

**THE LONDON BOROUGH OF HARINGEY
(HIGH ROAD WEST PHASE A)
COMPULSORY PURCHASE ORDER 2023**

DOCUMENT CD 9.10

WITNESS 5: JAMES FRANKLIN, CBRE

APPENDICES TO OVERVIEW PROOF OF EVIDENCE

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High Road West Business Relocation Support – Local Retail Options

July 2023

CD.9.10.1



Summary

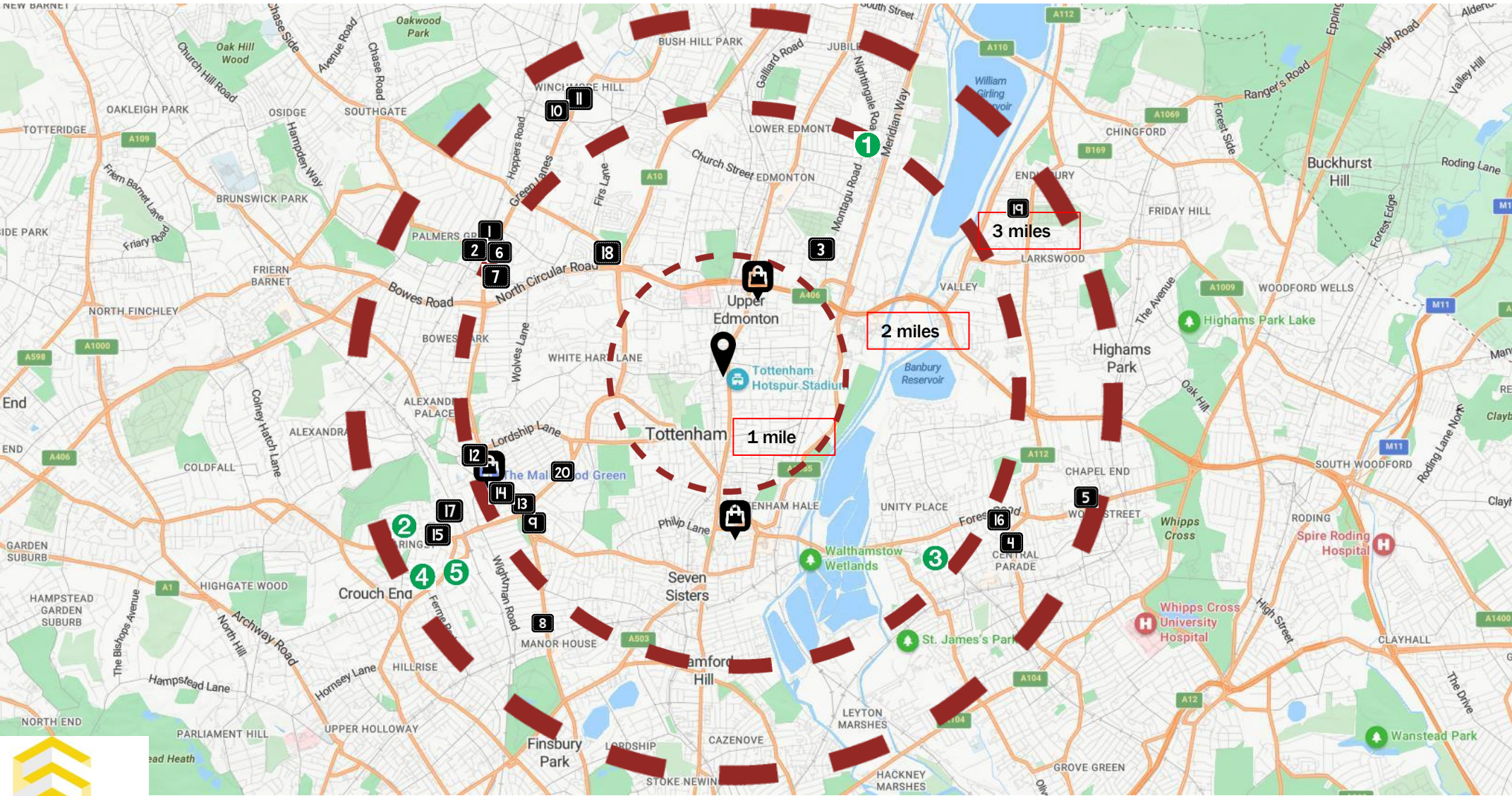
This report lists the current availability of retail properties within a 3mile radius of High Road West.

The report includes the following search criteria:


- **Leasehold/Freehold properties**
- **Up to 6,000 sq ft**
- **Use class E (all other retail uses)**
- **3 mile radius of the subject property**
- **Agent contact details**
- **Discussions with the ArchCo have identified the location a one light industrial unit adjacent to the site which has been included in this report for reference.**




High Road West Business Relocation Support - Local Retail Options

CD.9.10.1









- Leasehold
- Freehold
- Retail Centers
- High Road West




 High Road West surrounding properties within a 3mile radius.

No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
1	Aldermans HI		Palmers Green	N13 4YE	1,773	LH	£58,000 PA	Available	Jenkins Law Ryan Mylroie 020 7440 1840 ryan@jenkinslaw.co.uk	Retail
3	Aldermans HI		Palmers Green	N13 4YD	1,200	LH	£35,000 PA	Available	Grovelands Investments David Iny 020 8731 9777 davidiny@grovelands.net	Retail
285	Brettenham Rd		Walthamstow	N18 2HF	757	LH	£10,000 PA	Available	Spencer Craig Partnership June Mead 020 8498 9292 june@spencercraig.com	Retail




No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
15	Eastfield Rd		Walthamstow	E17 3BA	1,340	LH	£30,000 PA	Available	MC Retail Martin Crossley 079 6884 8812 mc@mcretail.co.uk	Retail
853	Forest Rd		Walthamstow	E17 4AT	213	LH	£12,000 PA	Available	Harston and Co Nick Harston nick@harstonandco.co.uk	Retail
334	Green Lanes		Palmers Green	N13 5TW	533	LH	£24,500 PA	Under offer	Strettons Sean Crowhurst Sean.Crowhurst@strettons.co.uk	Retail



No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
369-371	Green Lanes		Palmers Green	N13 4JH	1,708	LH	£60,000 PA	Under offer	DMA Alex Cooper 020 7491 7777 acooper@dmapr operty.com	Retail
419	Green Lanes		Palmers Green	N4 1EY	1,022	LH	£24,000 PA	Available	Claridges Commercial Adrian Cole 020 8559 1122 abc@claridges- commercial.co.uk	Retail
The Wellington 679	Green Lanes		Palmers Green	N8 0QY	1,300	LH	£35,000 PA	Available	Jenkins Law Ryan Mylroie 020 7440 1840 ryan@jenkinslaw.co. uk	Retail




No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
782	Green Lanes		Palmers Green	N21 3RE	649	LH	£21,000 PA	Available	Claridges Commercial Adrian Cole 020 8559 1122 abc@claridges-commercial.co.uk	Retail
790	Green Lanes		Palmers Green	N21 3RE	4,888	LH	£45,000 PA	Under offer	Grovelands Investments David Iny 020 8731 9777 davidiny@grovelands.net	Retail
6	High Road		Wood Green	N22 6DS	712	LH	£65,000 PA	TBC	Brasier Freeth Mark Segal 020 3828 8537 mark.segal@brasierfreeth.com	Retail



No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
51-53	High Road		Wood Green	N22 6BH	2,234	LH	£125,000 PA	Available	Jenkins Law Ryan Mylroie 020 7440 1840 ryan@jenkinslaw.co.uk	Retail
95	High Road		Wood Green	N22 6BB	705	LH	£60,000 PA	Under offer	Claridges Commercial Adrian Cole 020 8559 1122 abc@claridges-commercial.co.uk	Retail
95	High Street		Hornsey	N8 7NT	1,119	LH	£25,000 PA	Under offer	3H Property Consultants Ltd Graham Harris 020 7286 8363 gh@threeh.co.uk	Retail

No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
128-128a	Hoe Street		Walthamstow	E17 4QR	1,000	LH	£40,000PA	Available	Strettons Abas Anwar 020 8520 9911 abasanwar@strettons.co.uk	Retail
	Mary Neuner Road		Hornsey	N8 0ER	538	LH	£10,760 PA	Available	Strettons Jamie Mackenzie 020 8509 4404 jamie.mackenzie@strettons.co.uk	Retail
	Mary Neuner Road		Hornsey	N8 0ER	1,841	LH	£36,820 PA	Under Offer	Strettons Jamie Mackenzie 020 8509 4404 jamie.mackenzie@strettons.co.uk	Retail

No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
3 Cheapside	3 North Circular Rd		Palmers Green	N13 5ED	647	LH	£12,000 PA	Available	Claridges Commercial Adrian Cole 020 8559 1122 abc@claridges-commercial.co.uk	Retail
99-101	Old Church Road		Chingford	E4 6ST	3,767	LH	£85,000 PA	Under Offer	Claridges Commercial Adrian Cole 020 8559 1122 abc@claridges-commercial.co.uk	Retail
61	Westbury Avenue		Wood Green	N22 6SA	760	LH	£15,000 PA	Available	Jenkins Law Kyle McGuire 020 7440 1840 Kyle@jenkinslaw.co.uk	Retail

No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
529-531 532-535	Orchard Place		Haringey	N17 8AJ	6,961	LH	£125k pa	PC in August	Cecily.Offord@thearchco.com Arch & Co.	Light industrial
	Arches at White Heart Lane		Tottenham	N17 7RP	1,386 sq ft	LH	TBC	Available	Cecily.Offord@thearchco.com Arch & Co.	Retail

No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
434	Montagu Road		Edmonton	N9 0ER	4,867	FH	Offers in the region of £5,750,000	Available	Strettons Sean Crowhurst Sean.Crowhurst@strettons.co.uk	Retail
220	Middle Lane		Tottenham	N8 7LA	607	FH	TBC	Under Offer	Richard Bracewell Founder 020 8348 8080 (p) 07967 725538 (m) richard@bracewellsestateagent.co.uk	Retail
71	High Street		Walthamstow	E17 7DB	513	FH	£325,000	Available	Jason Grant Director 020 8506 9900 (p) 07956 380992 (m) jason@countrywidecomm.co.uk	Retail

No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
17	Topsfield Parade		Harringey	N8 8PT	1,250 sq ft	FH	£475,000	TBC	Henry Chamberlayne Surveyor 020 7437 6977 (p) 07710 596708 (m) Henry_Chamberlayne@allsop.co.uk	Retail
41	Tottenham Lane		Harringey	N8 9BD	1,007 sq ft	FH	£875,000	Under offer	Kirill Toursin Commercial Manager 020 7697 1904 (p) 020 7607 5001 (m) kirill@drivers.co.uk CoStar Property Contact	Retail

Prepared By:

Abas Anwar MRICS

Tel 020 8520 9911

DDI 020 8509 4477

Email abas.anwar@strettons.co.uk

CD.9.10.2 – Summary of Dellal Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
08/01/2018 (letter is incorrectly dated January 2017)	Letter	Ahmet Dellal	Council	High Road West Letter introducing Lendlease to the Scheme. The letter confirmed its commitment to businesses and confirmed that Lendlease will be in contact soon.	19
29/01/2018	Letter	Ahmet Dellal	Lendlease	Lendlease introduction letter. Letter includes a request to meet and offering to acquire Ahmet Dellal's interest via negotiation.	21
27/06/2018	Letter	Ahmet Dellal	Lendlease	Lendlease follow up letter. Includes a request to meet with Ahmet Dellal and that Lendlease wants to acquire Mr Dellal's property via negotiation.	24
05/10/2018	Letter	Ahmet Dellal	Council	Council letter providing an update on Scheme and inviting Ahmet Dellal to a business breakfast to ask questions about the Scheme. The letter confirmed that a residents' ballot was required to progress the Scheme and that business support was available.	-
23/02/2021	Letter	Ahmet Dellal	Council & Lendlease	High Road West Regeneration Project Update plus opportunity to provide feedback on the project.	-
07/05/2021	Flyer	Ahmet Dellal	Council	Masterplan workshop flyer providing businesses with the opportunity to comment on the scheme at three different events.	-
19/08/2021	Letter	Ahmet Dellal	Council & Lendlease	Invite to a drop-in session for businesses to discuss their situation. Sent to Ahmet Dellal hoping for a reply	-

CD.9.10.2 – Summary of Dellal Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
				notwithstanding that he is an investment property owner.	
04/11/2021	Letter	Ahmet Dellal	Council	HRW Flyer for a business breakfast event on 11 November 2021. No response received.	-
01/02/2022	Letter	Ahmet Dellal	Council	Letter from the Council confirming the positive outcome of the residents' ballot. Updates include phasing and progressing Phase A (south site). Confirmed that the Council was keen to reach an agreement with Ahmet Dellal to acquire his interest in the land. Confirmed that the Council's land referencers will be contacting them shortly and that the Council will continue to offer opportunities.	26
17/05/2022	Letter	Ahmet Dellal	Lendlease	Letter from Lendlease asking for Ahmet Dellal to make contact so that they can discuss acquisition of his property interest. Lendlease explained that it was keen to meet and discuss the potential scheme implications and options available to Mr Dellal in terms of acquisition.	29
12/08/2022	Letter	Ahmet Dellal	Lendlease	A further letter from Lendlease to Ahmet Dellal asking for Mr Dellal to get in contact. The letter also provided an update on the Planning Committee resolution to grant planning permission.	31

CD.9.10.2 – Summary of Dellal Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
14/03/2023	Call	Keith Murray	CBRE	Call with Keith Murray to discuss that he has been instructed and submitting an objection on behalf of Ahmet Dellal.	-
14/03/2023	Letter	CBRE	Keith Murray	Objection letter sent by Keith Murray. This is in addition to Ahmet Dellal's objection.	-
24/03/2023	Letter	Ahmet Dellal	Council	Confirming receipt of objection to Ahmet Dellal.	-
14/04/2023	Letter/email	Keith Murray	CBRE	Response to objection and explanation that I have struggled to speak with Ahmet Dellal due to lack of response. I requested a meeting to discuss the scheme and the requirement for Mr Dellal's property.	-
24/04/2023	Call	Keith Murray	CBRE	Discussing Ahmet Dellal's position and details of the recent purchase of 753 High Road as a comparable.	-
13/05/2023	Email	CBRE	Keith Murray	Update from Keith Murray confirming that he has advised his client to meet with me to discuss the scheme.	-
15/05/2023	Email (Various)	Keith Murray	CBRE	A number of emails discussing meeting to discuss the scheme.	-
16/05/2023	Email	Keith Murray	CBRE	Email following call with Keith Murray. Confirmed that Ahmet Dellal is not willing to have a meeting nor wants to discuss the acquisition of his property. Mr Murray responded confirming that he has recommended for his client to meet.	-

CD.9.10.2 – Summary of Dellal Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
09/06/2023	Email	Ahmet Dellal	CBRE	Email sent attaching the business support information, so that Ahmet Dellal is aware of what is being sent to his tenant.	33
20/06/2023	Email/Letter	Ahmet Dellal	CBRE	Offer letter to Ahmet Dellal for his investment property and request to discuss further.	34
21/06/2023 – 14/07/2023	Email	CBRE	Ahmet Dellal	Email chain between Ahmet Dellal, CBRE and Keith Murray, in which Mr Dellal rejected the offer and confirmed that he is disgusted with it and is a long way away from a realistic number. CBRE responded stating that we are keen to try and bridge any gap as CBRE had not been provided with an assessment of value and suggested a visit to measure the premises. Mr Murray responded confirming that Mr Dellal does not agree to any inspections and he is unable to take matters further at the present time and probably even until the outcome of the CPO is known.	36
14/07/2023	Email	Keith Murray	CBRE	Response and confirm happy to progress negotiations when his client is ready	-

Regeneration, Planning and Development

Helen Fisher, Director of Regeneration



Mr Ahmet Huseyin Dellal
739 High Road
London
N17 8AG

Date: January 2017

Dear Mr Ahmet Huseyin Dellal

Lendlease appointed as developer for the High Road West Regeneration Scheme

On 19 December 2017 Haringey Council and Lendlease signed a legal agreement called a Development Agreement - which confirms them as the developer for the High Road West Regeneration scheme. Lendlease are committed to working with individual businesses within the High Road West area and will write to you in the coming weeks to discuss your business needs.

The Development Agreement

The signing of the Development Agreement signals a formal end to the High Road West procurement process to secure a development partner. It is an important step forward in delivering the High Road West Regeneration Scheme. The scheme will provide significant community benefits including 750 affordable homes, a new community park and new civic square as well as new high quality work and commercial space, including new commercial space for existing businesses.

Commitment to Businesses

Both Haringey Council and Lendlease are committed to supporting businesses in and around High Road West. Working together, and with you, we will deliver on the commitments outlined in the Business Charter:

1. Ensure you are able to participate in the regeneration of the area and fully support you throughout the process
2. Make sure your business is successful during the planning period and the subsequent regeneration and enable individual traders to exercise real choice regarding their current and future options
3. A fair valuation and compensation process (for those businesses that are required to relocate)
4. Aim to keep the businesses and jobs within the area, or within the borough

We want you to be in a position to make the most of the opportunities brought by the regeneration plans.

To find out more please visit www.tottenham.london/BC

Continued overleaf

Next Steps

The next steps will be for Lendlease to work closely with the local community, including local businesses, to further develop their proposals for the site. This is so that a planning application and phasing plan can be developed over the summer.

In the next few weeks, Lendlease will be writing to each business, to introduce themselves and start a conversation with you. We encourage you to speak to Lendlease and get involved.

We are also available to speak to you if you have any questions. Please feel free to contact Clare Askew by emailing clare.askew@haringey.gov.uk or calling 020 8489 5317.

Yours sincerely,



Helen Fisher
Director of Regeneration
Haringey Council
E: tottenhamregeneration@haringey.gov.uk



29 January 2018

Ahmet Huseyin Dellal
910 Great Cambridge Road
Enfield
EN1 4JS

Dear Ahmet Huseyin Dellal

High Road West Regeneration

Further to the London Borough of Haringey's letter dated January 2018, you will be aware that we have been selected by the Council as the development partner for the comprehensive regeneration of the area known as High Road West (HRW).

As part of that process, we, Lendlease Development (Europe) Limited, would like to meet with you to discuss the proposed comprehensive regeneration of the HRW area. We understand that you are the owner and/or occupier of one of the properties that falls within the HRW development boundary and would very much appreciate the opportunity to meet and discuss what this means for you.

The next step will see us consulting with local communities before preparing a planning application for the comprehensive regeneration scheme. Our current timetable provides for Lendlease to undertake consultation on the planning application proposals in Spring 2018 with some early improvement works to the High Road commencing in Summer 2018.

The area comprising the scheme is shown on the attached plan and was identified by the council for development and approved by Haringey Council's cabinet in December 2014. The council already owns a large proportion of the development area, however a number of other properties or interests in the vicinity, including yours, will need to be purchased to allow Lendlease to deliver a comprehensive regeneration scheme, giving the best outcome for the community.

We are committed to delivering the council's HRW Business Charter (found at <https://tottenham.london/BC>) and to providing those affected with up to date information on the scheme as it develops. We will continue the initial engagement started by the council with businesses in order to understand the individual and shared aspirations of affected business owners and will respond to key issues and concerns they raise. We are also committed to providing a fair and equitable compensation policy which will offer flexibility to recognise the particular needs of individuals and businesses who are affected.

We would therefore like to meet with you to discuss potential relocation options for your business and purchase options of your property, together with likely timings. We are aware of the previous discussions/negotiations between the council and individual businesses and will be picking up the negotiations from this point.

Lendlease Development (Europe) Limited
Registered in England and Wales
Registered No: LP5871
Registered Office: 20 Triton Street, Regent's Place,
London NW1 3BF, United Kingdom.

Telephone + 44(0)20 3430 9000
Facsimile + 44(0)20 3430 9001



Through these discussions we hope to better understand your business and requirements for space, the relocation options that are available and may be suitable for your business and to explain the consultation process and how you can get involved to achieve the best outcome for your business.

We will shortly be contacting everyone impacted by the comprehensive development, but if you would like to contact us in the meantime please do so at

landenquiries@highroadwest.london

CBRE will be working with Lendlease on the relocation and acquisition of land and property, and therefore if you would prefer to discuss the purchase of your property or your relocation options please call either:

Steven Fraser, Lendlease – 0203 955 7500

James Franklin, CBRE – 020 7182 2658

In addition, if you need to speak with someone at the Council to discuss any aspect of this letter then please contact Clare Askew (clare.askew@haringey.gov.uk or 020 8489 5317)

We look forward to meeting you.

