known		Ditto above and inspected/measured on 16th October with Angela Robinson, Have requested leases from agent
3a	185	West Hendon Broadway NW9 7EB	Retailer - mid spec	See commercial valuation sheet for valuation (floor areas taken from RV figures)	n/a		Freehold	Urvish Patel and Nita Patel			<ul style="list-style-type: none"> • 11/04/14 - Visited the property and spoke with employee of Dr Lu regarding dates and CPO process. No access • 29/07/14 - Capita sent letters to Freeholders / Agents stating willingness to enter into discussion to acquire the properties as soon as possible under option agreements (prior to planned possession date March 2017). • 30/09/14 - Capita spoke to Nita Patel (Sister of Urvish) - no agent instructed yet but looking to instruct Alan Shaw • No progress on this as on the instruction as at 19/12/2014

3a	185	West Hendon Broadway NW9 7EB	Retailer - mid spec	Assumed to be a comercial lease of 5-10 years with no profit rent (AST but for 5 years strange lease)	n/a		Lease	Urvish Patel and Nita Patel	Dr Lu Clinic (accupuncture and herbal massage)	Angela Robinson - Mathews and Sons LLP (instructed just on retail)	<ul style="list-style-type: none"> • 11/04/14 - Visited the property and spoke with employee of Dr Lu. No access • 29/07/14 - Capita sent letters to Freeholders and occupiers / Agents stating willingness to enter into discussion to acquire the properties as soon as possible under option agreements (prior to planned possession date March 2017). • 16/10/14 - joint inspection with tenant's agent, Angela Robinson (Matthew & Sons). RM offered to meet to discuss business relocation. • 31/10/14 - AR advises she cannot contact her client, but will be in touch as soon as she has instructions. • RM chased AR for a responce on 19/12/2014
3a	185a	West Hendon Broadway NW9 7EB	Residential	C - £208,004-£272,000	assumed to be a 2 bed flat		Lease	Urvish Patel and Nita Patel	Geraldine Guiseppi		
3a	185	West Hendon Broadway NW9 7EB	Residential	A- up to £160,000	assumed to be a 1 bed studio flat		Lease	Urvish Patel and Nita Patel	Thomas Joseph, Apani Ajgoankar and Regina Vincent Philomena		
3a	185	West Hendon Broadway NW9 7EB	Residential	n/a	assumed to be a 1 bed studio flat		Lease	Urvish Patel and Nita Patel	V.Mahendrarajah Resat Altintas and Urvish Patel		
3a	185	West Hendon Broadway NW9 7EB	Residential	n/a	assumed to be a 1 bed studio flat		Lease	Urvish Patel and Nita Patel	Racid Neumeur Abdennour Hachemi and Alex Olugovsk		
3a	185 (3 Parrade Terrace)	West Hendon Broadway NW9 7EB	Residential	n/a	assumed to be a 3 bed maisonette		Lease	Urvish Patel and Nita Patel	Sayanthan Shanmugaraja		
3a	185 (3a Parrade Terrace)	West Hendon Broadway NW9 7EB	Residential	n/a	assumed to be a large 3 bed maisonette		Lease	Urvish Patel and Nita Patel	Sayanthan Shanmugaraja		
3a	185	West Hendon Broadway NW9 7EB	Residential	n/a	assumed to be a 1 bed studio flat		Lease	Urvish Patel and Nita Patel	Not Known		
3a	185	West Hendon Broadway NW9 7EB	Residential	n/a	assumed to be a 1 bed studio flat		Lease	Urvish Patel and Nita Patel	Not Known		
3a	185	West Hendon Broadway NW9 7EB	Residential	n/a	assumed to be a 1 bed studio flat		Lease	Urvish Patel and Nita Patel	Not Known		
3a	185	West Hendon Broadway NW9 7EB	Residential	n/a	assumed to be a 1 bed studio flat		Lease	Urvish Patel and Nita Patel	Not Known		
3a	185	West Hendon Broadway NW9 7EB	Residential	n/a	assumed to be a 1 bed studio flat		Lease	Urvish Patel and Nita Patel	Not Known		
3a	185	West Hendon Broadway NW9 7EB	Residential	n/a	assumed to be a 1 bed studio flat		Lease	Urvish Patel and Nita Patel	Not Known		
3a	185	West Hendon Broadway NW9 7EB	Assumed to be Residential	n/a	assumed to be a 1 bed studio flat		Lease	Urvish Patel and Nita Patel	Not Known		
3a	187	West Hendon Broadway	Retailer-low spec	See commercial valuation sheet for valuation (floor areas taken from RV figures)	n/a		Freehold	Connect Property Investment Limited	Vacant	Freeholder (no agent instructed at present)	Capita wrote to Freeholder on 29th July and 2nd October to commence negotiaitons and offer to enter into an option agreement. Capita have not recieved responce from the landowner or instructed agent.

