

London Borough of Barnet  
Building 4, North London Business Park  
Oakleigh Rd South,  
London N11 1NP

Jane Bradshaw  
Montagu Evans LLP  
Chartered Surveyors  
5 Bolton Street  
London  
W1J 8BA

Contact: Anna Morell  
Tel: 020 8359 2387  
e-mail: [anna.morell@barnet.gov.uk](mailto:anna.morell@barnet.gov.uk)  
Date: 20 August 2014

Dear Jane

**The London Borough of Barnet (West Hendon Regeneration Area) Compulsory Purchase Order No 1 2014**

**Re: Your clients: Mr B Gordhanbhai Patel, Mrs V Babubhai Patel, Mr B Patel and Mr H Patel, Plot no. 27 - 193, 193A, 193B West Hendon Broadway, flats 1-5 at 193 West Hendon Broadway and Garage to rear of No. 193 West Hendon Broadway**

Following my letter dated 28<sup>th</sup> July 2014, the Council has now had an opportunity to consider your clients' objection and I have set out the Council's response to each heading of objection below.

The Council is keen to address your clients' objection and resolve their concerns, if this is possible. Once you and your client have had an opportunity to consider the responses below, we would be very happy to arrange a meeting to discuss these concerns if you think this would be helpful.

1. **Objection:** Failure to demonstrate that the property is required to deliver the Scheme

**Response:**

LBB and its development partner BMLLP, have worked together with their advisers to design a scheme which achieves the regeneration of West Hendon, including the West Hendon Estate and West Hendon Broadway. The scheme received planning permission on 20 November 2013. Following this design and planning process, careful consideration has been given to the land and rights required in order to deliver the development. As acquiring authority, LBB is satisfied that all land and rights included within the compulsory purchase order are required in order to deliver the scheme.

2. **Objection:** CPO not necessary to achieve purpose

**Response:**

The CPO powers will only be used by the Council as a last resort to enable it to compulsorily acquire the land and new rights in order to facilitate the delivery of comprehensive regeneration of the West Hendon Estate and its immediate environs. The Council would like to purchase the properties by private treaty and attempts to enter into negotiations are discussed in the objection response below. The Broadway properties are required for visual and physical connections between the town centre and the regenerated estate and to provide pedestrian permeability on a key route

accessing Hendon Railway station. The design principles of the scheme are explored in further detail in the 23<sup>rd</sup> July 2013 Committee Report for planning application ref:H/01054/13 and within the supporting application documents. With regard to the residential homes in the West Hendon Estate they qualify as defective dwellings under the Housing Act 1985 and do not meet Decent Homes Plus standards. As stated at paragraph 3.5 of the Statement of Reasons, refurbishing the Estate to Decent Homes Plus standards would require considerable financial investment and would still fail to address some of the inherent problems arising from the Estate.

The scheme proposes the construction of high quality sustainable homes built to Code for Sustainable Homes Level 4 which will represent a significant improvement to the overall quality of housing accommodation in the area. The Council is of the view that there is a compelling case in the public interest to ensure that current and future residents of the Estate are afforded sustainable homes which meet Decent Homes standards and the comprehensive regeneration of the Estate and the wider area will afford the Council the opportunity to do this.

3. **Objection:** Lack of negotiation and blight caused by scheme

**Response:**

From March 2014, Capita, the Council's appointed surveyors, have actively been pursuing private treaty negotiations to acquire properties in advance of CPO. Letters have been sent to all leaseholders and freeholder within the Order land inviting them to enter into negotiations to acquire their interests by agreement. Visits have all also been made to those who indicated their willingness to negotiate with the Council and discussions have commenced with them on the options open to them. The Council considers it has complied with government guidance set out in Circular 06/04 in relation to the need for negotiations to acquire by agreement to run in parallel with the compulsory purchase process.

The Town and Country Planning Act 1990 (as amended) sets out the relevant statutory criteria with regard to Blight Notices. The Council does not consider your clients interests meet the criteria required to qualify for statutory blight.

The Council remains committed to acquiring interests by private treaty and would be happy to engage with your clients to discuss acquisition of their interests by private treaty. Please contact Rosie Moore of Capita on 020 7544 2055 should you wish to discuss the acquisition of your client's property.

I hope the responses above have answered the queries and objections raised by your client. If you or your client have any further queries, or would like to discuss the matter further, please do not hesitate to contact Anna Morell on the telephone number above, who will be pleased to arrange a meeting.

Yours sincerely



**Martin Cowie**  
**Assistant Director**  
**Strategic Planning & Regeneration**