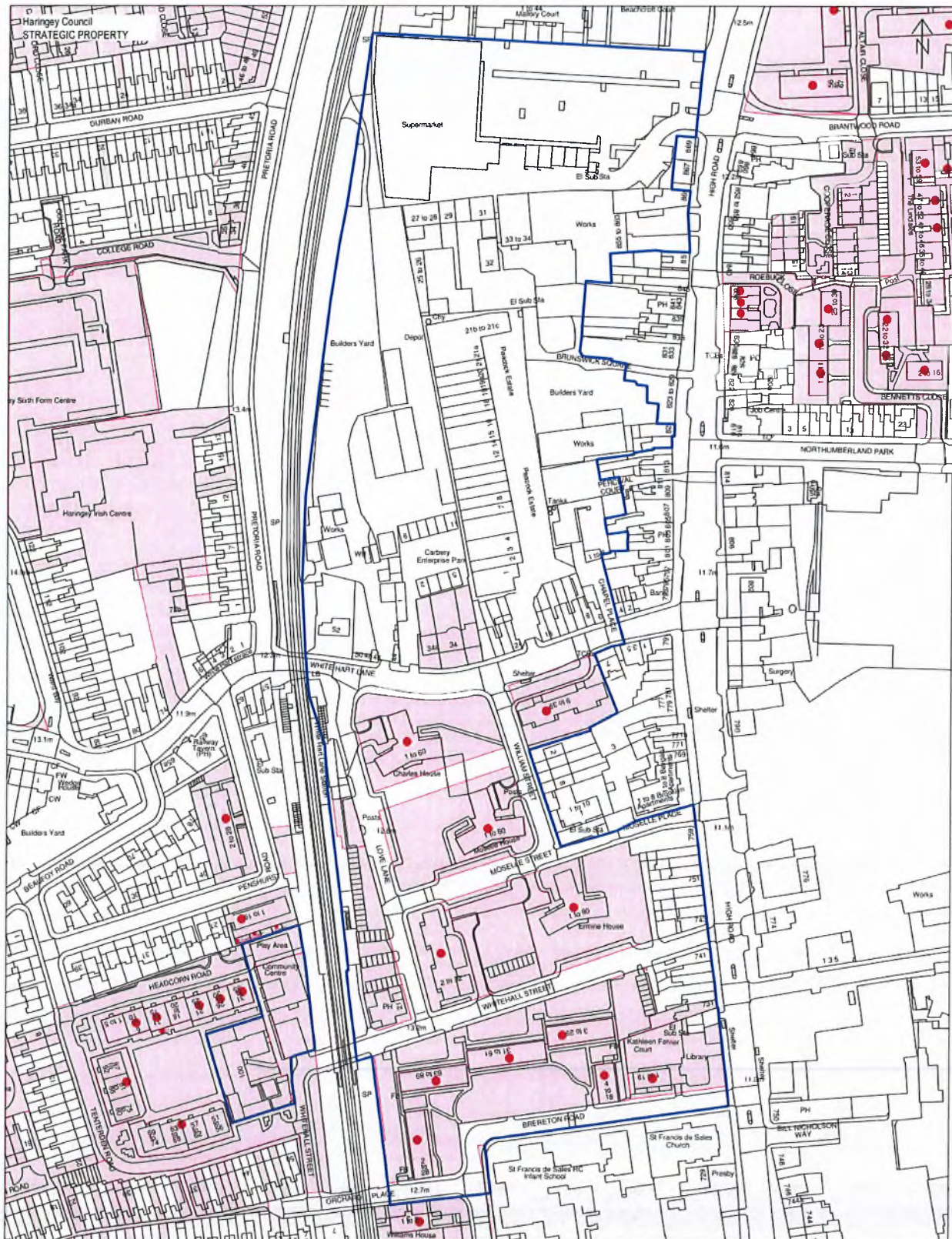
Yours sincerely

A handwritten signature in black ink, appearing to read "D White".

David White
Lendlease

Lendlease Development (Europe) Limited
Registered in England and Wales
Registered No: LP5871
Registered Office: 20 Triton Street, Regent's Place,
London NW1 3BF, United Kingdom.

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HARINGEY COUNCIL OWNERSHIP in vicinity of
HIGH ROAD WEST

Shaded pink - Haringey Council freehold ownership.
Blue verging - High Road West boundary

Scale
0 10 20 30 40 50 m



27 June 2018

Ahmet Huseyin Dellal
739 High Road
London
N17 8AG

Dear Ahmet Huseyin Dellal

High Road West Regeneration

Further to our letter dated January 2018 (copy attached), you will be aware that Lendlease Development (Europe) Limited have been selected by the Council as the development partner for the comprehensive regeneration of the area known as High Road West (HRW).

As we set out in our previous letter we would like to meet with you to discuss the proposed comprehensive regeneration of the HRW area. We understand that you are the owner of 739 High Road, N17 8AG, that falls within the HRW development boundary and would very much appreciate the opportunity to meet and discuss what this means for you. We have been trying to make contact direct with you but unfortunately, we do not have your email or telephone number and would appreciate it if you could contact us or the Council on the numbers set out below.

We would like to meet with you to discuss potential relocation options for your business and purchase options of your property, together with likely timings. We are aware of the previous discussions/negotiations between the council and individual businesses and will be picking up the negotiations from this point.

Through these discussions we hope to better understand your business and requirements for space, the relocation options that are available and may be suitable for your business and to explain the consultation process and how you can get involved to achieve the best outcome for your business.

We have already spoken to many of the parties impacted and would welcome the opportunity to speak to you.

CBRE will be working with Lendlease on the relocation and acquisition of land and property, and therefore if you would prefer to discuss the purchase of your property or your relocation options please call either:

Steven Fraser, Lendlease – 0203 955 7500
James Franklin, CBRE – 020 7182 2658

In addition, if you need to speak with someone at the Council to discuss any aspect of this letter then please contact Clare Askew (clare.askew@haringey.gov.uk or 020 8489 5317)

We look forward to meeting you.

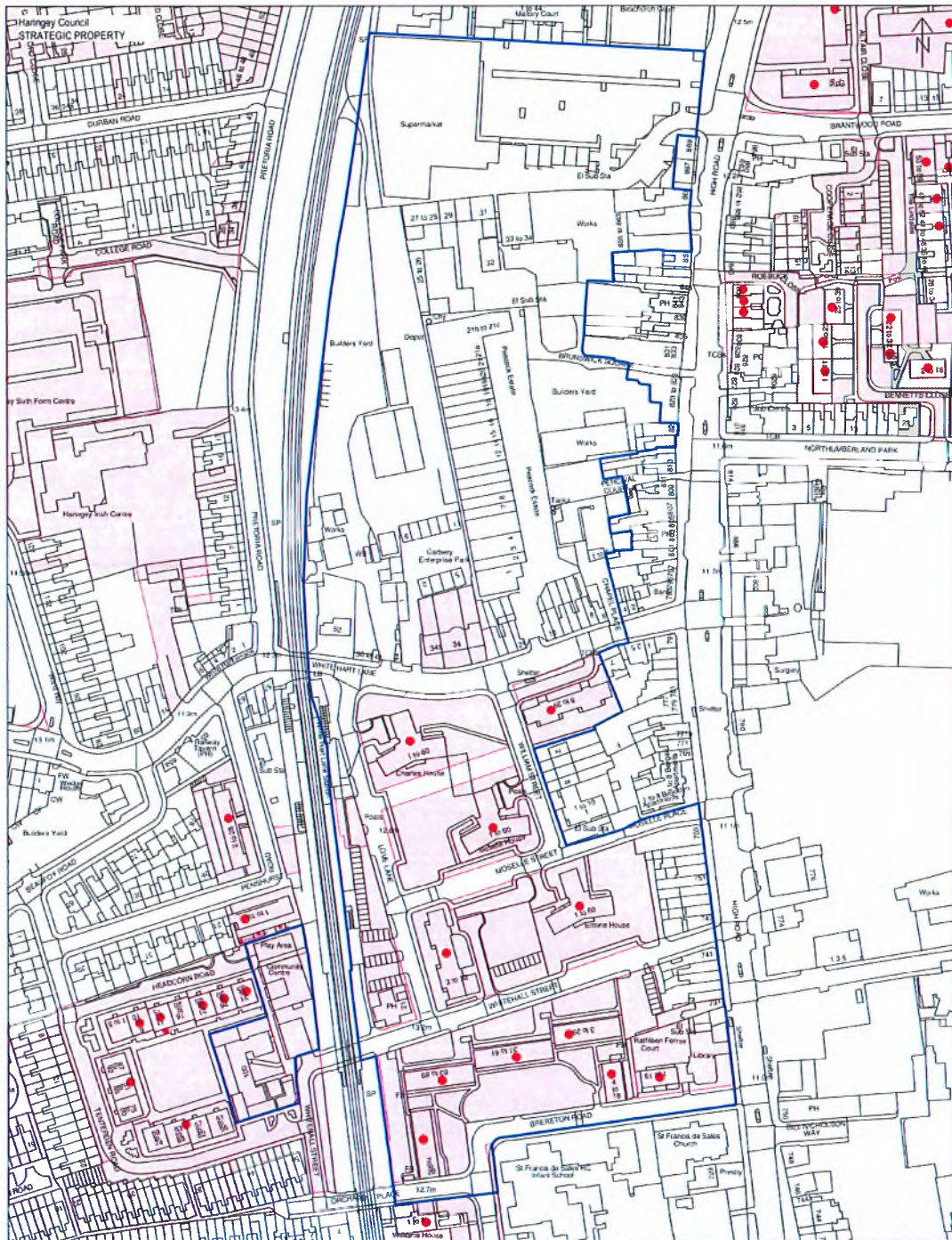
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Telephone + 44(0)20 3430 9000
Facsimile + 44(0)20 3430 9001



Yours sincerely

Steven Fraser
Lendlease



HARINGEY COUNCIL OWNERSHIP in vicinity of
HIGH ROAD WEST

Shaded pink - Haringey Council freehold ownership
Blue lining - High Road West boundary

Scale
0 10 20 30 40 50 m

Overlay . PropTerLive + RegenJAD
Plan produced by Janice Dabinett on 30/08/2017

Scale 1:1750@A3
BVES Drawing No. BVES A3 misc.

Housing, Regeneration & Planning

Sarah Lovell Head of Area Regeneration

Date: February 2022

Your ref: Re: High Road West scheme

Dear Sir or Madam,

High Road West Update

As you will be aware, the Council has committed to deliver wide-reaching benefits for the north Tottenham community as part of the High Road West scheme. In September 2021 the resident ballot on the Love Lane Estate resulted in a majority 'yes' vote for the redevelopment of the estate. Following the ballot, in October 2021 the Council's development partner, Lendlease, submitted a planning application for the High Road West scheme to which you will have received separate correspondence.

Following the above, this letter sets out further information regarding the phasing and land assembly approach for the scheme.

Phasing

Subject to planning approval, it is proposed that the part of the masterplan site that sits south of White Hart Lane will be delivered first (Phase A). Phase A is shown edged red on the enclosed plan and includes the Love Lane Estate as well as the businesses and other properties facing onto the High Road. Phase A will be split into sub-phases, with the first planned to commence later this year and which will include the construction of new council homes.

The initial works in Phase A will be on land already owned by the Council. However, the later parts of Phase A include land and properties owned by third parties (or in which third parties hold an interest) which the Council will need to acquire. Based on our records, we understand that you own land or property (or have an interest in land or property) within Phase A.

Working with you to reach a suitable agreement

In line with our Business Charter commitments and previous correspondence, we want to work with you to reach a suitable agreement for the purchase of your property or interest by the Council. We will also provide assistance to help you find suitable alternative accommodation, either within the scheme or local area.

We would very much appreciate the opportunity to discuss this with you, including what this means to you and / or your business, your requirements for space, potential relocation options and likely timings for us requiring your property or interest.

Compulsory Purchase Order Powers

Although the Council would like to acquire your property or interest by agreement, later this year (anticipated to be in June or July) the Council will consider using its Compulsory Purchase Order (CPO) powers in order to initially deliver Phase A if necessary. The formal CPO process may be progressed at the same time as our discussions/negotiations to ensure that timescales for the scheme are met.

As part of considering using the Council's CPO powers, a questionnaire will shortly be sent by our land referencing advisors (Terraquest) to all those with an interest in land within the south of the masterplan site. This will include you and anyone else with an interest in your property (such as tenants or leaseholders).

We would be grateful if you could complete this as it provides the Council with important information and ensures the right people are notified of any future CPO. Terraquest can provide assistance with providing the information requested and their contact details will be included with the questionnaire.

Continual engagement

We understand that this is a difficult process to go through and we will support you as far as possible, including continuing to offer opportunities for you get the right support and information. We will also be seeking to work with businesses and the wider community to develop the detailed designs for the scheme, including the new employment spaces.

On behalf of the Council, CBRE are working with Lendlease on the relocation and acquisition of land and property affected. If you would like to discuss selling your property/interest to the Council or the issues raised in this letter, please contact James Franklin at CBRE (James.Franklin@cbre.com or 07917 894283).

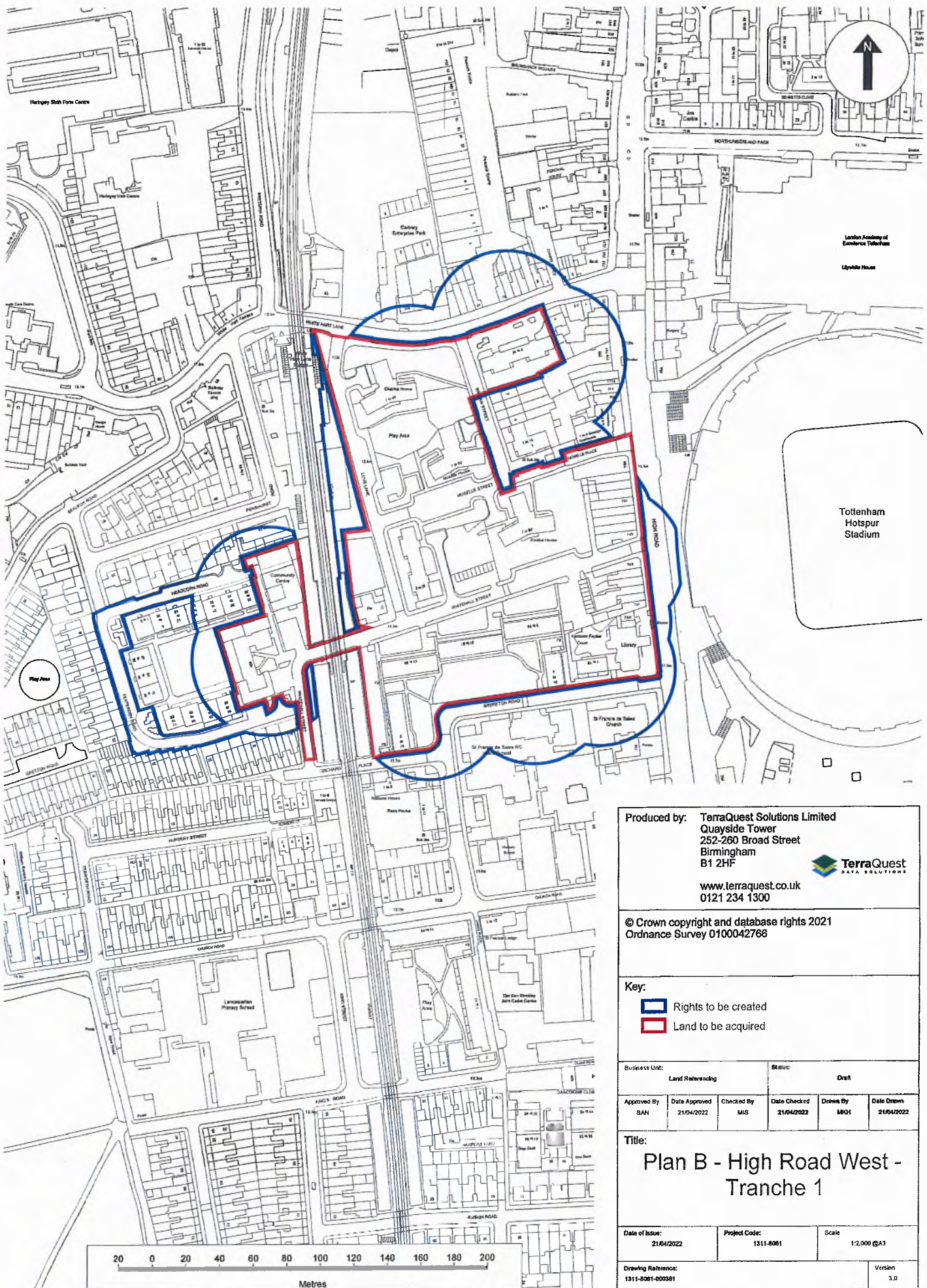
Alternatively, if you would like to speak with someone at the Council to discuss any aspect of this letter, then please contact Scott Mundy (scott.mundy@haringey.gov.uk or 07971 837641).

Yours sincerely



Sarah Lovell
Head of Area Regeneration, North Tottenham

Plan B - High Road West - Tranche 1 ^{CD.9.10.2}



Produced by: TerraQuest Solutions Limited
 Quayside Tower
 252-260 Broad Street
 Birmingham
 B1 2HF
 www.terraquest.co.uk
 0121 234 1300



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Key:
 Rights to be created
 Land to be acquired

Business Unit:			Status:		
Land Referencing			Draft		
Approved By	Date Approved	Checked By	Date Checked	Drawn By	Date Drawn
SAN	21/04/2022	MIS	21/04/2022	MGH	21/04/2022

Title:
 Plan B - High Road West -
 Tranche 1

Date of Issue: 21/04/2022	Project Code: 1311-0081	Scale: 1:2,000 @A3
Drawing Reference: 1311-0081-000381		Version: 3.0



17 May 2022

Mr Ahmet Huseyin Dellal
910 Great Cambridge Road
Enfield
EN1 4JS

Dear Mr Ahmet Huseyin Dellal

High Road West Regeneration – Phase A (South of White Hart Lane)

Further to the letter sent by the Council in March 2022 (copy attached to letter), you will be aware that the Council and Lendlease are committed to delivering the High Road West scheme. The initial phase (Phase A) includes new homes of which 500 will be Council homes at Council rents for existing and new residents, new employment space for existing and new businesses, community facilities, and a civic square as part of an improved new neighbourhood and streetscape.

You should also have been contacted by Terraquest, the Council's land referencing advisors, requesting further information on the ownership or clarifying your interest in the property. This is part of the due diligence and statutory process the Council need to go through before considering the use of its Compulsory Purchase Order powers, to ensure the right people are informed of any future CPO.

We understand that you are either a business or property owner within Phase A (please see red line plan attached to letter). The initial works on Phase A will be on land owned by the Council, however to deliver the later parts of this phase, the Council will need to acquire your property. Whilst your property is in a later phase of Phase A, we would like to work with you now to reach the best possible outcome based on your individual circumstances.

You may recollect that Lendlease has previously been in contact to seek to open discussions with you, with the aim to find a suitable agreement for the purchase of your property or interest by the Council. We would still like to meet with you to discuss the likely timings for requiring your property and purchase options, as well as potential relocation options. To confirm, we are committed to providing a fair and equitable compensation policy which will offer flexibility to recognise the particular needs of those who are affected.

It is anticipated that through our discussions, we can better understand your requirements for space and the relocation options that may be suitable for your business, if applicable. We can also explain the consultation process and how you can get involved, to ensure your interests are fully represented.

CBRE will be working with Lendlease on the relocation and acquisition of land and property, and therefore if you would like to discuss the purchase of your property or your relocation options, please call either:

Steven Fraser, Lendlease – steven.fraser@lendlease.com -- 07918 628 193
James Franklin, CBRE – james.franklin@cbre.com – 07917 894383

Alternatively, if you would prefer to speak with someone at the Council to discuss any aspect of this letter then please contact Scott Mundy (scott.mundy@haringey.gov.uk or 07971 837641)

Lendlease Development (Europe) Limited
Registered in England and Wales
Registered No: LP5871
Registered Office: 20 Triton Street, Regent's Place,
London NW1 3BF, United Kingdom.

Telephone +44(0)20 3430 9000
Facsimile +44(0)20 3430 9001



We look forward to meeting you.

Yours sincerely

A handwritten signature in black ink, appearing to read "Michelle Letton".

Michelle Letton
Project Lead – High Road West
Lendlease Development

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Registered in England and Wales
Registered No: LP5871
Registered Office: 20 Triton Street, Regent's Place,
London NW1 3BF, United Kingdom.

Telephone + 44(0)20 3430 9000
Facsimile + 44(0)20 3430 9001



12 August 2022

Mr Ahmet Husseyin Dellal
910 Great Cambridge Road
Enfield
EN1 4JS

Dear Mr Ahmet Husseyin Dellal,

High Road West Regeneration – Phase A (South of White Hart Lane)

Further to the letter sent by the Council in March 2022, you will be aware that the Council and Lendlease are committed to delivering the High Road West scheme. The initial phase (Phase A) includes new homes of which 500 will be Council homes at Council rents for existing and new residents, new employment space for existing and new businesses, community facilities, and a civic square as part of an improved new neighbourhood and streetscape.

We are now able to let you know that on Thursday 21 July, the Council's Planning Committee resolved to grant planning approval for the High Road West scheme.

We understand that you are the property owner of 739 High Road. Your property is located within Phase A (please see red line plan attached to letter). The initial works on Phase A will be on land owned by the Council, however, to deliver the later parts of this phase, the Council will need to acquire your property. Whilst your property is in a later phase of Phase A, we would like to work with you now to reach the best possible outcome based on your individual circumstances.

You may recollect that Lendlease has previously been in contact to seek to open discussions with you, with the aim to find a suitable agreement for the purchase of your property or interest by the Council. We are very keen to meet with you to discuss the likely timings for requiring your property and purchase options. To confirm, we are committed to providing a fair and equitable compensation policy which will offer flexibility to recognise the particular needs of those who are affected.

It is anticipated that through our discussions, we can better understand your requirements. We can also explain the consultation process and how you can get involved, to ensure your interests are fully represented.

CBRE will be working with Lendlease on the relocation and acquisition of land and property, and therefore if you would like to discuss the purchase of your property, please call/email either:

Steven Fraser, Lendlease – steven.fraser@lendlease.com – 07918 628 193
James Franklin, CBRE – james.franklin@cbre.com – 07917 894383



Alternatively, if you would prefer to speak with someone at the Council to discuss any aspect of this letter then please contact Scott Mundy (scott.mundy@haringey.gov.uk or 07971 837641)

We look forward to meeting you.

Yours sincerely

Michelle Letton
Project Lead – High Road West
Lendlease Development

Lendlease Development (Europe) Limited
Registered in England and Wales
Registered No: LP5871
Registered Office: 20 Triton Street, Regent's Place,
London NW1 3BF, United Kingdom.