3a	187	West Hendon Broadway	Retailer-low spec	Assumed to be a comercial lease of 5-10 years with no profit rent	n/a		Lease	Connect Property Investment Limited	Vacant	Angela Robinson - Mathews and Sons LLP (instructed just on retail)	<ul style="list-style-type: none"> • Visited the property on 11thApril (external only). No access gained as property vacant. • 15/04/14 - Capita advised of agent instruction and held initial discussions regarding title, aquisition timings. • 29/07/14 - Capita sent letters to Freeholders and occupiers / Agents stating willingness to enter into discussion to acquire the properties as soon as possible under option agreements (prior to planned possession date March 2017). • 25/09/2014 negotiated fees with Angela Robinson and requested an inspection date for all parties. • 16/10/14 - Visited property occupied by Rea Palmer, did not turn up to meeting, so no access . Agent explained she is struggling to get hold of client.Capita offered to meet with leaseholder to assist with bsuinss relocation if required. • 31/10/14 - Capita asked Angela for leases AR left message - cannot contact client and she will make contact with Capita as soon as she has instructions. •RM chased AR for a responce on 19/12/2014
3a	187a	West Hendon Broadway	Residential	C - £208,004-£272,000	assumed to be a 2 bedroom flat		Lease	Connect Property Investment Limited	Nita Patel and Julian Mark Hanison	Alan Shaw	<ul style="list-style-type: none"> • Visited the property on 11thApril (external only). No access gained . • 14/05/14 - Capita informed of agent instruction on and held initial discussions regarding title, aquisition timings. • 29/07/14 - Capita sent letters to Freeholders and occupiers / Agents stating willingness to enter into discussion to acquire the properties as soon as possible under option agreements (prior to planned possession date March 2017). • 30/09/2014 Spoke to Nita Patel and emailed Alan Shaw to arrange inspections for early next week . • 07/10/14 - Inspected and measured with Alan Shaw and Nita Patel • Leases subsequently requested from AA. No response to date.
3a	187 (1, 4 Parrade Terrace)	West Hendon Broadway	N/A	n/a	assumed to be a 2 bedroom flat		Lease	Connect Property Investment Limited	Not Known		
3a	187 (2, 4 Parrade Terrace)	West Hendon Broadway	N/A	n/a	assumed to be a 2 bedroom flat		Lease	Connect Property Investment Limited	Not Known		
3a	187 (3, 4 Parrade Terrace)	West Hendon Broadway	N/A	n/a	assumed to be a 2 bedroom flat		Lease	Connect Property Investment Limited	Not Known		
3a	187 (3, 4 Parrade Terrace)	West Hendon Broadway	N/A	n/a	assumed to be a 2 bedroom flat		Lease	Connect Property Investment Limited	Not Known		
3a	189	West Hendon Broadway	Office - low spec	See commercial valuation sheet for valuation (floor areas taken from RV figures)	n/a		Freehold	The London Borough of Barnet	Metropolitan Housing Trust	n/a	
3a	189	West Hendon Broadway	Office - low spec	Assumed to be a comercial lease of 5-10 years with no profit rent	n/a		Leasehold	The London Borough of Barnet	Metropolitan Housing Trust		
3a	189a	West Hendon Broadway	Residential	C - £208,004-£272,000	assumed to be large 2 bedroom flat		N/A	The London Borough of Barnet	Not Known		
3a	189b	West Hendon Broadway	N/A	C - £208,004-£272,000	assumed to be large 2 bedroom flat		N/A	The London Borough of Barnet	Not Known		

