



Appendices to Proof of Evidence

Virginia Blackman

Avison Young

July 2019

THE LONDON BOROUGH OF BARNET (WEST HENDON REGENERATION AREA) COMPULSORY PURCHASE

ORDER (No 3) 2018

REFERENCE: APP/PCU/CPOH/N5090/3218378

Appendix I

Schedule of Negotiation

CPO3 Negotiation Schedule - July,19

CPO Sched Plot No	Block	Number	Address	Name	Status	HoT Signed?	Negotiation Summary 05.07.19
25		1	Marriotts Close	Mohamed Safi Daud Roshan + Naima Khatoun Roshan	OO	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO 07.02.19 - letter from AY updating that CPO made 14.02.19 - door knocking, did not open door but answered so AFW left contact details 20.06.19 - letter from AY with CPO upate and explaining intention for acquisiton by agreement
27		3	Marriotts Close	Maria Baker	OO	Yes	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 08.10.18 - letter from LBB regarding planned CPO 01.11.18 - inspected property (instructed by SF) 18.02.19 - HoT signed WS waiting for draft contract and transfer from lh
29		5	Marriotts Close	Leroy Emanuel Lawson	OO	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO 07.02.19 - letter from AY updating that CPO made 14.02.19 - door knocking, answered with short conversation and AFW left contact details 20.06.19 - letter from AY with CPO upate and explaining intention for acquisiton by agreement
30		6	Marriotts Close	Thomas Cooke + Mary Teresa Cooke	OO	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO 07.02.19 - letter from AY updating that CPO made 11.03.19 - AN and AFW met with Patricia to discuss her position and CPO. Asked a number of times for inspection following but no response. 13.05.19 - AN sent letter responding to objection 20.06.19 - letter from AY with CPO upate and explaining intention for acquisiton by agreement 26.06.19 - email from AFW following up on letter and offering to come to meet to discuss inquiry arrangements. 04.07.19 - AFW sent email with alternative times to meet in response to Patricia being unable to meet on proposed date. Patricia responded explaining that she will get in touch if and when she would like to discuss acquisition.
31		7	Marriotts Close	Chistine Mary Smart + Cornelius Smart	OO	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 30.05.17 - inspected property (instructed by sf) 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO 22.11.18 - AY made offer for property but SF advised to put negs on hold at present 11.06.18 - SF has asked about possiblility of index linking deferred purchase until SE ready
33		9	Marriotts Close	Sultana Amiruddin Sayed	OO	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO SF instructed 17.10.19 lh after SE property (3b) so negs on hold unless deferred purchase and indexation an option
22		2	Marsh Drive	Yvonne Diane Longuet	OO	Completed	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 22.02.17 - advance acquisition agreed ahead of others because of lh medical reasons 20.03.17 - HoT signed 07.03.18 - Resvied HoT signed reflecting lh change of circumstance 16.04.19 - completed
22		4	Marsh Drive	Joseph Swan + Mary Bridget Swan	OO	Yes	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 16.02.18 - inspected property (instructed by SF) 17.10.18 - HoT signed Awaiting contract and transfer from lh
22		8	Marsh Drive	Sathasivam Amirthalingam	OO	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO 11.02.19 - letter from AY updating that CPO made 14.02.19 - door knocking, did not answer door 20.06.19 - letter from AY with CPO upate and explaining intention for acquisiton by agreement

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22		11	Marsh Drive	Sandra Chilton + Michael George Chilton	OO	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 04.10.18 - AY inspected (instructed by SF) 10.10.18 - AY made offer 15.01.19 - SF waiting on instructions for counter offer, lh undecided on SE and whether they want to discuss at present
20		29	Marsh Drive	Theodosios Theodosiou	Inv	Yes	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion Did not register for early acquisition scheme but expressed interest at a later date. 05.07.18 - inspected property (instructed by SF) 11.10.18 - HoT signed WS in funds and have the executed transfer and contract. Awaiting the removal of bankruptcy notices on the title.
20		33	Marsh Drive	Mahendra Ranchhoddas Gokani	Inv	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO 11.02.19 - letter from AY updating that CPO made 04.04.19 - AFW contacted agent Pankaj Popat following referral from LBB 12.06.19 - inspected property with Pankaj 05.07.19 - AY made offer
20		36	Marsh Drive	Haroon Rashid Khalick + Humayune Rasheed Khalick + Zahida Hussin + Soraya Nazma Omar	Inv	Completed	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 04.05.18 - HoT signed 18.04.19 - completed
20		37	Marsh Drive	Elaine Isadora Williams	Inv	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 08.10.18 - letter from LBB regarding planned CPO 07.02.19 - inspected property (instructed by Richard John Clarke)
20		43	Marsh Drive	Atinuke Irene Ojo	Inv	No	<p>(listed address from land reg was incorrect until 17.06.19 so lh will not have received previous correspondence but no other address available)</p> <ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO 11.02.19 - letter from AY updating that CPO made 14.02.19 - door knocking, tenant answered and provided contact details for daughter of landlord 18.02.19 - AFW called and left vm with daughter 14.06.19 - AFW spoke to and emailed daughter who passed details of sister who will be dealing 20.06.19 - letter from AY with CPO update and explaining intention for acquisition by agreement
20		46	Marsh Drive	Sailesh Solanki + Jaysree Sailesh Solanki	OO	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO 11.02.19 - letter from AY updating that CPO made 14.02.19 - door knocking, did not answer door 20.06.19 - letter from AY with CPO update and explaining intention for acquisition by agreement
20		48	Marsh Drive	Gillian Gattas	OO	Yes	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 08.10.18 - letter from LBB regarding planned CPO 01.11.18 - inspected property (instructed by SF) 18.01.19 - HoT signed Waiting for VP (HBPL acquiring for CGT roll over relief)
18		52	Marsh Drive	Abdul Kadir Murudkar + Aisha Murudkar	OO	Yes	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 17.07.18 - inspected property (instructed by SF) 10.10.18 - HoT signed Standard contract with other side. Seller waiting for SE