Telephone + 44(0)20 3430 9000
Facsimile + 44(0)20 3430 9001

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: 09 June 2023 17:49
To: 'delahm@aol.com' <delahm@aol.com>
Cc: Keith Murray (km@keithmurrayconsultants.com) <km@keithmurrayconsultants.com>;
'cpo.phasea@highroadwest.london' <cpo.phasea@highroadwest.london>;
steven.fraser@lendlease.com
Subject: High Road West - Business Correspondence

Dear Mr Dellal,

I wanted to get in contact to make sure you are being kept informed of the correspondence being sent to your tenant. On the basis that you are an owner of the property rather than occupier, this is just FYI.

As such I attach copy of our business communications; Business Support letter and Relocation Information.

Should you have any questions do not hesitate to ask.

Kind regards

James

James Franklin
Director
CBRE | UK, Land Assembly & Compulsory Purchase
Henrietta House | Henrietta Place | London | W1G 0NB
T +44 (0) 20 7182 2658 | Ext 22658
M +44 (0)7917 894383
james.franklin@cbre.com | www.cbre.co.uk

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CBRE Limited

Mr Ahmet Huseyin Dellal
910 Great Cambridge Road
Enfield
EN1 4JS

CBRE Limited
Henrietta House
Henrietta Place
London W1G 0NB

Switchboard	+44 (0)20 7182 2000
Mobile	07917 8943383
Direct Line	+44 (0)20 7182 2658

James.franklin@cbre.com

20 June 2023

**STRICTLY CONFIDENTIAL &
SUBJECT TO CONTRACT**

Sent via Post & Email (delahm@aol.com &
km@Keithmurrayconsultants.com)

Dear Mr Dellal,

RE: OFFER - HIGH ROAD WEST REGENERATION – 739 HIGH ROAD, LONDON, N17 8AG

As you are aware, Lendlease and Haringey Council (the "Council") are committed to the delivery of the High Road West scheme (the "Scheme").

Following the grant of planning permission in August 2022, Lendlease and Haringey Council are now seeking to deliver the first phase of the Scheme, referred to as "Phase A". The first phase of the Scheme focuses on the regeneration of the Love Lane Estate and includes a number of properties along the High Road, one of which is owned by you (739 High Road) (the "Property").

In order to facilitate the timely delivery of the Scheme the Council made The London Borough of Haringey (High Road West Phase A) Compulsory Purchase Order 2023 ("the CPO") in January of this year.

You submitted two objections to the CPO (one by you and one by your surveyor [Mr Keith Murray] on your behalf). The objections raised a number of concerns with the CPO and the underlying Scheme. While the Council and Lendlease have sought to engage with you regarding the acquisition of your Property since 2018, the objections represented the first communication we have received from you in that period.

As noted in previous correspondence, the Council and Lendlease want to reach an agreement with you regarding your property, and as such, I am very keen to meet with you to discuss the delivery of the Scheme and the potential acquisition of your Property.

However, following receipt of the objections and further to discussions with your surveyor, Mr Murray, I understand that you are unwilling to meet to discuss the Scheme, your objections or the potential acquisition of your Property.

Notwithstanding the above, I would like to make a formal offer on behalf of the Council and Lendlease to purchase your Property.

The offer has been informed by the recent sale of 753 High Road, which completed on 31 March 2023. The offer reflects the value of the property and associated compensation. It is exclusive of fees. Please note that as I have been unable to visit the Property, the offer is based on the Valuation Office area of 563 sq ft for the retail area, and a 3 bedroom maisonette flat above.

Offer - 739 High Road - £762,175

(seven hundred and sixty two thousand and one hundred and seventy five pounds)

Please note that this offer is in excess of our view of the compensation payable if the Property were acquired compulsorily. If the offer is not accepted and the Council is required to compulsorily acquire the Property, the compensation payable in respect of the Property would revert to being assessed in line with the usual compensation principles and the offers outlined above would no longer be applicable.

I would greatly welcome the opportunity to discuss this offer further with you, especially to provide any clarifications you may have either about the Scheme or offer.

I look forward to hearing from you shortly.

Yours sincerely



James Franklin

Director

CBRE

From: Keith Murray <km@Keithmurrayconsultants.com>
Sent: 14 July 2023 12:17
To: Franklin, James @ London HH <James.Franklin@cbre.com>; Ahmet Dellal <delahm@aol.com>
Cc: steven.fraser@lendlease.com; cpo.phasea@highroadwest.london
Subject: RE: HRW Regeneration - Offer Letter - 739 High Road, N17 8AG

External

Dear James, with regard to an inspection etc, having discussed this with my client he doesn't 'see any reason or purpose behind viewing the property now when a similar property along the parade has been viewed and forcefully acquired by Haringey Council.'

As you'll appreciate therefore I'm unable to take matters further at the present time and probably even until the outcome of the CPO is known.

Regards Keith

Keith Murray Consultants Ltd

Please note our new contact details below

The Paddocks, 2 Foxtowns Green, Kirtlington, OX5 3JW
 Tel: 020 8421 8424
 Mob: 07769 700120
 Email: km@keithmurrayconsultants.com

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Reasonable care has been taken to ensure that this communication (and any attachments or hyperlinks contained within it) is free from computer viruses. No responsibility is accepted by Keith Murray Consultants Limited and the recipient should carry out any appropriate virus checks.

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: Friday, July 14, 2023 10:40 AM
To: Ahmet Dellal <delahm@aol.com>; Keith Murray <km@Keithmurrayconsultants.com>
Cc: steven.fraser@lendlease.com; cpo.phasea@highroadwest.london
Subject: RE: HRW Regeneration - Offer Letter - 739 High Road, N17 8AG

Dear Ahmet,

Thank you for your response and although disappointed that you feel that way about the offer, I am very keen to discuss further with Keith on this matter to see whether we can bridge the gap at all on the offer.

Keith – could you let me know when would be a good opportunity to meet up with you to discuss values? As mentioned previously, it could be a good opportunity to measure the property together

so we can be in agreement on the areas of the property as a starting point? Perhaps you could send me some dates you are available.

I look forward to hearing from you.

Kind regards

James

James Franklin
 Director
 CBRE | Land Assembly & Compulsory Purchase
 T +44 (0) 20 7182 2658 | Ext 22658
 M +44 (0)7917 894383
james.franklin@cbre.com

From: Ahmet Dellal <delahm@aol.com>
Sent: 21 June 2023 14:44
To: Franklin, James @ London HH <James.Franklin@cbre.com>; Keith Murray (<km@keithmurrayconsultants.com>) <km@keithmurrayconsultants.com>
Cc: steven.fraser@lendlease.com; cpo.phasea@highroadwest.london
Subject: Re: HRW Regeneration - Offer Letter - 739 High Road, N17 8AG

External

Dear James,

Thank you for your email and offer for the purchase of my property.

Frankly, I am disgusted with the proposed offer. It's a country mile away from being anywhere near any sort of realistic negotiable sum.

I have spoken to Keith Murray who will be arranging to meet up with you soon.

Kind Regards,

Ahmet

Sent from [Outlook for Android](#)
 CBRE Limited, Registered Office: Henrietta House, Henrietta Place, London, W1G 0NB,
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CD.9.10.3 – Summary of Tryfonos Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
13/01/2015	Call	Alecos Tryfonos	Council	Initial conversation between the Council and Alecos Tryfonos regarding the Council's intention to bring forward a CPO. The Council confirmed that it would cover reasonable professional fees which was subsequently confirmed in the letter dated 21/01/15.	-
21/01/2015	Letter	Alecos Tryfonos	Council	Confirmation that the Council is willing to cover legal and valuation fees. Link to CPO booklets provided for information.	46
17/03/2015	Meeting	Alecos Tryfonos & Peter Sherlock (Tryfonos Objectors' representative)	Council	Meeting to discuss the acquisition of the Tryfonos Objectors' properties. Council agreed to follow up with an offer.	-
29/04/2015	Letter	Peter Sherlock	Council	Without prejudice offer to acquire the Tryfonos Objectors' properties.	-
13/08/2015	Letter	Peter Sherlock	Council	Confirmed that the offer made on 29/04/15 had been rejected by the Tryfonos Objectors. Confirmed the Council's willingness to acquire the Tryfonos Objectors' properties by agreement. Confirmed the Council's willingness to consider the relocation of the businesses within the Scheme and to take account of any re-housing requirements either in the Scheme or elsewhere. Requested further details regarding the existing businesses and living accommodation and requested meetings with each of the owners of the Tryfonos Objectors' properties.	48

CD.9.10.3 – Summary of Tryfonos Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
08/01/2018 (letter is incorrectly dated January 2017)	Letter	Tryfonos Objectors	Council	Letter introducing Lendlease. Confirmed that Lendlease would be in contact shortly.	50
29/01/2018	Letter	Tryfonos Objectors	Lendlease	Introduction letter. Requested meeting to discuss the Scheme, potential relocation options and purchase options for the Tryfonos Objectors' properties. Confirmed Lendlease's commitment to the Business Charter	52
24/04/2018	Call	Alecos Tryfonos	Sally Williams (Retail Revital)	Sally Williams (instructed to liaise with businesses on the High Road to offer business support) spoke to Alecos Tryfonos about the THFC offer to purchase the Tryfonos property and that Mr Tryfonos was not willing to sell to anyone.	-
06/06/2018	Meeting	Alecos Tryfonos	CBRE & Lendlease	Initial meeting between James Franklin and Steven Fraser and Alecos Tryfonos. Lendlease explained the Scheme. The parties discussed the Tryfonos Objectors' properties, including the businesses. The parties discussed the CPO process and what this would involve including confirmation that Mr Tryfonos would like to have a new unit in the development, but requires a freehold. Consultation log of meeting.	55
05/07/2018	Drop in (meeting)	Alecos Tryfonos	Lendlease	Steve Fraser and James Franklin dropped into Chick King to speak with Alecos Tryfonos. There was a brief discussion and it was agreed that a further meeting would be arranged to discuss an offer for the Tryfonos Objectors' properties.	-

CD.9.10.3 – Summary of Tryfonos Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
02/08/2018	Meeting	Alecos Tryfonos	CBRE & Lendlease	<p>Verbal offer made to acquire the Tryfonos Objectors/ properties. Offer rejected. Alecos Tryfonos stated that he was not willing to get independent valuation advice. He considered that such advice would arrive at a similar valuation to the offer, which was not enough.</p> <p>Parties agreed that CBRE & Lendlease would hold off negotiations and discussions until the Scheme was further progressed and the residents' ballot completed.</p> <p>Parties agreed to maintain communications regarding the progress of the Scheme. Notes included in consultation log of 06/06/18.</p>	55
05/10/2018	Letter	Tryfonos Objectors	Council	Update on the progress of the Scheme plus introduction and invites to business breakfast, ballot and business support services.	57
31/01/2019	Business breakfast drop in	Tryfonos Objectors	CBRE, Lendlease & Council	Update on Scheme and opportunities for existing businesses. Alecos Tryfonos attended the drop-in session. Flyer included.	59
01/08/2020	Letter	Tryfonos Objectors	Council	Confirmed dedicated business support team set up to in response to Covid. Confirmed that in-person updates on the Scheme were on hold and the Council remained committed to delivery of the Scheme.	60
23/02/2021	Letter	Tryfonos Objectors	Council & Lendlease	High Road West Regeneration Project Update. Confirmed that resident ballot would be undertaken.	62
01/03/2021	Letter	Tryfonos Objectors	Council	Invite to a business owner Q & A event	64

CD.9.10.3 – Summary of Tryfonos Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
17/03/2021	Online business event	Tryfonos Objectors	Council	Online Q & A event for business owners	-
07/05/2021	Flyer	Tryfonos Objectors	Council	Flyer advertising Masterplan workshop	65
19/08/2021	Letter	Tryfonos Objectors	Council & Lendlease	Invite to drop in session	68
26/08/2021	Drop in session	Tryfonos Objectors	Council & Lendlease	Drop in event	-
01/10/2021	Letter	Tryfonos Objectors	Council	Confirmed result of resident ballot. Provided update on upcoming business breakfast events, business support initiatives and planning application timetable.	69
11/11/2021	Flyer	Tryfonos Objectors	Council	Business drop in session on 11/11/2021. Alecos Tryfonos attended the drop in session and spoke with Scott Mundy, Michelle Letton and Steven Fraser.	71
12/11/2021	Email	Council & CBRE Tryfonos	Lendlease	Summary of the discussion with Alecos Tryfonos at the business drop in session captured in email from Steven Fraser and that matters discussed had included Scheme updates, the use of compulsory purchase powers and relocation.	73
01/02/2022	Letter	Tryfonos Objectors	Council	Provided update on phasing and confirmed the Scheme (Phase A) would be delivered first. Provided update on CPO process and confirmed the Council and Lendlease's commitment to the Business Charter and desire to acquire properties by agreement. Provided contact details for CBRE and Council contacts.	74
16/05/2022	Email	Alecos Tryfonos	Lendlease	Email attaching letter dated 16/05/22 regarding Chick King. Request to meet to discuss potential relocation options within the Scheme.	77

CD.9.10.3 – Summary of Tryfonos Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
16/05/2022	Letter	Alecos Tryfonos	Lendlease	Confirmed that the Council and Lendlease had been developing relocation options for the Chick King business. Requested meeting to discuss relocation options. Confirmed that Council and Lendlease remain keen to reach agreement for the acquisition of all of the Tryfonos Objectors' properties.	78
17/05/2022	Letter	Tryfonos Objectors	Lendlease	Update on Scheme and CPO process. Request to meet to discuss acquisition of properties	80
26/05/2022	Email	Alecos Tryfonos	Lendlease	Follow up to email dated 16/05/22. Proposed date for a meeting to discuss relocation options.	82
26/05/2022	Call	Alecos Tryfonos	Lendlease	Alecos Tryfonos call to Michelle Letton. Note of meeting captured in email dated 26/05/22. Alecos Tryfonos confirmed objection to the Scheme and CPO. Michelle offered to meet. Alecos confirmed that he would speak with his family.	84
28/06/2022	Meeting	Alecos Tryfonos	Lendlease	Meeting to resurrect previous discussions. Discussed relocation, replacement units for all 5 High Road properties. It was confirmed that Alecos Tryfonos was open to an offer. Suggestion of a site visit to attend the properties.	-
12/08/2022 – 21/09/2022	Emails	Alecos Tryfonos	CBRE	Emails from CBRE and Alecos Tryfonos following up from meeting and post determination of planning application. Request to view properties. Confirmed that relocation options could be discussed. Confirmed reasonable fees would be covered and requested site visit.	86
06/10/2022	Call/ Email	CBRE	Alecos Tryfonos	Alecos Tryfonos called James Franklin. Summary of email captured in email. Agreed that site visit would be beneficial. Mr Tryfonos requested "ballpark" figure of what could be offered.	88

CD.9.10.3 – Summary of Tryfonos Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
				Confirmed that reasonable fees for CPO surveyor would be covered.	
04/11/2022	Email	Alecos Tryfonos	CBRE	Follow up to previous email and call after no response. Update on progress of CPO. Reiterated desire to speak with Alecos Tryfonos directly. Provided link to government resources with more information on the process and entitlement to compensation.	89
09/11/2022 – 25/11/2022	Emails	CBRE	Alecos Tryfonos	Emails arranging meeting at Chick King on 23/11/2022 and following up on meeting.	91
23/11/2022	Site Visit	Alecos Tryfonos	CBRE	Meeting on site to measure retail unit and upper flat. Met with Kate Tryfonos and with Tryfonas Tryfonos.	-
13/01/2023	Email/Letter	Alecos Tryfonos	CBRE	Offer letter, including two options for consideration: 1) acquisition of properties with vacant possession and 2) acquisition of premises now but with option to continue operation of business on a rent free basis until vacant possession is required.	94
17/01/2023	Call	CBRE	Alecos Tryfonos	Alecos Tryfonos declined the offer dated 13/01/23. Confirmed that value was too low.	-
09/02/2023	Emails	Alecos Tryfonos	CBRE	Emails between CBRE and Alecos Tryfonos confirming that aCPO had been made, that consideration was being given to reasons for the offer dated 13/01/23 being declined and a request from Mr Tryfonos for 5 freehold retail units and flats above fronting one of the best premier league football grounds.	98
09/02/2023	Drop In meeting	Alecos Tryfonos	HRW Team	Alecos Tryfonos dropped in to ask a question relating to relocation within the Scheme (Steven Fraser and James Franklin in attendance).	-
06/03/2023	Objection received	PCU	Raj Gupta	Objection letter received.	-

CD.9.10.3 – Summary of Tryfonos Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
31/05/2023	Email	Alecos Tryfonos	CBRE	Email containing revised offer and information pack with relocation options and offering to meet to discuss the offer in further detail.	100
31/05/2023	Letter	Alecos Tryfonos	CBRE	Update to offer letter sent on 13/01/2023 with further detail about the relocation options and a revised financial offer.	101
31/05/2023	Information pack	Alecos Tryfonos	CBRE	Retail relocation pack containing relocation options for Chick King and K&M Stores.	105
09/06/2023	Email	Alecos Tryfonos	CBRE	Business Support Leaflet, Business Support letter and Questionnaire provided for information purposes.	114
06/07/2023	Letter	CBRE	Raj Gupta	Response to offer dated 31/05/23. Confirmed offer unacceptable. Sets out issues with the offer.	115
06/07/2023 – 28/07/2023	Emails	Raj Gupta	CBRE	Email chain between CBRE and Raj Gupta responding to the offer and clarifying points raised in the letter.	120
19/07/2023	Email/call	CBRE	Keith Murray	Floor plans provided and confirmation that a meeting has been raised with Alecos Tryfonos to attend all properties on 17 August 2023.	118
11/08/2023	Emails	CBRE	Keith Murray	Email chain between CBRE and Keith Murray cancelling joint site visit to measure up the premises at the request of Alecos Tryfonos, request for a further date from CBRE and holding response from My Murray.	124
11/08/2023	Email/Letter	Raj Gupta	CBRE	Response to letter dated 06/07/23 within which the offer dated 31/05/23 was declined. Provided further information on relocation options into the Scheme. Requested meeting with Tryfonos Objectors to discuss detailed requirements.	126
22/09/2023	Email/Letter	CBRE	Raj Gupta	Response to letter dated 11/08/23. Confirmed that proposed relocation units unacceptable due to the uncertainties regarding delivery of the Scheme and servicing. Confirmed that a unit opposite the football stadium would be considered	146

CD.9.10.3 – Summary of Tryfonos Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
05/10/2023	Email/Letter	Raj Gupta	CBRE	Letter responding to letter seeking clarification on the Tryfonos Objector's basis for rejecting the previous offer and confirming that the Shared Equity offer is extended to the residential owner-occupiers of the Tryfonos Properties.	148

Regeneration, Planning and Development
5th Floor, River Park House, 225 High Road, Wood Green, London N22 8HQ
Tel: 020 8489 2025 Fax: 0208 489 4500
www.haringey.gov.uk



Director of Regeneration, Planning and Development: Lyn Garner

Haringey Council

Date: 21st January 2015

Direct Dial 020 8489 2025

Email Sarah.lovell@haringey.gov.uk

Dear Mr Tryfonos,

RE: Legal and Valuation Costs for Properties at High Road, N17

Following our conversation on the 13th January 2015, I have set out below the Council's position regarding professional fees:

1. The Council will pay reasonable surveyors and legal fees on completion of a legally binding agreement between the parties. You are entitled to recover from the Council reasonable professional fees incurred in preparing and negotiating a compensation claim, this however does not cover fees for objecting to the proposed CPO if the Council decide to make one. At this point in time, the Council has not made, and are not yet considering, a CPO resolution decision and we are hoping that all parties can reach a mutually beneficial agreement.
2. Professional fees on advising on planning and design matters concerning the scheme are not covered. If you wish to challenge a development partner or the Council on these matters you will need to cover the fees yourself.
3. Payment of fees is subject to a capped sum being agreed between the parties prior to instructing lawyers or surveyors or other professionals. Therefore, please let us have details for agreement in due course. For the avoidance of doubt, no fees for work in respect of legal representation for challenging the development scheme or the Council's decision making process will be paid. You will need to cover these fees yourself if you wish to take that route.
4. Further information on the acquisition process and compensation:

The link below has details of the Compulsory Purchase Order process and compensation for business owner and occupiers:

Director of Regeneration, Planning and Development

<https://www.gov.uk/government/publications/compulsory-purchase-and-compensation-booklet-2-compensation-to-business-owners-and-occupiers>

If you wish to meet or discuss any of the matters in this letter please do not hesitate to contact me or my colleague Abdul Qureshi on:

Abdul Qureshi
Abdul.qureshi@haringey.gov.uk
Mobile: 07770262997

Yours sincerely,

Sarah Lovell
Area Regeneration Manager - North Tottenham
Regeneration, Planning and Development

Regeneration, Planning and Development5th Floor, River Park House, 225 High Road, Wood Green, London N22 8HQ

Tel: 020 8489 2025 Fax: 0208 489 4500

www.haringey.gov.uk

Director of Regeneration, Planning and Development: Lyn Garner

Haringey Council

By Email
 Peter Sherlock
 Sherlock Consultancy Ltd
 2 Meadowcourt House,
 Meadowcourt Road
 Blackheath, Greenwich
 London, SE3 9DU

Date: 13th August 2015
 Direct Dial 020 8489 2025
 Email Sarah.Lovell@Haringey.gov.uk
 Or
Abdul.Qureshi@Haringey.gov.uk
 (Abdul Qureshi 077 7026 2997)

Dear Mr Sherlock,

RE: - Purchase of the Tryfonos family's property interests at High Road, N17

Please accept my apologies for the delay in responding to you.

I am sorry to hear that your clients have refused the Council's offers to purchase their property interests.

We are committed working with your clients and it would be helpful if you could give us an indication as to the basis of the refusal.

CPO timescales

As set out in our meeting on the 17th 2015 the Council would like to acquire your client's properties by agreement. The Council has not made any decisions to utilise its CPO powers in relation to the High Road West regeneration scheme.