3a	189c (5 Parrade Terrace)	West Hendon Broadway	N/A	C - £208,004-£272,000	assumed to be large 2 bedroom flat		N/A	The London Borough of Barnet	Not Known		
3a	189d (5a Parrade Terrace)	West Hendon Broadway	N/A	C - £208,004-£272,000	assumed to be large 2 bedroom flat		N/A	The London Borough of Barnet	Not Known		
3a	191	West Hendon Broadway	Retailer - low spec	See commercial valuation sheet for valuation (floor areas taken from RV figures)	n/a		Freehold	Metropolitan Housing Trust	Vacant	n/a	Freehold held by MHT.
3a	191	West Hendon Broadway	Retailer - low spec	n/a	n/a		Lease	Metropolitan Housing Trust	MHT tenant		07.10.2014 -RM visited and met manager of new training center , gave them my card and explained about the regeneration and plans for vacant possession date in late 2017 and said he can contact me for a further discussion (MHT have informed us tenant has been in situ for 2 months at zero rent)
3a	191A	West Hendon Broadway	Residential	C - £208,004-£272,000	assumed to be a large 2 bedroom flat		N/A	Metropolitan Housing Trust	MHT tenant		
3a	191B	West Hendon Broadway	Residential	n/a	assumed to be a 2 bedroom flat		N/A	Metropolitan Housing Trust	MHT tenant		
3a	191C	West Hendon Broadway	Residential	n/a	assumed to be a 2 bedroom flat		N/A	Metropolitan Housing Trust	MHT tenant		
3a	191D	West Hendon Broadway	Residential	B- £160,000 - £208,003	assumed to be a 2 bedroom flat		N/A	Metropolitan Housing Trust	MHT tenant		
3a	191E	West Hendon Broadway	Residential	n/a	3 bedroom duplex, access from Parade Terrace steps.		N/A	Metropolitan Housing Trust	Hitendra Sanghai and Chandra Sanghani	Alan Shaw	Informed of instruction on 7th October 2014. Inspected property 7th October 2014 with Alan Shaw. Property is tenanted. Lease and other relevant information has been requested from AA.
3a	193	West Hendon Broadway	Retailer - low spec	See commercial valuation sheet for valuation (floor areas taken from RV figures)	n/a		Freehold	Babubhai Gordhanbhai Patel		Jane Bradshaw of Montagu Evans has been instructed as of November 2014 . However John Lewis remains the property manager.	<ul style="list-style-type: none"> • Visited the property on 11th April. Limited discussions held with commercial tenants. • 16/06/14 - Discussed the CPO and acquisition timings of the property at CPO surgery with landowner and manager. • 29/07/14 - Capita sent letters to Freeholders and occupiers / Agents stating willingness to enter into discussion to acquire the properties as soon as possible under option agreements (prior to planned possession date March 2017). • 30/10/14 - Capita Spoke to property manager, letter was recieved and land owner is in India until november. He will contact us on his return, in the mean time John Lewis (agent) will provide us details of residential managing agents to gain access for inspection. • 31.10.2014 Discussed fees and timings with John Lewis - looking to instruct Montagu Evans. • 3rd/4th November Left phone messages with Jane Bradshaw (Montagu Evans) regarding lack of objection response. • 11th November Made contact with Jane Bradshaw to discuss fees and sent contact details. • 11/12/14 - RM and JB meet on site and agree to drawing up Heads of Terms on the basis of an optiion agreement exercisable at any time upon vacant possession of the property being realised.
3a	193	West Hendon Broadway	Retailer - low spec	Assumed to be a comercial lease of 5-10 years with no profit rent	n/a		Lease	Babubhai Gordhanbhai Patel	North London ITEC (suncity Investments company Ltd)		met with director of Itec (Suncity investments) on 16th October discussed business relocation and acquisition of lease - He gave us contact details for Surveyor Chido , 40 Tithe Walk, London NW7 2QA (RM tried to phone 07939106227 on 22/10/2014 however no response, will write to surveyor) Emailed the Director Joe Okoli to progress negotiailons. 16th and 22nd October 2014.