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18		57	Marsh Drive	Amratlal Dhorajiwala	Inv	Completed	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 20.06.18 - HoT signed 14.12.18 - completed
18		58	Marsh Drive	Belhassen Hamrouni	OO	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO 07.02.19 - letter from AY updating that CPO made 14.02.19 - door knocking, did not answer 13.06.19 - lh owns Broadway Motors on WHB so AFW went in and spoke to son. Followed up with list of surveyors 17.06.19. 20.06.19 - letter from AY with CPO upate and explaining intention for acquisiton by agreement
18		62	Marsh Drive	Jasmin Parsons	OO	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 10.06.16 - email from Jasmin registering interest in acquisition 31.03.17 - letter from MHT confirming approval of early acquisition offer 28.06.17 - VB sent a letter outlining valuation approach and offering meeting 01.08.17 - letter from AY reminding that keen to acquire 11.11.17 - AY called regarding possible inspection. Jasmin said she would get back with time for inspection. 08.10.18 - letter from LBB regarding planned CPO 13.05.19 - AN sent letter responding to objection 07.02.19 - letter from AY updating that CPO made 20.06.19 - letter from AY with CPO upate and explaining intention for acquisiton by agreement
18		69	Marsh Drive	Maitihili Jegatheeswaran	Inv	Completed	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 19.02.18 - HoT signed 05.03.18 - completed
16		74	Marsh Drive	Shaheem Ghafoor	OO	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO 11.02.19 - letter from AY updating that CPO made 14.02.19 - door knocking, answered but did not open door. AFW left contact details 20.06.19 - letter from AY with CPO upate and explaining intention for acquisiton by agreement
15		116	Marsh Drive	Zahra Samadi-Tehrani	OO	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO 11.02.19 - letter from AY updating that CPO made 14.02.19 - door knocking, did not answer door 20.06.19 - letter from AY with CPO upate and explaining intention for acquisiton by agreement
15		124	Marsh Drive	Adeewale Bakare	OO	Yes	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 30.04.18 - inspected property (instructed by SF) 02.10.18 - HoT signed WS in receipt of draft contract and transfer
15		125	Marsh Drive	Frontward Ltd	Inv	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO 11.02.19 - letter from AY updating that CPO made 20.06.19 - letter from AY with CPO upate and explaining intention for acquisiton by agreement
15		128	Marsh Drive	Frontward Ltd	Inv	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO 11.02.19 - letter from AY updating that CPO made 20.06.19 - letter from AY with CPO upate and explaining intention for acquisiton by agreement

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15		134	Marsh Drive	Jamiee McClean	Inv	Completed	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 19.06.18 - HoT signed 14.12.18 - completed
15		135	Marsh Drive	Monica Grilli + Eva Philomena Godhino	OO	Completed	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 20.08.18 - HoT signed 13.12.18 - completed
15		142	Marsh Drive	Mitesh Mashru	Inv	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.10.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO 11.02.19 - letter from AY updating that CPO made 12.06.19 - called management company a number of times but no success with inspection 20.06.19 - letter from AY with CPO update and explaining intention for acquisition by agreement
13		148	Marsh Drive	Paraskevoula Savvas Iatropoulos	Inv	Completed	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 07.03.18 - HoT signed 14.12.18 - completed
13		151	Marsh Drive	Christopher Delaney	OO	Completed	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 01.11.18 - HoT signed 04.04.18 - completed
13		161	Marsh Drive	Carmen Maria Perrott	OO	Yes	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 16.02.18 - inspected property (instructed by SF) 12.07.18 - HoT signed WS received contract and transfer
13		163	Marsh Drive	Raymond Geoffrey Gorham + Elizabeth Anne Compton	OO	Yes	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 08.10.18 - letter from LBB regarding planned CPO 24.05.19 - inspected property (instructed by SF) 04.07.19 - HoT signed
13		164	Marsh Drive	Leionard Harold Brewster + Jennifer Brewster	OO	Completed	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 27.04.18 - HoT signed 17.12.18 - completed
11		169	Marsh Drive	Sharad Dinanath + Asha Sharad Sarangdhar	OO	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO 07.01.19 - email from SF confirming instruction but that investor owner not ready to enter into discussion over sale yet
11		177	Marsh Drive	Karima Nishaw Hughes	OO	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO 11.02.19 - letter from AY updating that CPO made 14.02.19 - door knocking, tenant answered door (although down as OO) but did not have contact details of lh 20.06.19 - letter from AY with CPO update and explaining intention for acquisition by agreement