It is unlikely that we will seek a resolution from Cabinet to make a CPO until the Council has a development partner on board and a planning application has been submitted for a scheme. This is not likely to happen until 2017. The decision to utilise CPO powers would be a last resort.

Relocation Options

As set out in my letter dated April 29th 2015, the Council will consider options for relocation of some of the businesses into areas of the masterplan. We would also take into account any re-housing requirements your clients may have, either in the masterplan area or elsewhere.

This would require us having more specific details of which businesses/living accommodation your clients would prefer to relocate and a brief of the

Director of Regeneration, Planning and Development

accommodation requirements. To take this forward, it would be beneficial for us to start bespoke conversations with each of the property owners concern.

We are keen to progress this now, as we are currently in the process of drawing up a specification for a procurement process to seek a development partner for High Road West. We anticipate that the procurement process will start towards the end of this year. It will therefore, be helpful, if each of your client's particular requirements are clearly agreed and specified in Heads of Terms, so we can capture their requirements ahead of approaching the market.

If you wish to meet or discuss any of the matters in this letter please do not hesitate to contact me or my colleague Abdul Qureshi.

Yours sincerely,



Sarah Lovell
Area Regeneration Manager - North Tottenham
Regeneration, Planning and Development

Regeneration, Planning and Development

Helen Fisher, Director of Regeneration



Business/Property Owner
Unit 2
867-869 High Road
London
N17 8EY

Date: January 2017

Dear Business/Property Owner

Lendlease appointed as developer for the High Road West Regeneration Scheme

On 19 December 2017 Haringey Council and Lendlease signed a legal agreement called a Development Agreement - which confirms them as the developer for the High Road West Regeneration scheme. Lendlease are committed to working with individual businesses within the High Road West area and will write to you in the coming weeks to discuss your business needs.

The Development Agreement

The signing of the Development Agreement signals a formal end to the High Road West procurement process to secure a development partner. It is an important step forward in delivering the High Road West Regeneration Scheme. The scheme will provide significant community benefits including 750 affordable homes, a new community park and new civic square as well as new high quality work and commercial space, including new commercial space for existing businesses.

Commitment to Businesses

Both Haringey Council and Lendlease are committed to supporting businesses in and around High Road West. Working together, and with you, we will deliver on the commitments outlined in the Business Charter:

1. Ensure you are able to participate in the regeneration of the area and fully support you throughout the process
2. Make sure your business is successful during the planning period and the subsequent regeneration and enable individual traders to exercise real choice regarding their current and future options
3. A fair valuation and compensation process (for those businesses that are required to relocate)
4. Aim to keep the businesses and jobs within the area, or within the borough

We want you to be in a position to make the most of the opportunities brought by the regeneration plans.

To find out more please visit www.tottenham.london/BC

Continued overleaf

Next Steps

The next steps will be for Lendlease to work closely with the local community, including local businesses, to further develop their proposals for the site. This is so that a planning application and phasing plan can be developed over the summer.

In the next few weeks, Lendlease will be writing to each business, to introduce themselves and start a conversation with you. We encourage you to speak to Lendlease and get involved.

We are also available to speak to you if you have any questions. Please feel free to contact Clare Askew by emailing clare.askew@haringey.gov.uk or calling 020 8489 5317.

Yours sincerely,



Helen Fisher
Director of Regeneration
Haringey Council
E: tottenhamregeneration@haringey.gov.uk



29 January 2018

Alecos Tryfonos
747 High Road
London
N17 8AH

Dear Alecos Tryfonos

High Road West Regeneration

Further to the London Borough of Haringey's letter dated January 2018, you will be aware that we have been selected by the Council as the development partner for the comprehensive regeneration of the area known as High Road West (HRW).

As part of that process, we, Lendlease Development (Europe) Limited, would like to meet with you to discuss the proposed comprehensive regeneration of the HRW area. We understand that you are the owner and/or occupier of one of the properties that falls within the HRW development boundary and would very much appreciate the opportunity to meet and discuss what this means for you.

The next step will see us consulting with local communities before preparing a planning application for the comprehensive regeneration scheme. Our current timetable provides for Lendlease to undertake consultation on the planning application proposals in Spring 2018 with some early improvement works to the High Road commencing in Summer 2018.

The area comprising the scheme is shown on the attached plan and was identified by the council for development and approved by Haringey Council's cabinet in December 2014. The council already owns a large proportion of the development area, however a number of other properties or interests in the vicinity, including yours, will need to be purchased to allow Lendlease to deliver a comprehensive regeneration scheme, giving the best outcome for the community.

We are committed to delivering the council's HRW Business Charter (found at <https://tottenham.london/BC>) and to providing those affected with up to date information on the scheme as it develops. We will continue the initial engagement started by the council with businesses in order to understand the individual and shared aspirations of affected business owners and will respond to key issues and concerns they raise. We are also committed to providing a fair and equitable compensation policy which will offer flexibility to recognise the particular needs of individuals and businesses who are affected.

We would therefore like to meet with you to discuss potential relocation options for your business and purchase options of your property, together with likely timings. We are aware of the previous discussions/negotiations between the council and individual businesses and will be picking up the negotiations from this point.

Lendlease Development (Europe) Limited
Registered in England and Wales
Registered No: LP5871
Registered Office: 20 Triton Street, Regent's Place,
London NW1 3BF, United Kingdom.

Telephone + 44(0)20 3430 9000
Facsimile + 44(0)20 3430 9001



Through these discussions we hope to better understand your business and requirements for space, the relocation options that are available and may be suitable for your business and to explain the consultation process and how you can get involved to achieve the best outcome for your business.

We will shortly be contacting everyone impacted by the comprehensive development, but if you would like to contact us in the meantime please do so at

landenquiries@highroadwest.london

CBRE will be working with Lendlease on the relocation and acquisition of land and property, and therefore if you would prefer to discuss the purchase of your property or your relocation options please call either:

Steven Fraser, Lendlease – 0203 955 7500

James Franklin, CBRE – 020 7182 2658

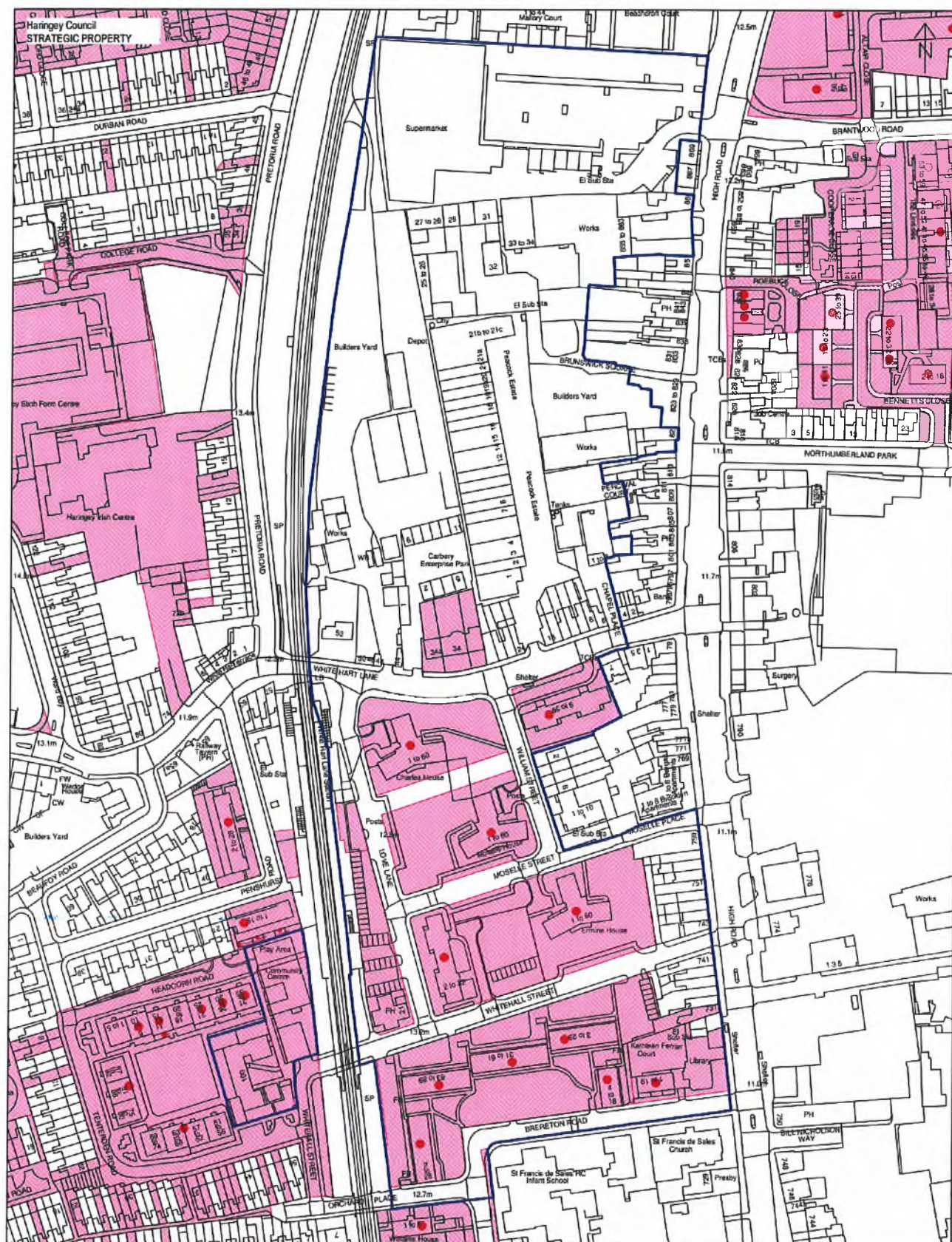
In addition, if you need to speak with someone at the Council to discuss any aspect of this letter then please contact Clare Askew (clare.askew@haringey.gov.uk or 020 8489 5317)

We look forward to meeting you.

Yours sincerely

A handwritten signature in black ink, appearing to read "D White".

David White
Lendlease



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**HARINGEY COUNCIL OWNERSHIP in vicinity of
HIGH ROAD WEST**

Shaded pink - Haringey Council freehold ownership.
Blue verging - High Road West boundary

Scale
0 10 20 30 40 50 m

High Road West Consultation Log Form

Please complete this log form in full following all external meetings relating to High Road West:

Property Address	Multiple Plots owned by Tryfonos.	Plot No's:	
Date of Meeting	6/6/18		
Meeting Attendees (and contact details)			
Lendlease	CBRE	Council	
Steven Fraser	James Franklin		
Contact Name and details			
Alecos Tryfonos a.tryfonos@ntlworld.com			
Summary of meeting			
<p>It was explained that Alecos and his family (parents, sister and brother) all own property that will need to be acquired for the scheme.</p> <p>His parents spend 6/8 months in the UK and the remainder in Cyprus. His sister lives in the flat above the property.</p> <p>The property that is leased (kitchen appliance business) is on a 6 year lease and 6 mth break clause. £18k per annum for unit. 2 units are presently vacant Chick King and his sisters shop are not on leases</p> <p>Alex explained he is willing to look at options and discuss a potential deal. He explained he would like to have a new unit in the new development but needs it to be F/H. It was explained that it was not possible to do that however a preferential rent could be agreed on a new lease in the scheme. Alex was not keen on this at all.</p> <p>Agreed that we would have a further follow up meeting.</p>			
Update			
<p>New meeting on 2/8/2018</p> <p>Offer made to Alex of £3.5m. This included £3.1m for property and £400k for disturbance. This was declined automatically by Alex.</p> <p>He went further to say that he has been offered in the past £6m for all the land interests. Confusingly he was eluding to a potential deal at around £5m even though he suggested he had been offered £6m.</p> <p>It was agreed that we are a long way from each other. We offered to cover fees for a valuation independently and provide advice on potential compensation. This was declined and he suggested we relook at the offer.</p> <p>We agreed to keep up communications about the scheme.</p>			

Property or Business requirements
Freehold property in the new scheme opposite the stadium.

Action required**Contact Responsible**

<ul style="list-style-type: none"> Follow up email to Alex with offer outline and confirming reasonable fees for valuer is agreeable 	JF
---	----

Date of next scheduled meeting (*if arranged*):

TBC

Consultation Log compiled by:

JF

Housing, Regeneration, Planning

T: 020 8489 0000 E: tottenhamregeneration@haringey.gov.uk



Dear Business/Property Owner,

Re: Update on activities happening in and around north Tottenham

High Road West Regeneration Scheme

The High Road West (HRW) Scheme is a comprehensive regeneration project in North Tottenham with the potential to deliver around 2,500 new homes, 500 new jobs and 3,500 construction jobs, a new public park, public square, a Library and Learning Centre, new shops and spaces for leisure activities.

The latest proposals for the High Road West (HRW) scheme are now available to see at The Grange, 32-34 White Hart Lane, N17 8DP.

Come along and see us on a Thursday between 9am - 1pm and 5pm - 9pm to find out more about proposals for new homes, workspaces, business premises and shops, open and green spaces and community and leisure facilities. The team will be on hand to answer any questions you may have.

Business breakfast

We wanted to gauge your interest in a business breakfast event where the HRW Team could present the proposals for the area to you and hear your views on the scheme and issues facing businesses in the area over breakfast, with time for networking at the end. Please contact Clare Askew on clare.askew@haringey.gov.uk if you are interested in finding out more.

Resident ballot

Love Lane residents will take part in a ballot in spring 2019 to decide whether the Love Lane Estate is demolished to facilitate the High Road West Regeneration Scheme to go ahead. This will impact any timelines of activity previously communicated to you.

We need to hold a ballot as we have asked the Greater London Authority (GLA) for funding to help deliver genuinely affordable housing on the High Road West Regeneration Scheme.

If you would like more information about the ballot visit www.tottenham.london/HRWB

Townscape Heritage Initiative

New traditional timber shopfronts have been installed at 791 High Road and 1-5 White Hart Lane. Conservation of the rest of these Victorian buildings has included paint removal, new double glazed timber sash windows, structural repairs and roofing.

You'll have noticed that the Georgian house at 7 White Hart Lane has also been restored. Removing clutter such as estate agent signs and satellite dishes has made the area more attractive.

This is part of Haringey Council's £2.3m project to conserve 28 historic properties in the North Tottenham conservation area, with the generous support of Heritage Lottery Fund. We hope that improvements will encourage more people to shop locally.

Business support

Traders have also benefitted from business support by Retail Revival, which ranges from visual display to marketing and training such as food hygiene. The aim is to help your business improve the customer

experience and increase your customer base and also to improve the business' flexibility with up-to-date and high quality business practice.

If you would like Retail Revival to visit you please contact Sally on sally@retailrevival.org.uk

White Hart Lane improvements

Thank you for your patience with the recent road and pavement closures.

As you know White Hart Lane receives a lot of pedestrian and vehicle traffic and is a known accident blackspot. The improvements are designed to make the area safer and more attractive to traders and shoppers alike and assist traffic flow.

The roadworks are on schedule and you will have noticed the following changes:

- Wider pavements with absorbent surfaces to reduce surface water run off
- Planting with water-loving species as part of sustainable urban drainage
- New pedestrian-friendly junctions and raised tables
- Resurfacing along White Hart Lane and Penshurst Road with loading bays

We'll shortly be installing benches, completing the road markings and replacing the street lighting with LEDs.

If you would like more information on any of the activities raised in this letter please contact Clare Askew on clare.askew@haringey.gov.uk

Yours sincerely



Sarah Lovell
Head of Regeneration – North Tottenham

Come see us at The Grange

31 January

Thursday
8am – 10am



For the High Road West business breakfast information session

You'll find out more about potential time frames for development, what new industrial units could look like and get an update on what has happened to date.

Representatives from both Haringey Council and Lendlease will be on hand to answer any questions you may have.

General

Showcasing the HRW proposals work that has already been undertaken on the High Road for existing retail businesses

Surgeries

Opportunity for 1-2-1 sessions booked by appointment by emailing enquires@highroadwest.com or requested on the day to discuss specific opportunities or interests.

Open to all business owners

**Breakfast rolls and
hot drinks provided**

The Grange
32–34 White Hart Lane
Tottenham N17 8DP

Housing, Regeneration and Planning

Sarah Lovell, Head of Area Regeneration

Date: August 2020

Your ref:

Our ref: Business Update

Dear Business Owner,

I am writing to update you on the council support available to you as a local business owner during this challenging period and to provide you with the latest news on the High Road West scheme.

Business support

We recognise how difficult the past few months have been for local businesses. Everyone has been affected by COVID-19 in different ways. As a council, we want you to know that we are here to support you through this time. A dedicated business support team has been set up who are available to discuss your individual situation and help identify what assistance or guidance may be available. They can be contacted at business@haringey.gov.uk.

You may also want to sign up to Haringey Business Bulletin, which is published on a regular basis and includes the latest updates, advice and events for the local business community. Further information can be found at www.haringey.gov.uk/business.

High Road West

The council remains committed to delivering substantial improvements to the area through the High Road West regeneration scheme over the coming years and is continuing to work to progress this. This will include new homes, with at least 500 council homes and new community facilities as well as substantial economic growth to the area through the delivery of a new local centre and new high-quality work and commercial space, including new commercial space for existing businesses. At present the next step for the scheme is to consult Love Lane Estate residents in the autumn on their housing offer ahead of a ballot. This consultation is still subject to funding from the Greater London Authority for the scheme being confirmed.

This is a long-term project and these changes will not happen immediately. We want to assure you that as a business within the High Road West area you will be kept up to date on any developments, in line with the promises set out in the High Road West Business Charter. You can read the full Business Charter as: <https://tottenham.london/explore/high-road-west/high-road-west-businesses>.

The council is considering how to manage face to face engagement activities in a COVID-19 secure way, and for now The Grange remains closed until further notice. As soon as it is safe to do so we will look to resume networking events such as the business breakfast. We are keen to hear how you would like us to engage over the coming months, such as through virtual events, and any ideas for this.

If you would like to speak to someone at the council about any aspect of this letter please contact Scott Mundy at scott.mundy@haringey.gov.uk.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Lovell', with a large, stylized initial 'S'.

Sarah Lovell
Head of Area Regeneration for North Tottenham



High Road West Regeneration Project Update

Tuesday, 23rd February 2021

Dear Community Member,

Following last month's announcement that the Mayor of London has agreed to additional funding to kick start our revised plan for the High Road West scheme – the council and Lendlease are excited to be re-starting our joint community engagement activities as we take a significant step forward in delivering this once in a lifetime opportunity.

High Road West will bring wide reaching improvements to the local area, delivering what the community have told us are your priorities. Priorities such as providing much needed high-quality homes including new council homes, new jobs and employment space and improved community facilities, such as the Library and Learning Centre and new and enhanced green and open spaces.

The scheme will also see £10 million of social and economic investment into the local community, and provide opportunities for residents to benefit from education, employment, and training. This will include the training needed to enable local residents to be part of physically building their neighbourhood. As we come out of the Covid 19 crisis, this scheme can be a fantastic boost to the local economy in north Tottenham and create jobs for those who live in and around the area.

Haringey Council are committed to ensuring a fair and equal borough – and are determined that any new development in the borough must be shaped by the local community, and that local people must benefit most from the changes. Lendlease share these values and principles and are dedicated to delivering on these commitments as the council's development partner on High Road West.

That is why we are very pleased to share with you the latest proposals and designs for the High Road West scheme and to ask for your feedback to help us to further develop these ideas to meet the needs of the community. More information on how you can let us know your views and get involved in the engagement activities planned for the coming weeks are provided in the enclosed High Road West masterplan booklet and feedback form.

What happens next?

The feedback we receive through this engagement is really important and will inform the next stage of the masterplan. We want to build this future with you, the existing business and wider community. For existing businesses, we want to ensure that you can continue to thrive, create local jobs and contribute to the economic prosperity of the borough.

As you know, the next formal part of the process is a ballot of residents on the Love Lane Estate, whose homes will need to be demolished to build new homes as part of the scheme. This will ask residents whether the scheme should go ahead based on their new home offer and the masterplan.

Should residents vote 'yes', this will not be the end of engagement. We will continue to work closely with residents, businesses and the wider community to develop a planning application for the scheme. As the planning process evolves there will be many further opportunities to shape the scheme over the next few years and for the voice of the existing businesses and community at the heart of this new neighbourhood to be heard.

We look forward to speaking to you over the coming weeks.

Yours sincerely,

The High Road West Team



Housing, Regeneration and Planning

Sarah Lovell, Head of Area Regeneration

Date: March 2021

Your ref:

Our ref: Business Update

Dear Business Owner,

We hope you, your families and friends are keeping well.

In February, we wrote to you about the High Road West scheme, to share with you the latest proposals and designs and to ask for your feedback to help us to further develop these ideas to meet the needs of the community. You should have received a printed copy of the masterplan booklet for High Road West through the post, alongside this letter and a feedback form.

As a local North Tottenham business owner, your feedback is really important and will inform the next stage of the masterplan. We want to build this future with you, the existing business community, to ensure that your businesses can continue to thrive, create local jobs and contribute to the economic prosperity of the borough.

In addition to the online Q&A events that we have held for the High Road West masterplan, we would like to invite you to a bespoke online business event which we will be running on:

Wednesday 17 March at 6.30pm.

This will be a chance to:

- Get updates on the council's business support initiatives and how it is delivering the Good Economy Recovery Plan;
- Talk about the High Road West proposals and ask further questions of the High Road West regeneration team;
- Meet other local business owners and raise your current priorities and concerns with the council; and
- Discuss and give your views on how you would like us to engage with you as the local business community moving forward and subject to Covid-19 restrictions.

We really hope you can join us. The event can be accessed using the following link to Teams:
<https://tinyurl.com/y9mwcqno>

If you have any questions or would like to speak to someone about any part of this letter, including any guidance on accessing the Teams app, please contact Sarah Carruthers, your Community Engagement Officer by email at Sarah.Carruthers@haringey.gov.uk or by phone on 07967 442513.