3a	193 R/O	West Hendon Broadway	Car Workshop	See commercial valuation sheet for valuation (floor areas taken from RV figures)	n/a		Freehold	Babubhai Gordhanbhai Patel	A.S. Walazadeh Discount Tyres (UK) Limited		
3a	194 R/O	West Hendon Broadway	Car Workshop	Assumed to be a comercial lease of 5-10 years with no profit rent	n/a		leasehold	Babubhai Gordhanbhai Patel	A.S. Walazadeh Discount Tyres (UK) Limited		
3a	193 Flat 1	West Hendon Broadway	Residential	B- £160,000 - £208,003	assumed to be 2 bed flats		Lease	Babubhai Gordhanbhai Patel	Tanveer Hkan		
3a	193 Flat 2	West Hendon Broadway	Residential	B- £160,000 - £208,004	assumed to be 2 bed flats		Lease	Babubhai Gordhanbhai Patel	Kefayo Ahmed		
3a	193 Flat 3	West Hendon Broadway	Residential	B- £160,000 - £208,005	assumed to be 2 bed flats		Lease	Babubhai Gordhanbhai Patel	Pawel Romanik		
3a	193 Flat 4	West Hendon Broadway	Residential	B- £160,000 - £208,006	assumed to be 2 bed flats		Lease	Babubhai Gordhanbhai Patel	Saeed Aziz		
3a	193 Flat 5	West Hendon Broadway	Residential	B- £160,000 - £208,007	assumed to be 2 bed flats		Lease	Babubhai Gordhanbhai Patel	Nizamadin Sarwary		
3a	195	West Hendon Broadway	Beauty Salon	See commercial valuation sheet for valuation (floor areas taken from RV figures)	n/a		Freehold	Brenstone Limited		No response on this yet . Spoke to Robert Clifford on 19.12.2014 who informed capita he was acting for the Freehold. No confirmation given yet	<ul style="list-style-type: none"> • Visited the property on 11th April. Limited discussions held with commercial tenants. • 29/07/14 - Capita sent letters to Freeholders and occupiers / Agents stating willingness to enter into discussion to acquire the properties as soon as possible under option agreements (prior to planned possession date March 2017). • 2/10/14 - chaser letter sent. • No response has been recieved from Brentsone Limited yet. • Called Kuldip on 07533154752 and left message. (MHT passed on further contact details Sandip Gudka) 07753654796 sandipgudka@yahoo.com) • No response received to approaches to date. •RM spoke to Robert Clifford on 19.12.2014 and arranged inspection for 14th Jan.
3a	195	West Hendon Broadway	Retailer - low spec	Assumed to be a comercial lease of 5-10 years with no profit rent	n/a		Lease 99 years from 1988	Monanlal Viriji Patel + Ramabai Mohanlal Patel	B Beautiful Salon	No response on this yet . Spoke to Robert Clifford on 19.12.2014 who informed capita he was acting for the Leasehold. No confirmation given yet	Double unit - see comments aboe.
3a	197	West Hendon Broadway	Restaurant	See commercial valuation sheet for valuation (floor areas taken from RV figures)	n/a		Freehold	Brenstone Limited	Aladins Kebabish	No response on this yet . Spoke to Robert Clifford on 19.12.2014 who informed capita he was acting for the Leasehold. No confirmation given yet	
3a	197	West Hendon Broadway	Restaurant/ Take-away	Assumed to be a comercial lease of 5-10 years with no profit rent	n/a		Lease	Brenstone Limited	Aladins Kebabish		
3a	195-197 Flat 1 (Nodule Mansions)	West Hendon Broadway	Residential	n/a	Assumed to be a 2 bed flat		N/A	Metropolitan Housing Trust	MHT tenant		
3a	195-197 Flat 2 (Nodule Mansions)	West Hendon Broadway	Residential	n/a	Assumed to be a 1 bed studio flat		N/A	Metropolitan Housing Trust	MHT tenant		
3a	195-197 Flat 3 (Nodule Mansions)	West Hendon Broadway	Residential	n/a	Assumed to be a 1 bed studio flat		N/A	Metropolitan Housing Trust	MHT tenant		