CPO Sched Plot No	Block	Number	Address	Name	Status	HoT Signed?	Negotiation Summary 05.07.19
18		179	Marsh Drive	Temitayo Adetokunbo Baiyewu	OO	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO 11.02.19 - letter from AY updating that CPO made 14.02.19 - door knocking, answered but no phone or contact details. AFW left contact details and lh explained husband would get in touch 20.06.19 - letter from AY with CPO upate and explaining intention for acquisiton by agreement
11		188	Marsh Drive	Evelyn Guerrero	OO	Yes	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 04.10.18 - inspected property (instructed by SF) 02.11.18 - HoT signed WS awaiting completion statement
11		190	Marsh Drive	Obiageli Rose Ekeka	Inv	Completed	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 27.04.18 - HoT signed 14.12.18 - completed
11		191	Marsh Drive	Keith Alfred + Hazeldeanee Griffith	OO	Yes	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 08.10.18 - letter from LBB regarding planned CPO 21.01.19 - inspected property (instructed by SF) 30.01.19 - HoT signed 13.06.19 - contract and transfer received
10		208	Marsh Drive	Habib Mohammed Ali Khanfer	Inv	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO 11.02.19 - letter from AY updating that CPO made 20.06.19 - letter from AY with CPO upate and explaining intention for acquisiton by agreement
8		212	Marsh Drive	Ian Charles Haughton	OO	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO 11.02.19 - letter from AY updating that CPO made 14.02.19 - door knocking, answered and explained not interested in moving at the moment. AFW left contact details 20.06.19 - letter from AY with CPO upate and explaining intention for acquisiton by agreement
8		221	Marsh Drive	Amanda Jean Hall	OO	Yes	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 01.08.17 - letter from AY reminding that keen to acquire 30.04.18 - inspected property (instructed by SF) 22.06.18 - HoT signed WS received contract and transfer but seller has since gone quiet
8		226	Marsh Drive	Yalcin Kaplan	Inv	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 20.10.17 - inspected 27.10.17 - SF instructed 13.12.17 - after initial offers SF explained that lh wants £200k for property which is significantly above AY offer of £166.5k therefore negotiations on hold and likely to be resumed once CPO made
8		229	Marsh Drive	Lloyd Augustus Smith	OO	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 31.03.17 - letter from MHT confirming approval of early acquisition offer 21.04.17 - instructed by SF 18.07.18 - lh called to discuss SE 24.10.18 - after attempting to inspect a number of times, SF confirmed that lh wants SE therefore does not wish to engage in discussions at present
8		230	Marsh Drive	Trevor Authur Victor Alleyne	OO	No	<ul style="list-style-type: none"> 12.04.16 - letter from MHT regarding early acquisition offer 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion 08.10.18 - letter from LBB regarding planned CPO 11.02.19 - letter from AY updating that CPO made 14.02.19 - door knocking, no answer - according to Mr Haughton 212 MD, no-one has seen lh Trevor for a while 20.06.19 - letter from AY with CPO upate and explaining intention for acquisiton by agreement

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8		232	Marsh Drive	Oluwayimika Adebimpe Odusina	OO	No	<ul style="list-style-type: none"> • 12.04.16 - letter from MHT regarding early acquisition offer • 07.07.18 - letter from AY regarding CPO and inviting acquisition discussion • 08.10.18 - letter from LBB regarding planned CPO • 11.02.19 - letter from AY updating that CPO made • 14.02.19 - door knocking, no answer • 04.06.19 - lh contacted Council who passed onto AFW. AFW then contacted lh and arranged inspection • 12.06.19 - AFW inspected property • 03.07.19 - SF instructed on property
1, 2, 3, 4, 5	n/a	n/a	Silk Stream Bridge (CRT)	Canal & River Trust	Owner		<ul style="list-style-type: none"> • 13.05.19 - AN sent letter responding to objection • Acquisition agreed • Heads of Terms drafted • HoTs to lawyers once agreed
89	n/a	n/a	Cool Oak Lane Bridge (CRT)	Canal & River Trust	Owner		<ul style="list-style-type: none"> • 13.05.19 - AN sent letter responding to objection • Acquisition agreed • Heads of Terms drafted • HoTs to lawyers once agreed