Yours sincerely



Sarah Lovell
 Head of Area Regeneration for North Tottenham



HRW



HIGH ROAD WEST

HIGH ROAD WEST MASTERPLAN WORKSHOPS

**RSVP BY THURSDAY 20TH MAY
TO ATTEND AN INTERACTIVE
ONLINE WORKSHOP**

Your feedback is really important to help shape our proposals for the High Road West Masterplan.

We will be hosting a series of online interactive workshops to hear your thoughts on the following themes that arose in your feedback:

-  **1. Getting Around & Open Spaces**
-  **2. Neighbourhood Look & Feel**
-  **3. New Community, Workspace & Leisure Facilities**

Come along to learn more about the project, get involved and have your questions answered. See more details inside.

HighRoadWest.London

Haringey
LONDON

 **lendlease**



YOU'RE INVITED TO OUR INTERACTIVE ONLINE MASTERPLAN WORKSHOPS

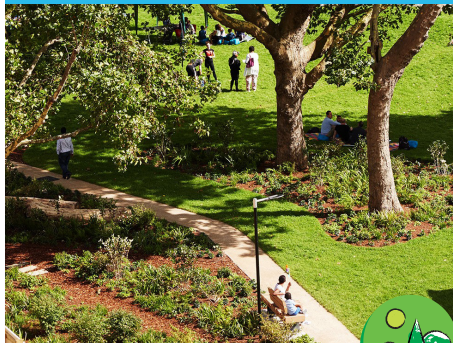
Join us for an interactive, online discussion to share your thoughts and priorities for the future of your local neighbourhood.

Each session will run for 60 minutes, including a 10-minute coffee break. You are welcome to attend whichever workshops you like, depending on your interests and availability.

WE WANT
YOUR
FEEDBACK!

TUESDAY
25th MAY

6.30 PM



THEME 1:

GETTING AROUND & OPEN SPACES

Topics we'll discuss:

- Walking, Cycling, Public Transport, Cars & Parking
- Communal Gardens
- New Public Park
- New Civic Square

TUESDAY
25th MAY

7.30 PM



THEME 2:

NEIGHBOURHOOD LOOK & FEEL

Topics we'll discuss:

- Heritage
- Conservation
- Building Features
- Architecture

THURSDAY
27th MAY

6.30 PM



THEME 3:

NEW COMMUNITY, WORKSPACE & LEISURE FACILITIES

Topics we'll discuss:

- New Library & Learning Centre
- The Grange refurbishment
- Workshops & Creative spaces
- Restaurants, Cafes & Shops
- Community events

PLEASE RSVP BY
THURSDAY 20TH MAY so
that we can send you your
Workshop Activity Pack in
time for the session

Register to attend any
of these workshops by
filling in an RSVP form at
[HighRoadWest.london/
get-involved/](https://HighRoadWest.london/get-involved/) or scan the
QR code below.



We will be sending registered attendees a Workshop Activity Pack prior to the events with more details about what we will be discussing.

STAY IN TOUCH

If you would like to **hear more** about High Road West, **have any questions about accessing the online workshops** or would simply like to be **kept updated with the latest news and events**, please contact us using this information:

Avni Mehta
Project Lead, Lendlease



Enquiries@highroadwest.london

Scott Mundy
Regeneration Officer, Haringey Council



07971 837641



Scott.Mundy@haringey.gov.uk

Lauren Schneider
Community Engagement Officer, Haringey Council



07816 151961



Lauren.Schnieder@haringey.gov.uk



Please register to attend upcoming interactive online masterplan workshops (see more details inside) by filling in an RSVP form at the following link: HighRoadWest.london/get-involved/ or by scanning the QR code.

**PLEASE RSVP
BY THURSDAY
20TH MAY**



High Road West Regeneration Scheme Update

Thursday 19 August 2021

Dear Business Owner,

We hope that this letter finds you well.

Following the engagement with local residents and businesses across spring 2021, we are now reaching out to the community to speak about the latest updates to the High Road West masterplan, which have been shaped by the valuable feedback we have heard from the community so far.

We would like to invite you a dedicated breakfast drop-in session for local businesses. This will be an opportunity to talk through the latest proposals with the project team, have your questions answered, and give your feedback. Please see details below, and feel free to drop in at any time during the slot:

- When: Thursday 26 August, 8am-10am
- Where: The Grange, White Hart Lane, N17 8DP

If you are not available to attend the above session, we can also arrange specific slots to meet at a time that is convenient for you. Please contact us using the details at the bottom of this letter.

You can read the updated High Road West Masterplan Information Booklet online at the following link: <https://highroadwest.london>, and will have hard copies available at the Grange.

We want to build this future with you, the existing business community, to ensure that your business can continue to thrive, create local jobs and contribute to the economic prosperity of the borough.

If you have any questions or would like to speak to someone about any aspect of this letter please contact Scott Mundy at scott.mundy@haringey.gov.uk or 07971 837641.

Yours sincerely,

The High Road West Team



Leader's Office

Cllr Peray Ahmet Leader of Haringey Council



Date: October 2021

Your ref: Re: High Road West scheme

Dear Business Owner

Next Steps for the High Road West scheme

I am writing to you today to provide an update on the High Road West scheme. Most importantly, as Leader of the Council, I want to be clear that we want to shape the future of the area with you as a local business owner. We are committed to ensuring that you will be able to benefit from the opportunities that the scheme will bring over the coming years.

You may be aware that a recent ballot of Love Lane Estate residents resulted in a majority in favour of the redevelopment of the estate as part of the scheme. This means that we can now progress with the delivery of the scheme, including 500 new Council homes, new employment space for existing and new businesses, a civic square as part of an improved new neighbourhood and streetscape and a range of other benefits including funds for business support.

I recognise that you may have concerns about how the proposals affect you and your business.

The scheme is a phased development and will start with building new Council homes in the area south of White Hart Lane. As such, it will be several years away before there are any changes for local businesses. We will be seeking to work with businesses and the community as the scheme progresses to develop the designs for other parts of the masterplan area, such as the High Road and the Peacock Industrial Estate.

In this letter I have set out how and where you can come and talk to us to get the right support and information you need to plan for the future of your business, in line with our High Road West Business Charter. Over the coming months we will also be developing the investment programme for local businesses, listening to the types of initiatives you would like to see.

Upcoming business breakfast event

Following on from previous sessions, we will be holding a drop-in event later this month specifically for local businesses located within the masterplan area. This will be an opportunity to better understand the project, including timescales, the support available to you, and current and future relocation options including within the new development.

- When: Thursday 11 November, 9am-10.30am
- Where: The Grange, 32 White Hart Lane, N17 8DP

If you are not able to attend the above session, we can also arrange to meet at a time that is convenient to you. Please contact us using the details overleaf.

A key next step for the project will be the submission of the first High Road West planning application, which is planned for the end of October.

The planning application builds on years of consultation and engagement with the community on the masterplan. The first application encompasses an 'outline' application for the masterplan, and a 'detailed' application for the first new homes to be built in the area called Whitehall Mews.

The application sets out the parameters for the change in the area that will be delivered by the scheme, but the scheme still has much to design and develop. The Council and Lendlease will continue working with the community on the detailed designs as each phase is brought forward for development.

Business support initiatives

As we have been clear, the redevelopment is about more than just buildings. It's about supporting existing businesses to grow and thrive, creating employment, training and business opportunities for local residents and working alongside our local community.

There are two new support programmes for businesses which will be launching soon. This is only the start, and more information will follow on other initiatives that may be of interest to you.

Business Support Programme

A new programme offering free business advice and support services for businesses in the borough. This will help already established business owners to improve their existing operations and will include one-to-one advice and mentoring from a range of experts. You can read more at: <https://www.hhl.co.uk/haringey>

Get Online for Business

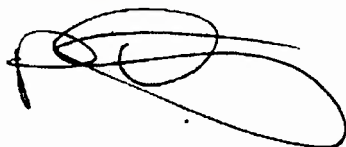
Get Online for Business is aimed at small businesses who would benefit from learning how to increase their online presence, from creating a website, to e-commerce. Online workshops will be delivered in the coming months. Businesses can also benefit from a laptop loan scheme to support digital access to this programme.

We look forward to working with you to provide the right support for you and your business and to deliver change for the benefit of the local neighbourhood.

If you have any questions around the High Road West scheme or the content of this letter, please contact Scott Mundy, Regeneration Manager on scott.mundy@haringey.gov.uk or 07971 837641.

If you are interested in hearing more about the business support initiatives above, please contact Sarah Carruthers, Community Engagement Officer on sarah.carruthers@haringey.gov.uk or 07967 442513.

Yours sincerely



Cllr Peray Ahmet
Leader of Haringey Council

HRW
HIGH ROAD WEST



HIGH ROAD WEST BUSINESS BREAKFAST EVENT

You are invited to a breakfast drop-in event specifically for local businesses.

WHEN | Thursday 11th November, 9 AM - 10.30 AM

WHERE | The Grange, 32 White Hart Lane, N17 8DP

This will be an opportunity to better understand the High Road West redevelopment project, including timescales, the support available to you, and current and future relocation options including within the new development.

If you are not able to attend the above session, we can also arrange to meet at a time that is convenient to you. Please contact us using the details overleaf.



STAY IN TOUCH

For any questions relating to the High Road West scheme:

Scott Mundy

Regeneration Manager, Haringey Council



07971 837641



Scott.Mundy@haringey.gov.uk

For information about business support initiatives:

Sarah Carruthers

Community Engagement Officer, Haringey Council



07967 442513



sarah.carruthers@haringey.gov.uk

From: Fraser, Steven

Sent: Friday, November 12, 2021 1:30 PM

To: sarah.lovell@haringey.gov.uk; Mundy Scott <Scott.Mundy@haringey.gov.uk>

Cc: Maple Matthew <matthew.maple@haringey.gov.uk>; Letton, Michelle <Michelle.Letton@lendlease.com>; James Franklin <James.Franklin@cbre.com>; Nelson, Angela (Avison Young - UK) <Angela.Nelson@avisonyoung.com>

Subject: Business engagement session 11/11 - 9-11am - Mtg with Tryfanos

Sarah

Fortunately at the planning business engagement session yesterday morning Alexos Tryfanos (Chick King owner) dropped in and we (Scott/Michelle/Me) were able to have a good (challenging!!) dialogue on Planning ,CPO and Phasing timelines in relation to the high road properties.

A few take outs

- On reviewing the redline he asked (again) why all the other shops (in the north etc) on the HR had been excluded – I think Scott was taking this one away to think about – we do not need to go back with formal response.
- We discussed potential for him to take shop in new development – he reverted to freehold discussion we said we could consider long lease which would effectively give him a long term asset
- He picked up on the phasing timing for the shop VP (ie post 2028) so understands he has some time (CPO dependent).
- CPO – he asked when it would start – we said we it was under review but likely next year depending on how we progressed with negotiations with various stakeholders etc.
- Planning – he wanted to understand the interface with THFC and what his rights to objecting were with our Master Plan - he wanted to see the detail of the scheme which he can do once MP goes on line
- He is prepared to meet again – I think this makes most sense in the new year, we could meet before any launch of CPO related letters.

He was as always polite and challenging , obviously he is not happy but hopefully he now has a better understanding of where LBH/LL are at

Regards

Steven Fraser

Development Operations Lead

20 Triton Street, Regents Place, London NW1 3BF, United Kingdom

M +44 (0)7918 628 193

steven.fraser@lendlease.com | lendlease.com

Date: February 2022

Your ref: Re: High Road West scheme

Dear Sir or Madam,

High Road West Update

As you will be aware, the Council has committed to deliver wide-reaching benefits for the north Tottenham community as part of the High Road West scheme. In September 2021 the resident ballot on the Love Lane Estate resulted in a majority 'yes' vote for the redevelopment of the estate. Following the ballot, in October 2021 the Council's development partner, Lendlease, submitted a planning application for the High Road West scheme to which you will have received separate correspondence.

Following the above, this letter sets out further information regarding the phasing and land assembly approach for the scheme.

Phasing

Subject to planning approval, it is proposed that the part of the masterplan site that sits south of White Hart Lane will be delivered first (Phase A). Phase A is shown edged red on the enclosed plan and includes the Love Lane Estate as well as the businesses and other properties facing onto the High Road. Phase A will be split into sub-phases, with the first planned to commence later this year and which will include the construction of new council homes.

The initial works in Phase A will be on land already owned by the Council. However, the later parts of Phase A include land and properties owned by third parties (or in which third parties hold an interest) which the Council will need to acquire. Based on our records, we understand that you own land or property (or have an interest in land or property) within Phase A.

Working with you to reach a suitable agreement

In line with our Business Charter commitments and previous correspondence, we want to work with you to reach a suitable agreement for the purchase of your property or interest by the Council. We will also provide assistance to help you find suitable alternative accommodation, either within the scheme or local area.

We would very much appreciate the opportunity to discuss this with you, including what this means to you and / or your business, your requirements for space, potential relocation options and likely timings for us requiring your property or interest.

Although the Council would like to acquire your property or interest by agreement, later this year (anticipated to be in June or July) the Council will consider using its Compulsory Purchase Order (CPO) powers in order to initially deliver Phase A if necessary. The formal CPO process may be progressed at the same time as our discussions/negotiations to ensure that timescales for the scheme are met.

As part of considering using the Council's CPO powers, a questionnaire will shortly be sent by our land referencing advisors (Terraquest) to all those with an interest in land within the south of the masterplan site. This will include you and anyone else with an interest in your property (such as tenants or leaseholders).

We would be grateful if you could complete this as it provides the Council with important information and ensures the right people are notified of any future CPO. Terraquest can provide assistance with providing the information requested and their contact details will be included with the questionnaire.

Continual engagement

We understand that this is a difficult process to go through and we will support you as far as possible, including continuing to offer opportunities for you get the right support and information. We will also be seeking to work with businesses and the wider community to develop the detailed designs for the scheme, including the new employment spaces.

On behalf of the Council, CBRE are working with Lendlease on the relocation and acquisition of land and property affected. If you would like to discuss selling your property/interest to the Council or the issues raised in this letter, please contact James Franklin at CBRE (James.Franklin@cbre.com or 07917 894283).

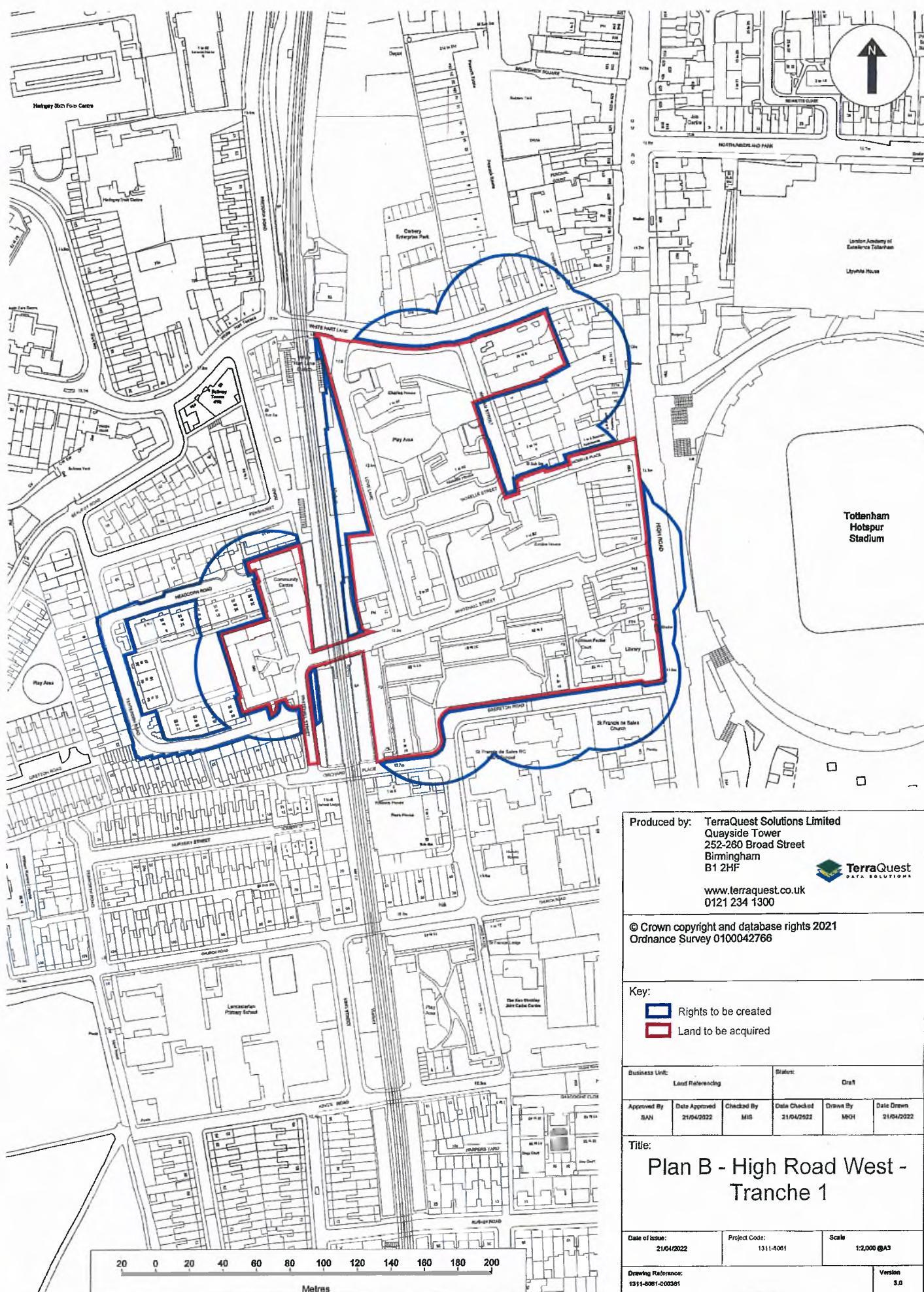
Alternatively, if you would like to speak with someone at the Council to discuss any aspect of this letter, then please contact Scott Mundy (scott.mundy@haringey.gov.uk or 07971 837641).

Yours sincerely



Sarah Lovell
Head of Area Regeneration, North Tottenham

Plan B - High Road West - Tranche 1



Produced by: TerraQuest Solutions Limited
 Quayside Tower
 252-260 Broad Street
 Birmingham
 B1 2HF
www.terraquest.co.uk
 0121 234 1300



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 Ordnance Survey 0100042766

Key:

- Rights to be created
 Land to be acquired

Business Unit:			Status:		
Land Referencing			Draft		
Approved By:	Date Approved:	Checked By:	Date Checked:	Drawn By:	Date Drawn:
SAN	21/04/2022	MIS	21/04/2022	MGI	21/04/2022

Title:

Plan B - High Road West -
 Tranche 1

Date of issue:	Project Code:	Scale:
21/04/2022	1311-0361	1:2,000 @A3
Drawing Reference:		Version:
1311-0061-000361		3.0

Groves, Ben 12290

From: Letton, Michelle <Michelle.Letton@lendlease.com>
Sent: 16 May 2022 13:58
To: a.tryfonos@ntlworld.com
Cc: Thomas, Guy; Fraser, Steven; Franklin, James @ London HH; Mundy Scott
Subject: Request to Meet: Lendlease and Chick King
Attachments: Mr Tryfonos Request for Meeting Personal Chick King 16May22.pdf

Categories: Filed in CPO

External

Dear Alecos,

Please find attached a letter sent today via post to both your personal and business address relating to a request for a meeting to discuss opportunities for the relocation of your Chick King business within the High Road West masterplan. We would like to show you some more views and images and how the ground plane retail experience will operate. I will be joined by our Head of Leasing – Guy Thomas who has successfully delivered our Elephant Park precinct and International Quarter London (IQL) and James Franklin (or Steve) who can respond to any more detailed CPO related questions you may have.

We would be happy to meet you either at Chick King and take a walk around the proposed precinct, at the Grange, or at Lendlease's offices – whichever you prefer. Once you have had a chance to read and digest the letter we will be in touch to arrange a mutually convenient time.

Regards
 Michelle

Michelle Letton
 Project Lead – High Road West – Development
 Level 2, 20 Triton Street, Regent's Place
 London NW1 3BF
 United Kingdom
 M +44 (0) 7704 146 986
michelle.letton@lendlease.com | [lendlease.com](https://www.lendlease.com)

EA Tracey Wood +44 (0) 7834 252614



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16 May 2022

Mr Alecos Tryfonos
34 Princes Avenue
Woodford Green
IG8 0LN

Sent Via Post and Email (a.tryfonos@ntlworld.com)

Dear Alecos,

High Road West Regeneration – Phase A (South of White Hart Lane)

Further to the letter sent by the Council in February 2022 (copy attached to letter), you will be aware that the Council and Lendlease are committed to delivering the High Road West scheme. The initial phase (Phase A) includes new homes of which 500 will be Council homes at Council rents for existing and new residents, new employment space for existing and new businesses, community facilities, and a civic square as part of an improved new neighbourhood and streetscape.

As a business, we appreciate that Chick King is a well-loved institution in Tottenham. Further to recent conversations between you and the Council, we have been developing several options for the relocation of your business and would welcome the opportunity to discuss these with you. We would also like to speak you through the timelines and process for the scheme, so that you have as much certainty as possible to exercise real choice regarding your options.

We appreciate that your family owns a number of properties that are located within Phase A. To confirm, the initial works on Phase A will be on land owned by the Council, however, to deliver the later parts of this phase, the Council will need to acquire yours and your family's property. Lendlease and the Council are keen to reach a suitable agreement with you/your family and are committed to providing a fair and equitable compensation package.