3a	195-197 Flat 4 (Nodule Mansions)	West Hendon Broadway	Residential	n/a	Assumed to be a 1 bed studio flat		N/A	Metropolitan Housing Trust	MHT tenant			
3a	195-197 Flat 5 (Nodule Mansions)	West Hendon Broadway	Residential	n/a	Assumed to be a 1 bed studio flat		N/A	Metropolitan Housing Trust	MHT tenant			
3a	195-197 Flat 6 (Nodule Mansions)	West Hendon Broadway	Residential	n/a	Assumed to be a 1 bed studio flat		N/A	Metropolitan Housing Trust	MHT tenant			
3a	195-197 Flat 7 (Nodule Mansions)	West Hendon Broadway	Residential	n/a	Assumed to be a 1 bed studio flat		N/A	Metropolitan Housing Trust	MHT tenant			
3a	195-197 Flat 8 (Nodule Mansions)	West Hendon Broadway	Residential	n/a	Assumed to be a 1 bed studio flat		N/A	Metropolitan Housing Trust	MHT tenant			
3a	195-197 Flat 9 (Nodule Mansions)	West Hendon Broadway	Residential	n/a	Assumed to be a 1 bed studio flat		N/A	Metropolitan Housing Trust	MHT tenant			
3a	195-197	West Hendon Broadway	Assumed to be Residential	n/a	Assumed to be a 1 bed studio flat		N/A	N/A	Assumed to be MHT tenant			

Negotiations - Table 2 interests

Rights of access

Rights of light

Rights of access/light -
West Hendon

Target response - within 5 working days

Date Recieved	Phone/letter/email	Name	Address	Phone Number	Email	Address of property	Interest affected (Look up on table 2 mailout spreadsheet)	Query	Date (response made)	Comments
11th July 2014	letter	KG Vachhani	25 Rundell Crescent London NW4 3BS	07711675726		211 West Hendon Broadway London NW9 7DE	Rights of light for the benefit of ground floor shop at 211 West Hendon Broadway, London, NW9 7DE	not in cpo boundary	12/08/2014	title does not mention Para 2 Sch 8 HA 1985 / Part V
11th July 2014	phone	Mr Patel		07414527531	vishramvhalai@btinternet.com	201 West Hendon Broadway	Rights of access for fire escape only for the benefit of 201 (rear) West Hendon Broadway, London, NW9 7DE		13/08/2014	Sanrdard letter sent confirming no compensatable interest.
11th July 2014	email	Muhammed Humayoon Siddiqui			naveeduk@hotmail.com	65 Tyrell Way, West Hendon, NW9 7QP	Rights of access for the benefit of 65 Tyrell Way, London, NW9 7QP	what is being bought? Right of access OR property as a whole	13/08/2014	Applies to use of common areas within the estate. This is referred to in the land registry title which says leaseholders have rights in accordance with the the Housing Act 1988. It appears that rights are granted to the leaseholder for access over the communal areas owned by the freeholder of the estate (the Council).
11th July 2014	email	Nita Patel	Oakhurst, Barnet Lane, Totteride, London N20 8AP			1 & 10 York Mansions	Rights of light for the benefit of first and second floor, Flat 6 York Parade and 10 York Mansions, London, NW9 6BG	loss of light	Contacted on telephone and letter on 7th August.	Advised her it is most unlikely there would be any loss of amenity and therefore no compensation. This has been accepted by Ms Patel.
14th July 2014	email	James O'Donnell	83 Oakhampton Road	07432 868 222	wpi@hotmail.com	226a West Hendon Broadway	Rights of light for the benefit of 226A West Hendon Broadway, London, NW9 7ED	what is he being compensated for?	07/08/2014	Response in writing. Same message as above. No contact since.
14th July 2014	phone - call back attempt 14:42 16/07/2014	Mariam Abdulrahman				69 Tyrell Way, West Hendon, NW9 7QP	Rights of access for the benefit of 69 Tyrell Way, London, NW9 7QP	Right of access	13/08/2014	Applies to use of common areas within the estate. This is referred to in the land registry title which says leaseholders have rights in accordance with the the Housing Act 1988. It appears that rights are granted to the leaseholder for access over the communal areas owned by the freeholder of the estate (the Council).
15th July	phone	Mr Cole	10 Marriotts Close, West Hendon	020 8202 0674		10 Marriotts Close	Rights of access for the benefit of 10 Marriotts Close, London, NW9 7QB	What is being bought?	13/08/2014	Applies to use of common areas within the estate. This is referred to in the land registry title which says leaseholders have rights in accordance with the the Housing Act 1988. It appears that rights are granted to the leaseholder for access over the communal areas owned by the freeholder of the estate (the Council).

