Regeneration Services

The London Borough of Barnet

Barnet House

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date: 6.3.18

our reference: 24 Nant Court CPO

your reference:

Mr W & Mrs I Patabendige

24 Nant Court

Granville Road

London

NW2 2LB

Dear Mr W, Mrs I, I & K Patabendige

**The London Borough of Barnet (Granville Road Estate Pramsheds and Beech Court) Compulsory Purchase Order No 2018**

**Re: Objection to the Compulsory Purchase Order**

The Council has now had an opportunity to consider your objections and I have set out the Council’s response to each heading of objection below.

The Council is keen to address your objection and resolve your concerns if this is possible. Once you have had an opportunity to consider the responses below, we would like to arrange a meeting to discuss these objections and how we can work towards solving them, we will contact you next week to arrange a convenient date.

1. Objection to the use of the words ‘Pramsheds’

**Response:** The Council has historically referred to the storage units as “pramsheds”.  In an effort to keep the documentation consistent and to avoid confusing other parties who accept the term 'pramshed', this term is used throughout any legal documentation produced by Barnet Council and in the CPO.   However the documentation for acquisition of your interest has been specifically amended to refer to Storeroom and not Pramshed.

1. Objection to 11.4 of Statement of Reasons regarding communication by telephone.

**Response**: The Statement of Reasons describes the Council's Estate wide negotiations, and telephone conversations were had with several parties. However I can confirm that telephone conversations were not held with yourselves, and all communication was via email and letters.

1. Objection to the Acquiring Authority making every attempt to negotiate before the Order.

**Response:** The Council does not agree with this objection and believes we have communicated with you and responded to your queries you have raised. We have records of our correspondence with you, and are happy to provide a summary of those records if that would assist you.

1. Request for a legally binding document.

**Response:** The Council's Solicitors HB Public Law have responded to your requests for 'legally binding documentation' which has been issued to you. If you require further copies please let me know.

1. Objection to the Statement of Reasons

**Response:** The condition of the store rooms/ pramsheds were taken into account when the storerooms were valued. The cash offer of £3500 takes into account the valuation and other associated costs such as legal and surveying costs.

The majority of the store rooms/ pramsheds measurements are as per the Statement of Reasons, we can arrange for the measurements to be taken of your specific shed.

We have provided details of the build specification and the legally binding document specifies the new store rooms/ pramsheds will be like for like.

Compulsory acquisition and payment of compensation is not the Council's preferred option. Compulsory acquisition is a route of last resort, and the Council would rather acquire your pramshed/storeroom by agreement. The Council has offered £3,500 or a replacement pramshed. However if no agreement can be reached the Council believes that there is a compelling public interest in delivering the scheme justifies compulsory acquisition of your property.

The offer of £3,500 remains open if you wish to accept it rather than take the option of a replacement pramshed/storeroom. The offer letter can be re-sent to you on request.

1. Objection to how the Acquiring Authority has proceeded with the process.

**Response:** The Council do not accept this criticism and has complied with its legal dutues as an Acquiring Authority.

1. Legally Binding Agreement

**Response:** We do apologise if there have been any spelling mistakes on the agreement these can be corrected and a new agreement can be issued.

Yours sincerely,

**Helen Phillips**

Regeneration Officer