You should also have been contacted by Terraquest, the Council's land referencing advisors, requesting further information on the ownership or clarifying your interest in the property. This is part of the due diligence and statutory process the Council need to go through before considering the use of its Compulsory Purchase Order powers, to ensure the right people are informed of any future CPO. At our meeting we can also explain the consultation process and how you can get involved, to ensure your interests are fully represented.

If you would like to discuss the options raised in the letter above, please call or email either:

Steven Fraser, Lendlease – steven.fraser@lendlease.com – 07918 628 193

James Franklin, CBRE – james.franklin@cbre.com – 07917 894383



Alternatively, if you would prefer to speak with someone at the Council to discuss any aspect of this letter then please contact Scott Mundy (scott.mundy@haringey.gov.uk or 07971 837641)

We look forward to meeting you.

Yours sincerely

A handwritten signature in black ink, appearing to read "M. Letton".

Michelle Letton
Project Lead – High Road West
Lendlease Development

Lendlease Development (Europe) Limited
Registered in England and Wales
Registered No: LP5871
Registered Office: 20 Triton Street, Regent's Place,
London NW1 3BF, United Kingdom.

Telephone +44(0)20 3430 9000
Facsimile +44(0)20 3430 9001



17 May 2022

Mr Tryfonas Tryfonos
68 Grange Park Avenue
London
N21 2LL

Dear Mr Tryfonos

High Road West Regeneration – Phase A (South of White Hart Lane)

Further to the letter sent by the Council in March 2022 (copy attached to letter), you will be aware that the Council and Lendlease are committed to delivering the High Road West scheme. The initial phase (Phase A) includes new homes of which 500 will be Council homes at Council rents for existing and new residents, new employment space for existing and new businesses, community facilities, and a civic square as part of an improved new neighbourhood and streetscape.

You should also have been contacted by Terraquest, the Council's land referencing advisors, requesting further information on the ownership or clarifying your interest in the property. This is part of the due diligence and statutory process the Council need to go through before considering the use of its Compulsory Purchase Order powers, to ensure the right people are informed of any future CPO.

We understand that you are either a business or property owner within Phase A (please see red line plan attached to letter). The initial works on Phase A will be on land owned by the Council, however to deliver the later parts of this phase, the Council will need to acquire your property. Whilst your property is in a later phase of Phase A, we would like to work with you now to reach the best possible outcome based on your individual circumstances.

You may recollect that Lendlease has previously been in contact to seek to open discussions with you, with the aim to find a suitable agreement for the purchase of your property or interest by the Council. We would still like to meet with you to discuss the likely timings for requiring your property and purchase options, as well as potential relocation options. To confirm, we are committed to providing a fair and equitable compensation policy which will offer flexibility to recognise the particular needs of those who are affected.

It is anticipated that through our discussions, we can better understand your requirements for space and the relocation options that may be suitable for your business, if applicable. We can also explain the consultation process and how you can get involved, to ensure your interests are fully represented.

CBRE will be working with Lendlease on the relocation and acquisition of land and property, and therefore if you would like to discuss the purchase of your property or your relocation options, please call either:

Steven Fraser, Lendlease – steven.fraser@lendlease.com – 07918 628 193
James Franklin, CBRE – james.franklin@cbre.com – 07917 894383



Alternatively, if you would prefer to speak with someone at the Council to discuss any aspect of this letter then please contact Scott Mundy (scott.mundy@haringey.gov.uk or 07971 837641)

We look forward to meeting you.

Yours sincerely

A handwritten signature in black ink, appearing to read "Michelle Letton".

Michelle Letton
Project Lead – High Road West
Lendlease Development

Martin, Stephen 13794

From: Letton, Michelle <Michelle.Letton@lendlease.com>
Sent: 26 May 2022 08:39
To: a.tryfonos@ntlworld.com
Cc: Thomas, Guy; Fraser, Steven; Franklin, James @ London HH; Mundy Scott
Subject: RE: Request to Meet: Lendlease and Chick King

External

Dear Alecos

I hope you are well and looking forward to the summer trade for your business! I wanted to follow up on the letter sent on 16 May by post and email and would like to propose a meeting date of **28 June 2022** in the afternoon (after your lunch rush). James Franklin will contact you directly to discuss the location and time. We will bring with us images of the proposed Moselle Square and the High Road where we would like to discuss possible locations for the Chick King business within the masterplan.

Kind Regards

Michelle

Michelle Letton

Project Lead – High Road West – Development
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michelle.letton@lendlease.com | [lendlease.com](https://www.lendlease.com)

EA Tracey Wood +44 (0) 7834 252614



From: Letton, Michelle
Sent: 16 May 2022 13:58
To: a.tryfonos@ntlworld.com
Cc: Thomas, Guy <Guy.Thomas@lendlease.com>; Fraser, Steven <steven.fraser@lendlease.com>; James Franklin <James.Franklin@cbre.com>; Mundy Scott <scott.mundy@haringey.gov.uk>
Subject: Request to Meet: Lendlease and Chick King

Dear Alecos,

Please find attached a letter sent today via post to both your personal and business address relating to a request for a meeting to discuss opportunities for the relocation of your Chick King business within the High Road West masterplan. We would like to show you some more views and images and how the ground plane retail experience will operate. I will be joined by our Head of Leasing – Guy Thomas who has successfully delivered our Elephant Park precinct and International Quarter London (IQL) and James Franklin (or Steve) who can respond to any more detailed CPO related questions you may have.

We would be happy to meet you either at Chick King and take a walk around the proposed precinct, at the Grange, or at Lendlease's offices – whichever you prefer. Once you have had a chance to read and digest the letter we will be in touch to arrange a mutually convenient time.

Regards

Michelle

Michelle Letton

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From: Letton, Michelle <Michelle.Letton@lendlease.com>

Sent: 26 May 2022 11:02

To: Franklin, James @ London HH <James.Franklin@cbre.com>; Fraser, Steven <steven.fraser@lendlease.com>

Cc: Thomas, Guy <Guy.Thomas@lendlease.com>; Mundy Scott <scott.mundy@haringey.gov.uk>; Lovell Sarah <sarah.lovell@haringey.gov.uk>

Subject: FW: Request to Meet: Lendlease and Chick King

External

Morning James and Steven

FYI, Alecos just phoned me and was very aggressive and unpleasant, however I continued to ask whether he would allow us to come and speak to him about his business.

While the conversation is fresh, here are my notes:

1. He opened the conversation when I asked how he was with the comment that we are ruining his life and livelihood and everything he has worked for. I commented that I would like to come and explain some exciting opportunities for his Chick King business either fronting the High Road or Moselle Square.
2. He is strongly of the view that the development is not in the public interest and he will continue to protest about that. There were several comments about this.
3. I have no right to take his private land away from him. I explained (and held to the publicly approved messaging) that LL can discuss a long lease but is unable to offer freehold. I mentioned we could discuss a 250 year lease with him.
4. He challenged me on why we need the High Road properties and why we can't just move the red line back. I explained that there were many reasons and that is partly the conversation I would like to have with him to demonstrate how the square will operate and how the place will be created, but also how the masterplan needs to respond for crowd flow purposes. Alecos's view is that this has nothing to do with crowd control as everything works just fine on the High Road today and there is no need to change anything. I explained that there are a multitude of reasons (and again this would be much easier to do in person where I can show him what I am referring to). I did explain place creation and how the square will be active and a great place.
5. He asked me whether I really believe a development of 3,000 homes will be in the public interest. I noted that I genuinely did and that this will be a great place, with a new public park which will be accessible for all, where kids can kick a ball and a fantastic square, and providing much needed new homes. He said they had all that already and don't need anything more. He pointed out the playground opposite the station and that it works just fine. I mentioned that the space has a number of social issues around day drinking and that a new space will help change some of the social issues the area is working through. He strongly refuted that.
6. When I explained (several times) how we saw a great future for Chick King within the scheme Alecos changed the conversation to all his holdings and why I only wanted to discuss Chick King. I said I would be happy to chat about all of his businesses. He then talked about his parents and that he would never let a CPO happen on his properties and that I am taking away his home and this is just a job for me, but this is his life. (He also mistook me for Avni and believes he has met with me several times. I did note that I have met him at the Grange in November last year as I only joined the project when Avni went on maternity leave in October, but he would be more familiar with James and Steven and Avni).
7. I asked him whether given his feelings he would still like to meet with us (I said I very much did). It was left that he will talk to his family and then decide.

8. I asked if he would be open to James calling him to arrange a meeting and he reiterated that he would talk to his family.

Chat about this on CPO/LAWG calls.

Regards

Michelle

Michelle Letton

Project Lead – High Road West – Development

Level 2, 20 Triton Street, Regent's Place

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ABSOLUTE ZERO
BY 2040

Martin, Stephen 13794

From: Franklin, James @ London HH
Sent: 21 September 2022 14:05
To: a.tryfonos@ntlworld.com
Cc: steven.fraser@lendlease.com
Subject: RE: High Road West Scheme - 745, 747, 749, 755, 757 High Rd & 8 Kathleen Ferrier Court

Hi Alecos,

We are going to be in Tottenham next week (Wednesday 28 Sept) and was hoping that we could potentially arrange a meeting to have a look at the properties that you and your family own.

Do let me know if that is a possibility; I am thinking the more information we have on the property (areas/finish) the better we assess the value of them.

Do feel free to give me a call if that is your preference.

Kind regards

James

James Franklin
 Director
 CBRE | Land Assembly & Compulsory Purchase
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 M +44 (0)7917 894383
james.franklin@cbre.com

From: Franklin, James @ London HH
Sent: 17 August 2022 16:04
To: 'a.tryfonos@ntlworld.com' <a.tryfonos@ntlworld.com>
Cc: steven.fraser@lendlease.com
Subject: RE: High Road West Scheme - 745, 747, 749, 755, 757 High Rd & 8 Kathleen Ferrier Court

Hi Alecos,

Further to my email below, I am now on leave for a few weeks. However I am still keen to hear from you therefore do please respond to the email below but including Steve in the response.

Kind regards

James

James Franklin
 Director
 CBRE | UK
 T +44 (0) 20 7182 2658 | Ext 22658
 M +44 (0)7917 894383
james.franklin@cbre.com

From: Franklin, James @ London HH
Sent: 12 August 2022 17:01

To: a.tryfonos@ntlworld.com

Cc: Steven Fraser <steven.fraser@lendalease.com>

Subject: High Road West Scheme - 745, 747, 749, 755, 757 High Rd & 8 Kathleen Ferrier Court

Hi Alecos

I hope you are well.

It has been a little while since we met at the Grange with your brother and we consequently spoke outside of your shop; you suggested that I make contact with you to discuss a potential offer further. I thought we should see what the outcome of the planning was before I make contact.

I appreciate that it is not the outcome that you were after and know that this is a highly sensitive matter, however as I have mentioned previously, it would be helpful to try and understand your property holding better. In understanding the property better I can then look to provide the best offer we can with the information we have. Please note that we are still happy to cover reasonable costs for independent valuation advice and that offer still stands.

I would be keen to get a better understanding of the flats above your shop units, and maybe, if was acceptable to you/family I could have a look and potentially measure up? Alternatively if you decide to instruct a surveyor to advise you then happy for them to provide such information (they will need to go around the properties in order to value them).

In addition, if you would like to understand any more about the principles of moving Chick King into the future scheme we can of course discuss that further if you wanted to.

If you prefer, I can give you a call to discuss. I am around early next week to discuss before I go away for a few weeks so do let me know when would be best for you. I could then arrange a meet up on my return in early September to have a look at the premises.

I look forward to hearing from you.

Kind regards

James

James Franklin

Director

CBRE | UK

Henrietta House | Henrietta Place | London | W1G 0NB

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Connect with me on LinkedIn

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From: Franklin, James @ London HH
Sent: 06 October 2022 12:38
To: a.tryfonos@ntlworld.com
Cc: steven.fraser@lendlease.com
Subject: RE: High Road West Scheme - 745, 747, 749, 755, 757 High Rd & 8 Kathleen Ferrier Court

Hi Alecos

Thought I should follow up on the call we had this morning. Firstly thank you for calling me which is most appreciated.

Just to summarise:

- Speaking with us does not mean you are agreeing to sell; this is fully understood;
- You have suggested that we come and have a look at one of the flats to get a better understanding of the size and finish to help us estimate a value – please let me have some suitable dates;
- You have asked that we provide a ‘ballpark’ figure of what can be offered for all your properties;
- You will look into hiring a Compulsory Purchase surveyor to help . As mentioned we are willing to cover reasonable fees in this instance; however to be clear costs incurred to object to the CPO will not be recoverable;
- As mentioned the properties are not required until 2028;
- If you can provide any recently agreed rents (although I note you have suggested the area is blighted).

I do appreciate this is a very hard situation for you however I genuinely believe that knowing all your options available to you can only help with the decision process. To be clear, we would always want to come to an agreement with you before the CPO is confirmed as we will have more flexibility to agree a suitable deal with you.

Do let me know what dates suit for the walk around. It would also be helpful to also look/measure any of the retail units if at all possible.

I look forward to hearing from you and enjoy the rest of your time in Cyprus.

Kind regards

James

James Franklin
 Director
 CBRE | Land Assembly & Compulsory Purchase
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 M +44 (0)7917 894383
james.franklin@cbre.com

From: Franklin, James @ London HH
Sent: 04 November 2022 16:48
To: a.tryfonos@ntlworld.com
Cc: steven.fraser@lendlease.com; scott.mundy@haringey.gov.uk
Subject: RE: High Road West Scheme - 745, 747, 749, 755, 757 High Rd & 8 Kathleen Ferrier Court

Hi Alecos,

Further to my previous emails and the call we had, I had hoped you may have responded so we could look to make some progress on our discussions.

Following the grant of planning permission, the Council and Lendlease are progressing with the delivery of Phase A. I am contacting you to let you know that the Council will shortly be seeking authority from Cabinet to use its Compulsory Purchase Order (CPO) powers in order to deliver Phase A. The properties owned by you and your family and detailed in the email title are included in Phase A (please see plan attached). This is being progressed now to ensure that timescales for the scheme are met. We are of course still very keen to reach mutual agreement with you in advance and would like to continue our discussions once you get in contact.

If you want to find out more about the compulsory purchase process and the compensation you may be entitled to if your property is compulsorily acquired without speaking to someone directly, the Government has produced a number of booklets which explain the process and entitlement to compensation. These can be found on the gov.uk website (link below). If you cannot access the site, then I can arrange to send copies to you.

<https://www.gov.uk/government/collections/compulsory-purchase-system-guidance>.

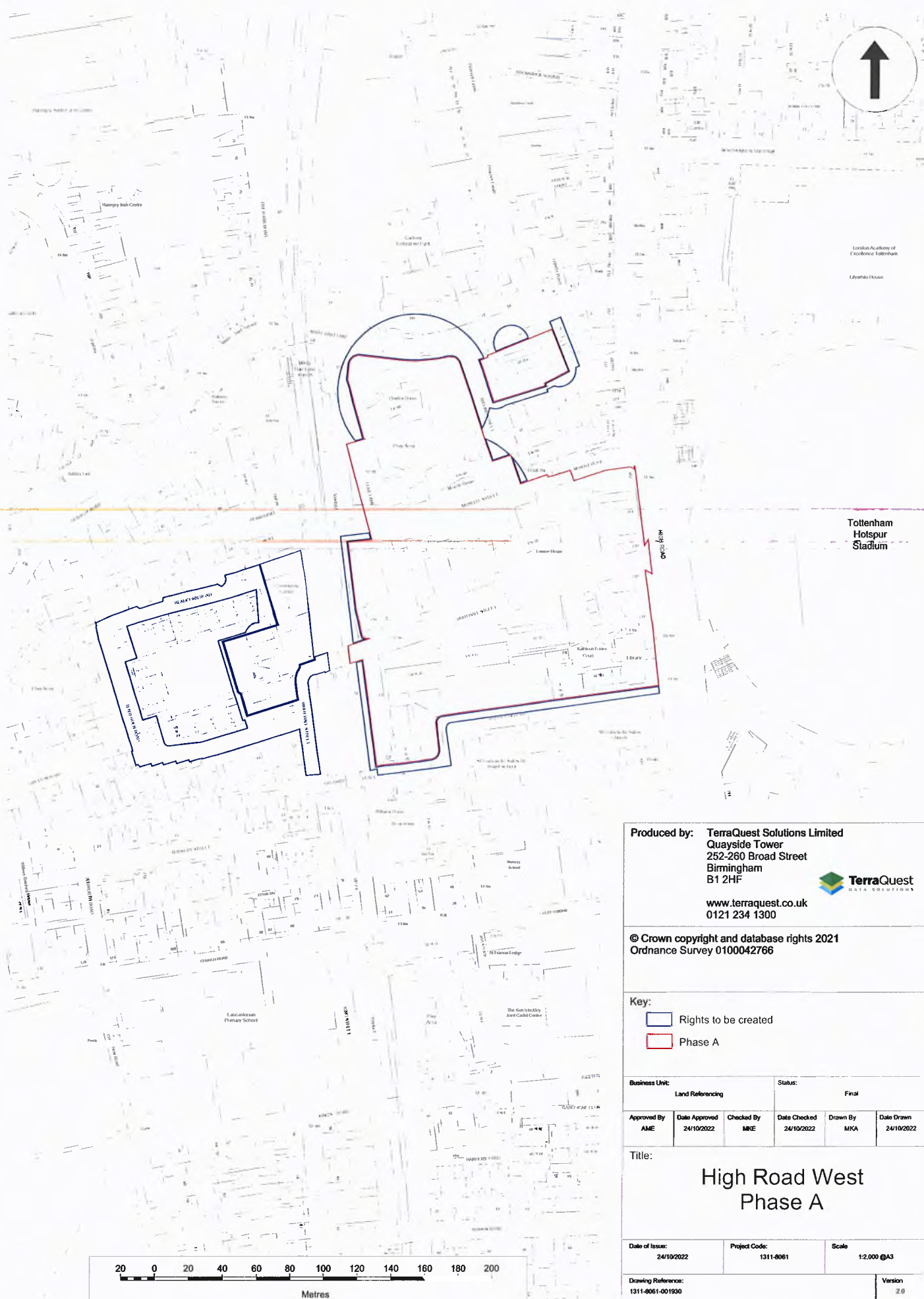
If you have any questions on the above do let me know.

I look forward to hearing from you soon.

Kind regards

James

James Franklin
Director
CBRE | Land Assembly & Compulsory Purchase
T +44 (0) 20 7182 2658 | Ext 22658
M +44 (0)7917 894383
james.franklin@cbre.com



Martin, Stephen 13794

From: Franklin, James @ London HH
Sent: 25 November 2022 13:05
To: a.tryfonos
Cc: steven.fraser@lendlease.com
Subject: RE: High Road West Scheme - 745, 747, 749, 755, 757 High Rd & 8 Kathleen Ferrier Court

Hi Alex,

Firstly, thank you for letting us have a look around Chick King and your sisters flat above. It was good to see you and your brother again as well as meeting Kate.

We fully appreciate that it was a difficult decision for you to allow us to come and have a look around, which is much appreciated. I understand this period of uncertainty is difficult and we fully recognise the hard position you and your family are currently in with regards to the CPO.

I am currently looking into the values in greater detail and will be in touch shortly.

If you have any questions in the meantime then do let me know.

Kind regards

James

James Franklin
 Director
 CBRE | Land Assembly & Compulsory Purchase
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 M +44 (0)7917 894383
james.franklin@cbre.com

From: a.tryfonos <a.tryfonos@ntlworld.com>
Sent: 15 November 2022 08:48
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Subject: Re: High Road West Scheme - 745, 747, 749, 755, 757 High Rd & 8 Kathleen Ferrier Court

External

Hi James,

10am is good at Chick-King.

Many thanks

Alex

On 14 Nov 2022, at 12:00, Franklin, James @ London HH <James.Franklin@cbre.com> wrote:

Hi Alex,

That is great; thank you.

I was hoping for 10am if acceptable with you. Steve Fraser will attend also; are you happy to meet at Chick King or would you prefer elsewhere?

Many thanks

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

From: a.tryfonos <a.tryfonos@ntlworld.com>

Sent: 13 November 2022 18:06

To: Franklin, James @ London HH <James.Franklin@cbre.com>

Subject: Re: High Road West Scheme - 745, 747, 749, 755, 757 High Rd & 8 Kathleen Ferrier Court

External

Hi James,

The 23rd of November is good, please let me know what time.

Thanks

Alex

On 11 Nov 2022, at 15:55, Franklin, James @ London HH
<James.Franklin@cbre.com> wrote:

Hi Alex,

Thanks for your email. Would Weds 23 Nov in the morning work for you?

Thanks

James

James Franklin

Director

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M +44 (0)7917 894383
james.franklin@cbre.com

From: a.tryfonos <a.tryfonos@ntlworld.com>
Sent: 09 November 2022 17:58
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Subject: Re: High Road West Scheme - 745, 747, 749, 755, 757 High Rd & 8 Kathleen Ferrier Court

External

Hi James,

I hope all is well ,please let me know when it is convenient for you to come and see one of the shop and the flat above .

Kind regards

Alex

CBRE

CBRE Limited

Mr A Tryfonos
Chick King
755 High Road,
Tottenham,
London
N17 8AH

CBRE Limited
Henrietta House
Henrietta Place
London W1G 0NB

Switchboard	+44 (0)20 7182 2000
Mobile	07917 8943383
Direct Line	+44 (0)20 7182 2658

James.franklin@cbre.com

13 January 2023

**STRICTLY CONFIDENTIAL &
SUBJECT TO CONTRACT**

Dear Alecos,

RE: OFFER - HIGH ROAD WEST REGENERATION – 745, 747, 749, 755, 757 HIGH ROAD, TOTTENHAM & 8 KATHLEEN FERRIER COURT

As you are aware, Lendlease and Haringey Council (the "Council") are committed to delivering the High Road West scheme.