TABLE 2 NEGOTIATIONS SCHEDULE

19/12/2014

16th July 2014	email	Mr Sailesh	60 Tyrrel Way, West Hendon, London NW9 7QW		sax1066@hotmail.com	60 Tyrrel way, West Hendon, London NW9 7QW	Rights of access for the benefit of 60 Tyrrel Way, London, NW9 7QW	Negotiate loss of access rights, requests to be presented with an opening offer.	07/08/2014	Applies to use of common areas within the estate. This is referred to in the land registry title which says leaseholders have rights in accordance with the the Housing Act 1988. It appears that rights are granted to the leaseholder for access over the communal areas owned by the freeholder of the estate (the Council). Capita confirmed our opinion there is no compensatable loss.
14th July 2014	Sawyer Fielding	Marlene Guimaraes	12 Glenwood Avenue, London NW9 7PJ			50 Tyrrel Way	Rights of access for the benefit of 50 Tyrrel Way, London, NW9 7QW	DK	13/08/2014	Applies to use of common areas within the estate. This is referred to in the land registry title which says leaseholders have rights in accordance with the the Housing Act 1988. It appears that rights are granted to the leaseholder for access over the communal areas owned by the freeholder of the estate (the Council).
14th July 2014	Sawyer Fielding	Michael & Anne Thoumine	1 Hillside, Whitford, Axminster, Devon, EX13 7PG			52 Tyrrel Way	Rights of access for the benefit of 52 Tyrrel Way, London, NW9 7QW	DK	13/08/2014	
14th July 2014	Sawyer Fielding	Ali Rahimian	59 Tyrrel Way, West Hendon, London, NW9 7QW			59 Tyrrel Way	Rights of access for the benefit of 59 Tyrrel Way, London, NW9 7QW	DK	13/08/2014	
14th July 2014	Sawyer Fielding	James & Mary Benham	61 Tyrrel Way, West Hendon, London, NW9 7QW			61 Tyrrel Way	Rights of access for the benefit of 61 Tyrrel Way, London, NW9 7QW	DK	13/08/2014	
14th July 2014	Sawyer Fielding	Muhammed Siddiqui	65 Tyrrel Way, West Hendon, London, NW9 7QW			65 Tyrrel Way	Rights of access for the benefit of 65 Tyrrel Way, London, NW9 7QP	DK	13/08/2014	
14th July 2014	Sawyer Fielding	Sadaf Ahmed	Southlands, Denham Road, Iver Heath, SL0 0PH			71 Tyrrel Way	Rights of access for the benefit of 71 Tyrrel Way, London, NW9 7QP	DK	13/08/2014	
14th July 2014	Sawyer Fielding	Kate Merrell & Branko Pajevic	75 Tyrrel Way, West Hendon, London, NW9 7QW			75 Tyrrel Way	Rights of access for the benefit of 75 Tyrrel Way, London, NW9 7QP	DK	13/08/2014	
14th July 2014	Sawyer Fielding	Aasid & Amina Variava	85 Tyrrel Way, West Hendon, London, NW9 7QW			85 Tyrrel Way	Rights of access for the benefit of 85 Tyrrel Way, London, NW9 7QP	DK	13/08/2014	
14th July 2014	Sawyer Fielding	Adeoba & Adebimpe Okekunle	114 Tyrrel Way, West Hendon, London, NW9 7QW			114 Tyrrel Way	Rights of access for the benefit of 114 Tyrrel Way, London, NW9 7QP	DK	13/08/2014	
14th July 2014	Sawyer Fielding	Piyush & Dipavali Patel	119 Tyrrel Way, West Hendon, London, NW9 7QW			119 Tyrrel Way	Rights of access for the benefit of 119 Tyrrel Way, London, NW9 7QP	DK	13/08/2014	
14th July 2014	Sawyer Fielding	Mary Olubi	28 Coniston Gardens, London, N9 8NB			122 Tyrrel Way	Rights of access for the benefit of 122 Tyrrel Way, London, NW9 7QP	DK	13/08/2014	
18th July 2014	email	Commercial First	Jessop House, Jessop Avenue, Cheltenham, GL50 3WG / The Vineries Broughton Hall Business Park, Skipton, North Yorkshire, BD23 3AE		postcompletion@commercialfirst.co.uk	199-201 West Hendon Broadway, London NW9 7DE	Rights of access for fire escape for the benefit of 199-201 West Hendon Broadway, London, NW9 7DE	"Please advise by return the actual property(s) that is affected over which Commercial First hold a charge."	13/08/2014	Spoke with Adam and confirmed in writing Capita's opinion that rights would not be affected.

TABLE 2 NEGOTIATIONS SCHEDULE

19/12/2014

19th July 2014	letter	Mose Sesengo	78 Tyrrel Way, West Hendon, London NW9 7QP			78 Tyrrel Way, West Hendon, London NW9 7QP	Rights of access for the benefit of 78 Tyrrel Way, London, NW9 7QP	Right of access	13/08/2014	Applies to use of common areas within the estate. This is referred to in the land registry title which says leaseholders have rights in accordance with the the Housing Act 1988. It appears that rights are granted to the leaseholder for access over the communal areas owned by the freeholder of the estate (the Council).
21st July	e-mail	Gareth Stockbridge on behalf of SAFELAND PLC	232 West Hendon Broadway, NW9 7ED		gareth@planningconsent.com	232 West Hendon Broadway, NW9 7ED	Rights of light	provide more information so he may advise and provide further comments	13/08/2014	Unlikely that rights to light will be affected and no compensatable interest. No contact since.
25th July 2014	e-mail	Sonya Lynch	240a West Hendon Broadway NW9 6AG		stlynch1@btinternet.com	240a West Hendon Broadway	Rights of light	Can you please explain to me what this means and what the next steps are, as I cannot work this out from the letter and have tried to call the office on numerous occasions	01/09/2014	Unlikely that rights to light will be affected and no compensatable interest. No contact since.
31st July 2014	phone & e-mail	Photis Michael (Andriana Michael)			atlas@cpd.co.uk	179 West Hendon Broadway	Rights of access for the benefit of 179 West Hendon Broadway, London, NW9 7EB	What interest will be affected?	31/07/2014	Not impacted by the works in any form. Advised by email on 31st July and by letter on 13th August.
19th August 2014	phone	Adam Michael Chilton	45 Tyrrel Way, West Hendon, London, NW9 7QW			45 Tyrrel Way, West Hendon, London, NW9 7QW	Rights of access for the benefit of 45 Tyrrel Way, London, NW9 7QW	Right of access	19/08/2014	Applies to use of common areas within the estate. This is referred to in the land registry title which says leaseholders have rights in accordance with the the Housing Act 1988. It appears that rights are granted to the leaseholder for access over the communal areas owned by the freeholder of the estate (the Council).