Following the grant of planning permission in August 2022, Lendlease and Haringey Council are now seeking to deliver the first phase of the redevelopment. The first phase of the redevelopment focuses on the regeneration of the Love Lane Estate and includes a number of properties along the High Road, several of which are owned by your family (745, 747, 749, 755, 757 High Road and 8 Kathleen Ferrier Court) (the "Properties").

To ensure the timely delivery of the redevelopment the Council will shortly be making a Compulsory Purchase Order.

However, and as reflected by our various meetings, Lendlease and the Council are firmly committed to seeking a negotiated agreement for the acquisition of the Properties.

We recognise that your family has expressed strong views against the scheme and raised concerns regarding the ongoing uncertainty that it has created for your family and yours and their businesses. We therefore appreciate the time you have given us to date to explore potential options to find a mutually agreeable position regarding the acquisition of the Properties.

In light of the above and further to :

- a) the meeting with yourself and your brother on 28 June 2022, during which we discussed at length the options for relocating your existing businesses (in particular Chick King) within the development; and
- b) the site visit on 23 November 2022, at which I viewed and measured 755, High Road of which the ground floor is occupied by Chick King and the first floor maisonette is occupied and owned by your sister, Kate Tryfonos;

I now set out below two offers to purchase the Properties.

Please note that the relevant compulsory purchase guidance states that a compulsory purchase process can be progressed in parallel with negotiations to acquire the land by agreement. As such, please note that engaging with Lendlease and the Council at this stage will not prejudice your position in terms of compensation should the Properties be compulsorily acquired.

Option 1: Acquisition of the Properties with vacant possession

This option involves the Council acquiring all of the Properties now and your providing vacant possession of the Properties.

The offer is structured such that:

- a) payment for the freehold and leasehold interest in the Properties would be paid in full on completion; and
- b) compensation for the businesses would be paid at a later date dependent on whether the businesses are relocated or extinguished

I. Acquisition

In respect of 'a', the sum payable for the acquisition of the Properties (being the five freehold interests and the long leasehold of 8 Kathleen Ferrier Court), would be **£4,492,000** (this is inclusive of the additional compulsory purchase loss payments you would be eligible for in the event the Properties were acquired compulsorily).

The value and how it is derived is set out in further detail on page 4 of this letter.

II. Businesses compensation

The 'business' compensation for both K&M and Chick King would be paid in addition to the above and would be based on either a) the costs of relocating the businesses, or, b) in the event relocation is shown to be untenable, the value of the businesses on the basis of extinguishment.

Relocation

To assist with the search for suitable relocation premises, we can work with you and local agents to identify suitable retail premises.

Extinguishment

If alternative premises cannot be found, or your preference is to close the businesses, a forensic accountant can be instructed to provide a value for the businesses based on passed trading performance.

Option 2: Acquisition of premises now but continue to operate the businesses on a rent free basis until vacant possession is required

This would involve the Council acquiring the Properties now but allowing you and your family to continue to operate the K&M and Chick King businesses until vacant possession is required to deliver the redevelopment.

This option would therefore provide you with a longer period of time to decide whether you wish to relocate the businesses, including whether you would be interested in relocating the businesses within the redevelopment.

This option would be structured such that:

- a) a value for the acquisition of the Properties is paid now. The value payable would be the same as under Option 1 (i.e. **£4,492,000**).
- b) leases of the following Properties would be granted back to you/ your family by the:
 - i. the existing retail units from which K&M and Chick King (745 and 755 High Road);
 - ii. the flats currently occupied by your family (755a High Road and 757a High Road).

The rent payable under the leases would be a peppercorn.

The leases would be granted up to Q1 2026, at which point a rolling term would start, with a 3 month break clause that can be triggered by either the Council or the respective tenant. Note that the leases would be exclusive to your family and you would not be able to sublet the shops or flats to third parties.

Businesses Compensation

Relocation

If you would like to relocate the businesses within the redevelopment, the lease period could be used to further explore the options available. As previously discussed, it is thought that Chick King would be a welcome addition to the proposed retail offering within the redevelopment.

Please note that if either business is relocated within the redevelopment the lease provided would be a standard length lease paying a rent. If, as discussed previously, you would require a long lease then this can be offered, but a value would need to be agreed to purchase the long lease.

If you would prefer to relocate outside of the redevelopment then we can also use the time with you to find alternative premises.

The costs of relocating either within or outside of the redevelopment would be paid to you as if the businesses had been compulsorily acquired.

Extinguishment

If during the lease period you decide that, rather than relocating, you would prefer to close the businesses, then an assessment of the value of the businesses would be undertaken on the same basis as Option 1 above and the value paid on vacant possession of the business premises being provided.

The benefit of Option 2 is that you would receive the value for the Properties while being able to continue to occupy them. This would enable you to reinvest the **£4,492,000** if you wished to do so.

As a further point of clarification, you may be aware that if a person's property is acquired as part of, or in the shadow of a Compulsory Purchase Order, they may be able to claim roll over relief against capital gains. I would suggest that advice from your accountant on this would be required, however I would be happy to provide you with additional information on request.

Values

Our offer is based on the following property values and associated compensation:

Property	Owner	Offer
745 High Road, Tottenham, London N17 8AH	Kate Tryfonos	£810,000
747 High Road, London N17 8AH	Alecos Tryfonos	£810,000
749 High Road, Tottenham, London N17 8AH	Tryfonas Tryfonos	£804,500
755 High Road, Tottenham, London N17 8AH	Tryfonas Tryfonos and Alecos Tryfonos	£356,000
755a first and second floor High Road, Tottenham, London N17 8AH	Kate Tryfonos	£501,000
757 High Road, Tottenham	Kyriacos Tryfonos and Maria Tryfonos	£832,500

8 Kathleen Ferrier Court	Tryfonas Tryfonos and Nilgun Tryfonos	£378,000
Grand Total		£4,492,000

Please note that this offer is in excess of our view of the compensation payable if the Properties were acquired compulsorily. If the offer is not accepted and the Council is required to compulsorily acquire the Properties, the compensation payable in respect of the Properties would revert to being assessed in line with the usual compensation principles and the offers outlined above would no longer be applicable.

I would greatly welcome the opportunity to discuss matters further with you, especially to provide any clarifications you may have regarding either of the options, noting that this might be particularly helpful regarding the various elements of Option 2.

If however you have any other options that you would like us to consider which results in purchasing your families property, then we would be happy to review. In addition, to ensure you are fully and properly informed of value and the process, I emphasise the desirability of you obtaining expert professional advice from a compulsory purchase surveyor, reasonable costs of such to be covered. In this regard I provide the following link (<https://www.ricsfirms.com/media/1279/cpo-consumer-guide.pdf>) which provides a copy of RICS guidance on this specialism. If you require a hard copy version then do let me know. Please let me know if you wish to be guided on firms with appropriate expertise who regularly operate in North London.

Please note that the Council and Lendlease reserve the right to refer to the contents of this letter at any subsequent Inquiry which may be held in connection with any Compulsory Purchase Order made in respect of the redevelopment.

I look forward to hearing from you shortly.

Yours sincerely



James Franklin

Director

CBRE

Martin, Stephen 13794

From: a.tryfonos <a.tryfonos@ntlworld.com>
Sent: 09 February 2023 17:46
To: Franklin, James @ London HH
Subject: Re: [EXT]:RE: High Road West Scheme - 745, 747, 749, 755, 757 High Rd & 8 Kathleen Ferrier Court

External

Dear James,

With reference to our recent conversation please find us five freehold retail units and flats above, fronting one of the best premier league football ground and venue in the world with the valuation you came up with.

Good luck with that.

Please let me know when you found something so we can view it.

Have a good holiday.

Kind Regards ,

Alex.

On 9 Feb 2023, at 15:02, Franklin, James @ London HH <James.Franklin@cbre.com> wrote:

FYI

James Franklin

Director

CBRE

DDI: [020 7182 2658](tel:02071822658) | M: [07917 894 383](tel:07917894383)

Begin forwarded message:

From: "Franklin, James @ London HH" <James.Franklin@cbre.com>
Date: 9 February 2023 at 12:22:00 GMT
To: a.tryfonos@ntlworld.com
Cc: "Fraser, Steven" <steven.fraser@lendlease.com>
Subject: RE: [EXT]:RE: High Road West Scheme - 745, 747, 749, 755, 757 High Rd & 8 Kathleen Ferrier Court

Hi Alex,

I hope you are well.

I just wanted to come back to you following our conversation on 17 January; hopefully you have returned safely back in the UK now.

I am currently considering all your points made on the call with regards to values (i.e. 743 High Rd and quoting retail rents) and will revert with a further offer once we have got the sign off.

You should have now received the Compulsory Purchaser Order correspondence confirming it has now been made. If you have any questions about the CPO or any thing relating to what you have recently received then do please get in contact.

I am on leave over the next week (returning 20 January) and will be reverting to you shortly after that.

Kind regards

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Martin, Stephen 13794

From: Franklin, James @ London HH
Sent: 31 May 2023 12:53
To: a.tryfonos
Cc: Keith Murray (km@keithmurrayconsultants.com); steven.fraser@lendlease.com
Subject: RE: [EXT]:RE: High Road West Scheme - 745, 747, 749, 755, 757 High Rd & 8 Kathleen Ferrier Court
Attachments: 0311_Retail Relocation Pack_Rev B - Chick King K&M.pdf; 31.05.23 - Offer Letter no 2- Tryfonos - FINAL.pdf; 13.1.23 - Offer Letter - Tryfonos - FINAL signed.pdf

Dear Alex,

Please find attached our revised offer with additional information pack that relates to the relocation option to move into the scheme. I have also attached our original letter of 13/1/23 for ease.

I have cc'd in Keith Murray for information.

Should you have any questions or would like to have a meeting to run through the offer in greater detail then I would be very happy to arrange.

I look forward to hearing from you.

Kind regards

James

James Franklin
Director
CBRE | Land Assembly & Compulsory Purchase
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M +44 (0)7917 894383
james.franklin@cbre.com

CBRE

CBRE Limited

Mr A Tryfonos
Chick King
755 High Road,
Tottenham,
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N17 8AH

CBRE Limited
Henrietta House
Henrietta Place
London W1G 0NB

Switchboard	+44 (0)20 7182 2000
Mobile	07917 8943383
Direct Line	+44 (0)20 7182 2658

James.franklin@cbre.com

31 May 2023

**STRICTLY CONFIDENTIAL &
SUBJECT TO CONTRACT**

Sent Via Email to
a.tryfonos@ntlworld.com & km@Keithmurrayconsultants.com

Dear Alecos,

RE: OFFER - HIGH ROAD WEST REGENERATION – 745, 747, 749, 755, 757 HIGH ROAD, TOTTENHAM & 8 KATHLEEN FERRIER COURT

I write further to my letter dated 13 January 2023 (the "Letter") (a copy of which is enclosed).

As you are aware, Lendlease and Haringey Council (the "Council") remain committed to progressing the High Road West Scheme.

In order to facilitate the timely delivery of the Scheme the Council made the The London Borough of Haringey (High Road West Phase A) Compulsory Purchase Order 2023 ("the CPO") in January.

Notwithstanding the objection submitted by Town Legal on your behalf to the CPO, your involvement in the current application to judicially review the planning permission obtained in respect of the Scheme or your confirmation that the offers contained within the Letter were not acceptable, I would like to reiterate that I am very keen to progress discussions with you regarding the possible acquisition of 745, 747, 749, 755, 757 High Road and 8 Kathleen Ferrier Court ("the Properties").

Firstly, I would like to re-confirm that the two options set out within the Letter remain valid i.e. Option 1 (Acquisition of the Properties with vacant possession) and Option 2 (Acquisition of premises now but continue to operate the businesses on a rent free basis until vacant possession is required).

However, following receipt of your objection to the CPO and following our correspondence in February 2023 I have set out below:

- a) Further details regarding Option 2 and the proposals for relocating within the Scheme; and
- b) A revised financial offer for the acquisition of the Properties applicable under both Option 1 and Option 2.

Relocation

You have indicated that you would like to relocate both businesses (Chick King and K&M) within the Scheme. In order for you to consider this option further, please find enclosed proposals, with a focus on offering prominent locations for your units, with the Chick King unit facing directly onto the new Moselle Square. . We believe that

this location would provide a strong presence, clearly located on the Square, and likely to benefit from the substantial footfall that is generated by the proximity of White Hart Lane station.

I have also looked to address the following questions, which I know from our previous discussions, were areas you wished to understand further:

- Location of units within the Scheme - please refer to the enclosed proposals which include example precedent photos to give you an idea of what new spaces within the Scheme would look like.

The unit sizes are based on the Net Internal Area (NIA) of your current units, and so are sized at approximately 950sq.ft.

You will see that the proposed unit for Chick King is located within Phase 2 (Plot C1) of the Scheme, which will face directly onto the new Moselle Square. Moselle Square will form a key route from White Hart Lane station to Tottenham Hotspurs stadium, and is likely to benefit from significant footfall generally, but to a greater extent on event days.

The proposed unit for K&M is located in Phase 3 (Plot B), and benefits from direct vehicular access, and close proximity to the proposed Chick King unit, and Moselle Square.

- Access for the purpose of take away – the proposed units are located within close proximity to the newly proposed route running between Plots B and Plot C, enabling access for both customers and takeaway drivers. Proposed vehicular access for the purposes of deliveries, servicing and the like, will be developed subsequently as part of the detailed Reserved Matters Applications for the relevant Plots. We anticipate this would be provided via the proposed route between Plots B and C;
- Service Charge – Lendlease is committed to offering a fair and reasonable service charge, which will be applied in addition to rent. You will only be responsible for all internal non-structural repairs.
- Reduced rent - a minimum 5 year tenancy agreement can be offered in respect of both units. The agreements would be subject to the following terms:
 - Year 1 Rent free
 - Year 2 (Market Rental Value-40%) x NIA
 - Year 3 (Market Rental Value-30%) x NIA
 - Year 4 (Market Rental Value-20%) x NIA
 - Year 5 (Market Rental Value-10%) x NIA
 - Year 6 onwards Review of Market Rental Value
 - You may elect to forgo the discounted rent and alternatively receive an incentive of potential equivalence. There shall be an upward-only Rent Review to the Market Rental Value at the end of the 5th year of the term(unless otherwise agreed between the parties) which can be undertaken by way of business turnover assessment
- Fit out – the units will be provided to a shell and core finish, in readiness for you to fit out to your specific requirements. If you wish to consider an alternative approach to fit out, we would be happy to discuss this with you;

As set out above, the Council and Lendlease are willing to offer a minimum five year length term on the new units. If you would prefer a longer term lease then that can be offered, however, the compensation offer below would need to be amended to take account of the market value of such a long lease.

If you have any additional questions following consideration of the enclosed then please let me know and I would be happy to discuss them further with you.

Revised Offer

When confirming that neither of the offers contained within the Letter were acceptable, you suggested that I revisit the financial terms of the offers.

As mentioned, Option 1 and Option 2 remain as set out within the letter save that I can confirm that the value for the Properties under both Option 1 and 2 would be increased from £4,492,000 to **£4,733,837**.

Please note that this offer excludes fees for all the Properties and disturbance for the two businesses which is dependent on whether you wish to relocate the businesses or close them.

As a further point of clarification, you may be aware that if a person's property is acquired as part of, or in the shadow of a Compulsory Purchase Order, they may be able to claim roll over relief against capital gains. I would suggest that advice from your accountant on this would be required, however I would be happy to provide you with additional information on request.

Values

This increased offer has been informed by the recent sale of 753 High Road, which completed on 31 March 2023. The values below include both property values and associated compensation:

Property	Owner	Offer (Jan 23)	Offer (May 23)
745 High Road, Tottenham, London N17 8AH	Kate Tryfonos	£810,000	£856,768
747 High Road, London N17 8AH	Alecos Tryfonos	£810,000	£856,768
749 High Road, Tottenham, London N17 8AH	Tryfonas Tryfonos	£804,500	£852,768
755 High Road, Tottenham, London N17 8AH	Tryfonas Tryfonos and Alecos Tryfonos	£356,000	£380,405
755a first and second floor High Road, Tottenham, London N17 8AH	Kate Tryfonos	£501,000	£527,632
757 High Road, Tottenham	Kyriacos Tryfonos and Maria Tryfonos	£832,500	£881,496
8 Kathleen Ferrier Court	Tryfonas Tryfonos and Nilgun Tryfonos	£378,000	£378,000
Grand Total		£4,492,000	£4,733,837

I would greatly welcome the opportunity to discuss matters further with you or your agent Keith Murray, especially to provide any clarifications you may have regarding Option 1 and Option 2 set out within the Letter or the contents of this revised offer.

As noted in my previous letter, if you have any other options that you would like me to consider which results in the acquisition of the Properties, then I would be happy to review. I understand that you have asked that your agent provides a valuation of the Properties to you which I would be keen to discuss once available.

I look forward to hearing from you shortly.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J. Franklin', with a horizontal line extending from the end.

James Franklin

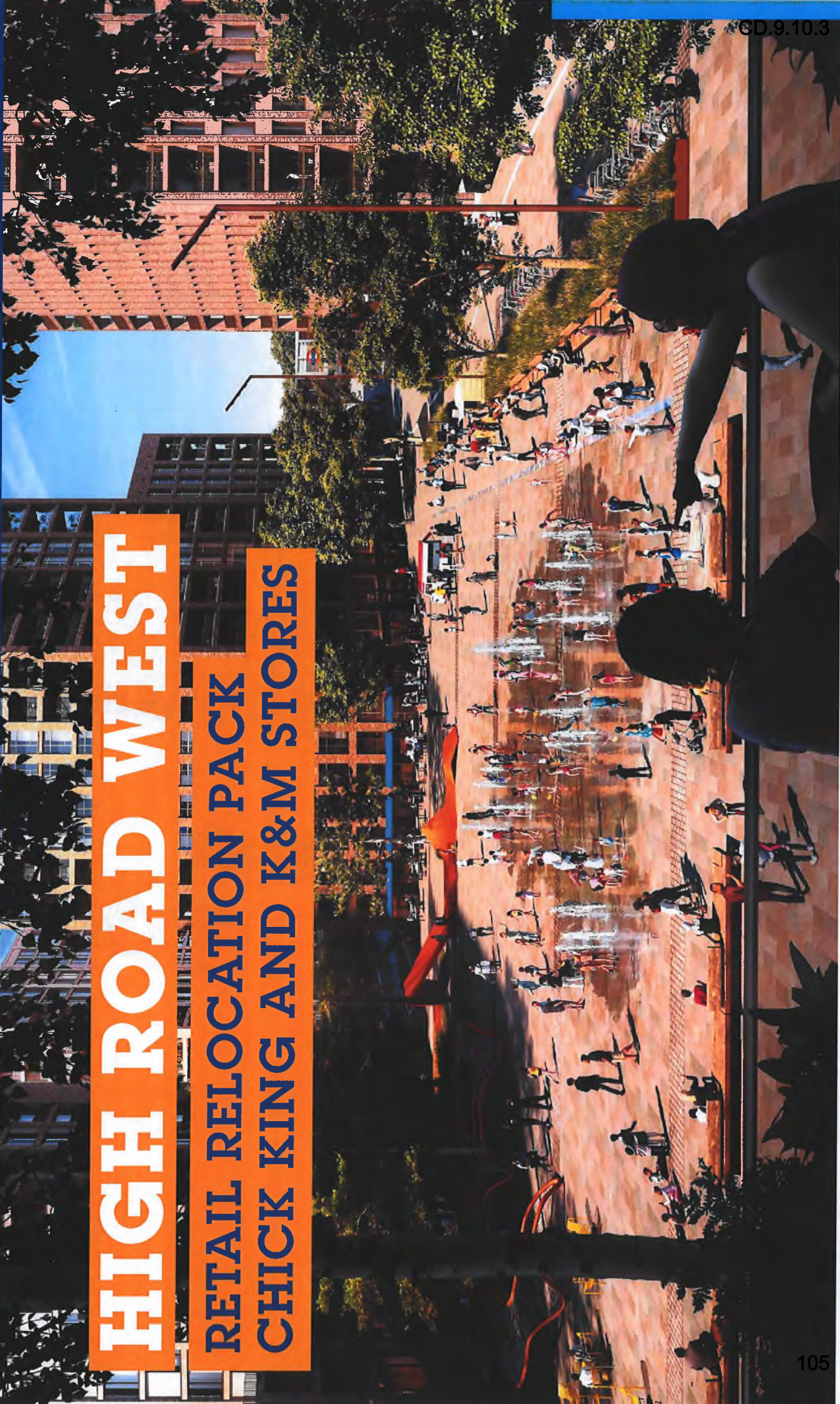
Director

CBRE

CC Keith Murray

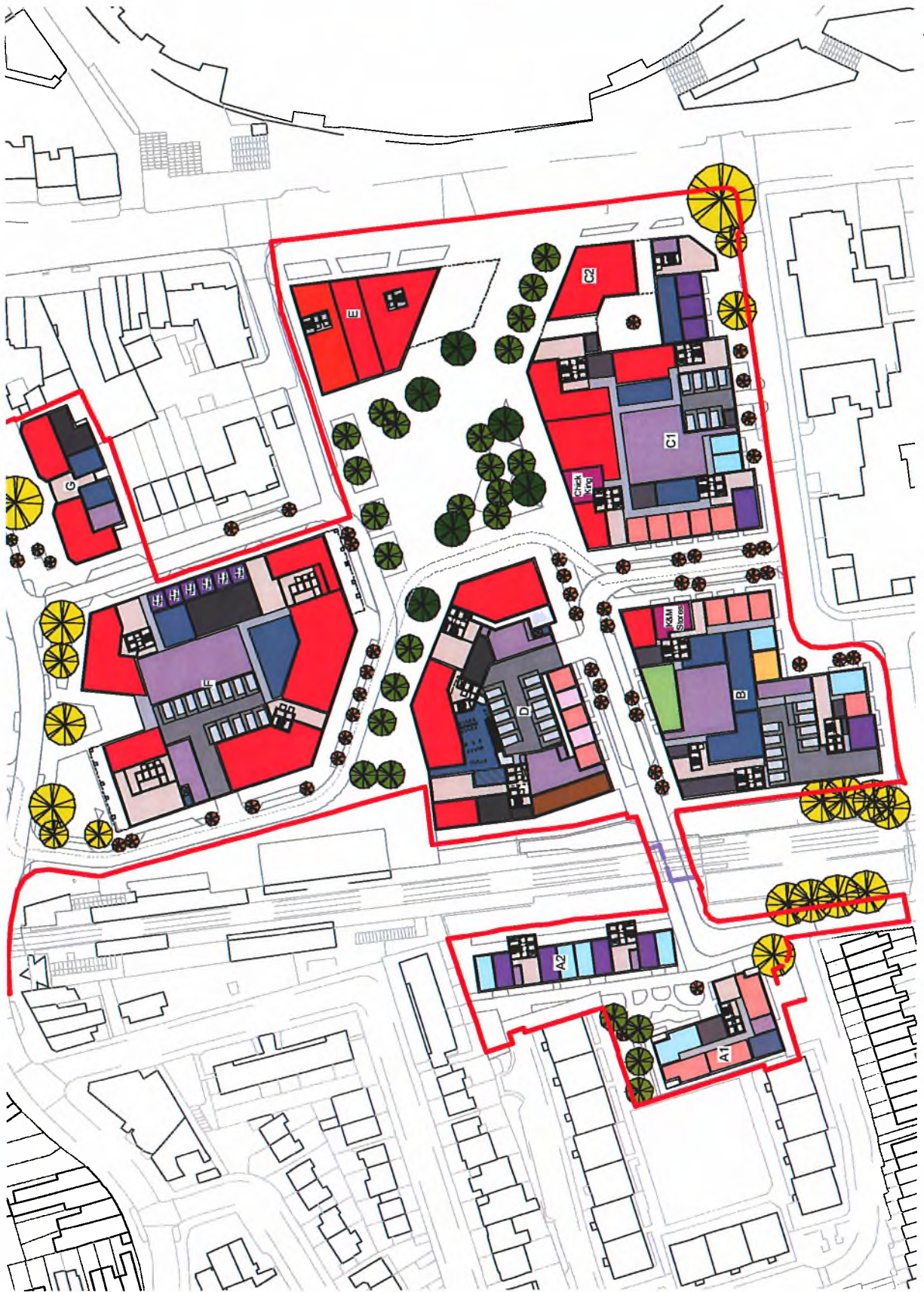
HIGH ROAD WEST

RETAIL RELOCATION PACK
CHICK KING AND K&M STORES

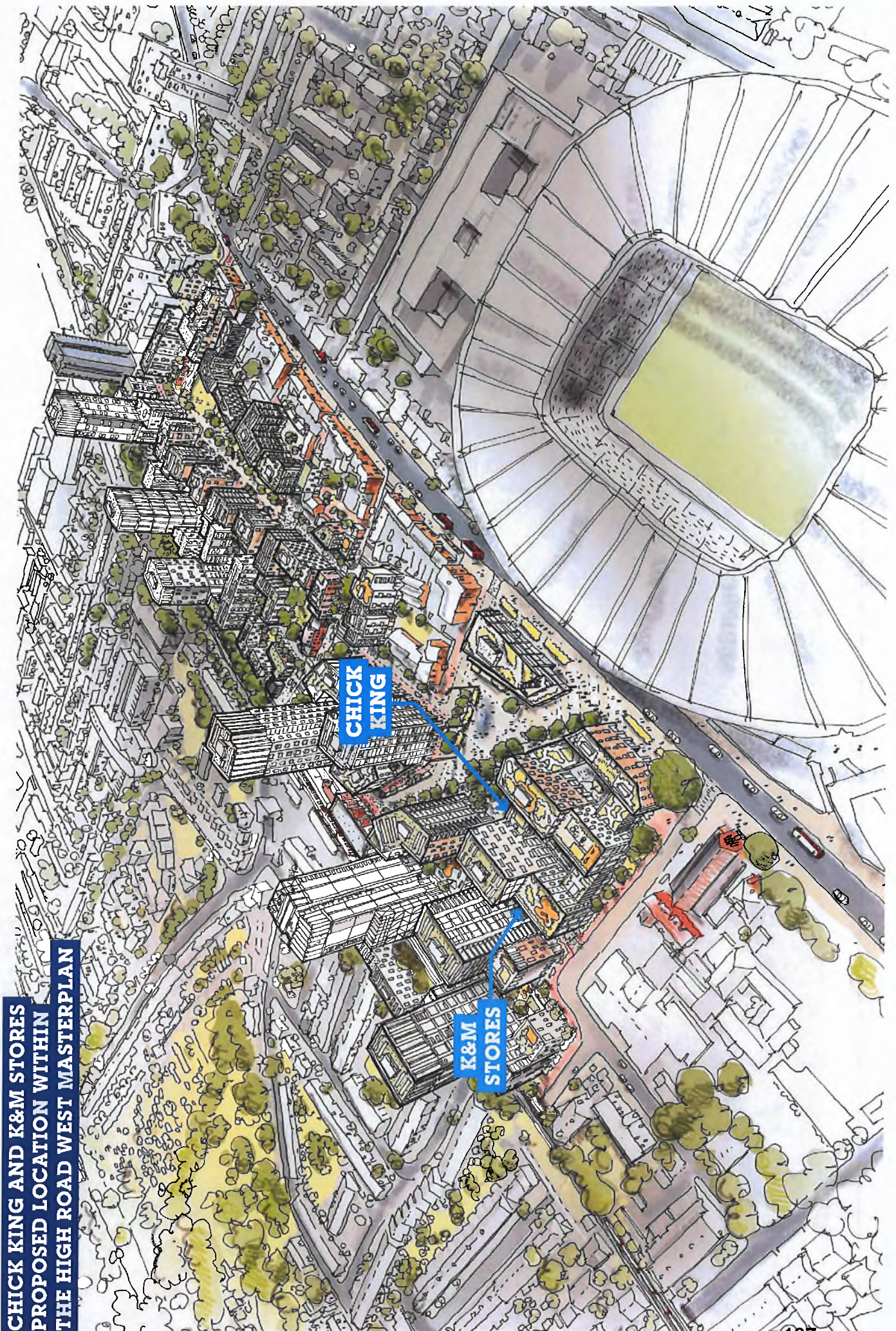


CD.9.10.3

**CHICK KING AND K&M STORES
PROPOSED LOCATION WITHIN
THE HIGH ROAD WEST MASTERPLAN**

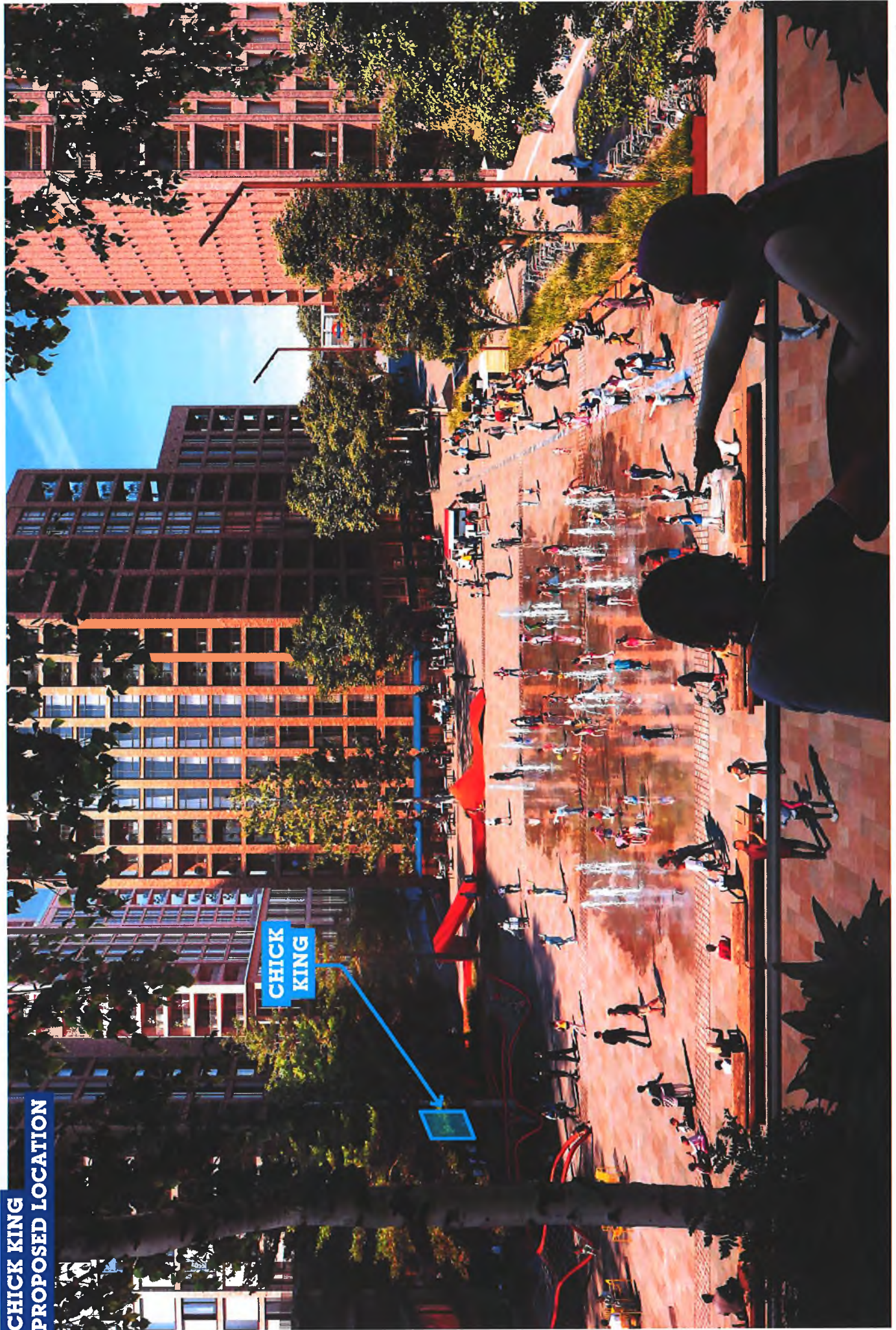


Relocated Retail	2B4P	3B5P	4B6P
Retail			
Health Centre			
Workspace			
Light Industry			
Community			
Energy Centre			
Bike Store			
Residential Lobby			
Bin Store			
Leisure			
Plant/ BOH			
Car Parking			
1B1P (Studio)			
1B2P			
2B3P			



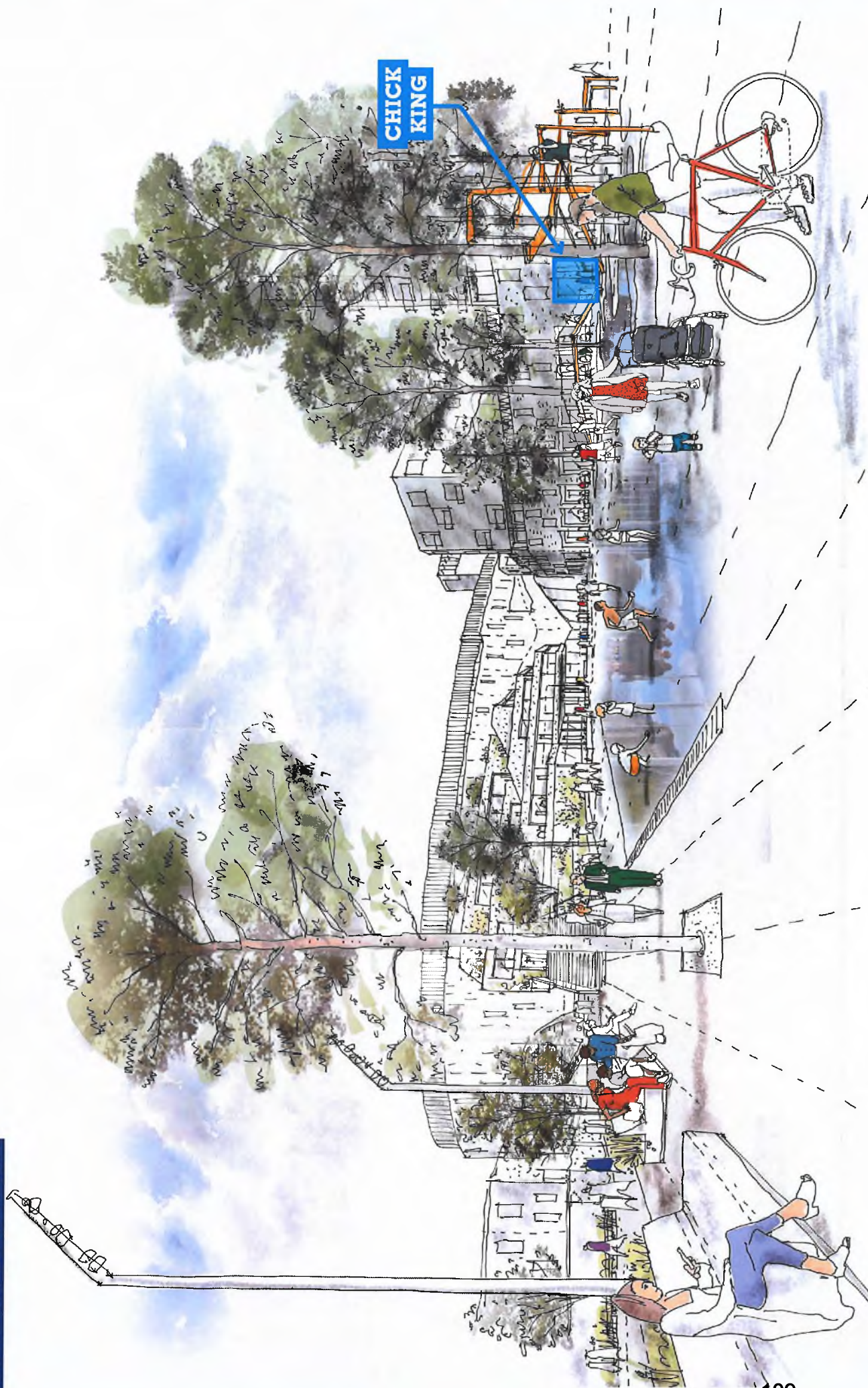
**CHICK KING AND K&M STORES
PROPOSED LOCATION WITHIN
THE HIGH ROAD WEST MASTERPLAN**

CHICK KING
PROPOSED LOCATION



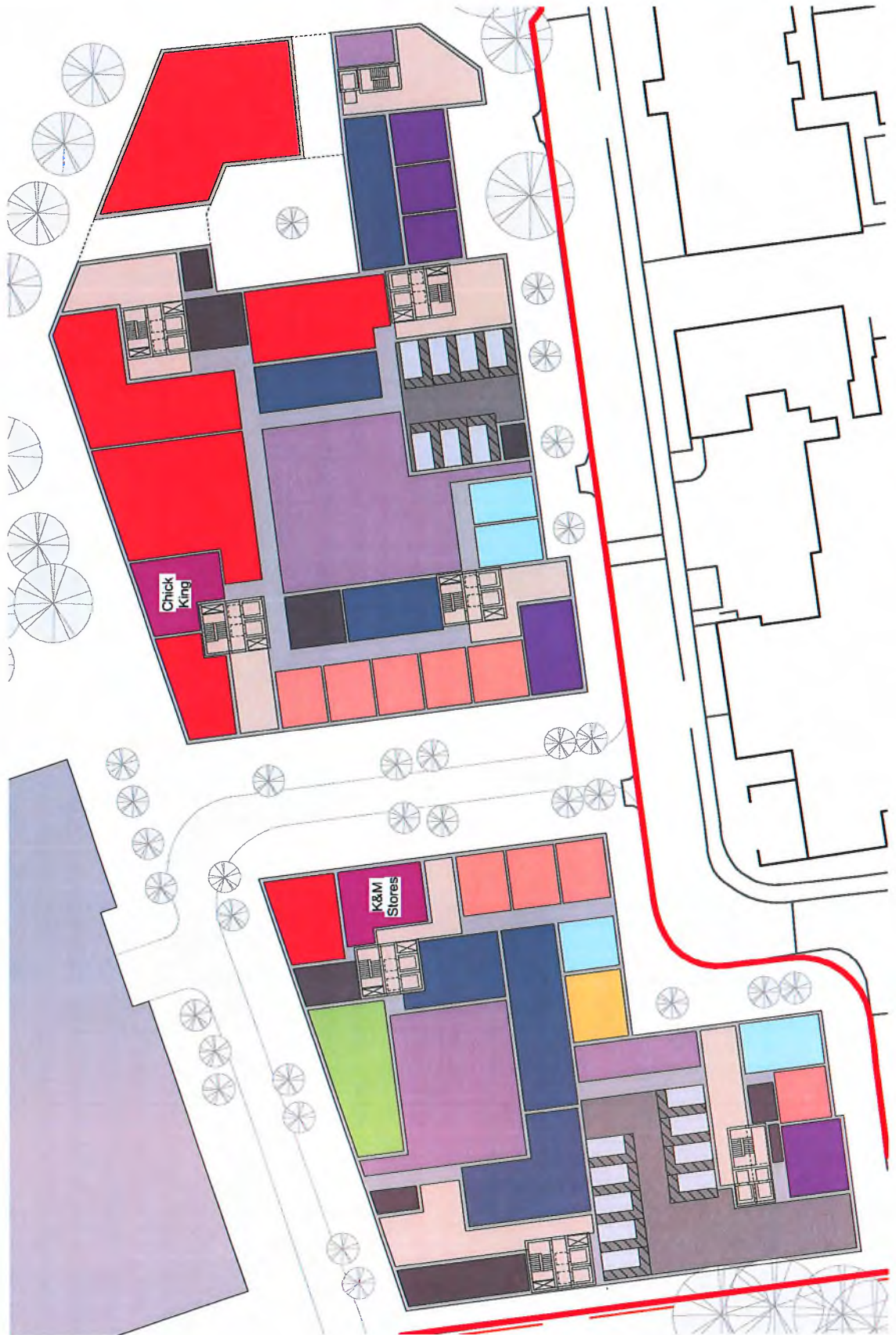
CHICK
KING

**CHICK KING
PROPOSED LOCATION**

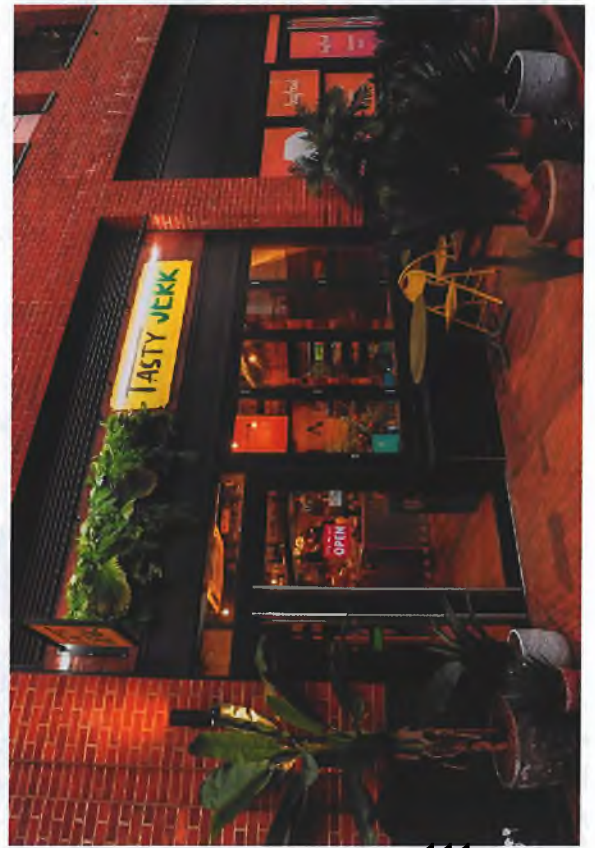
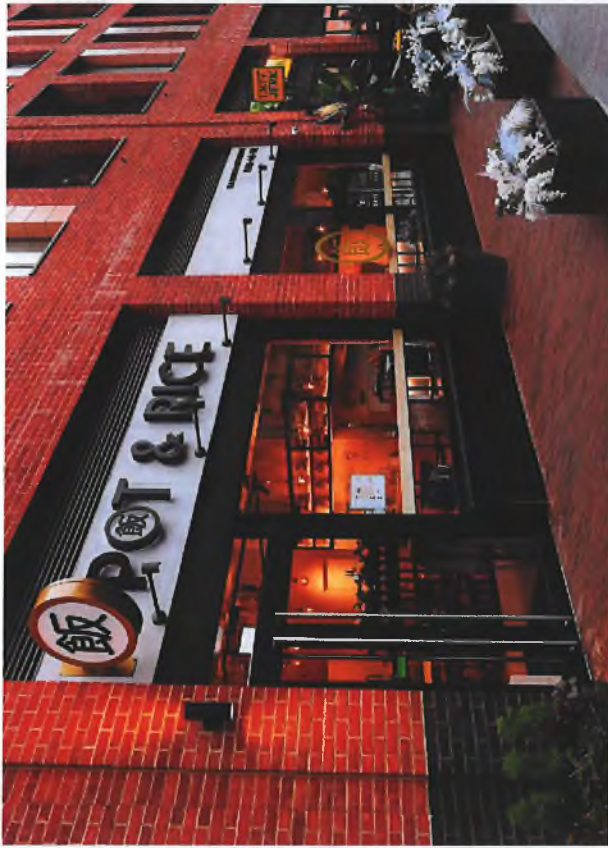


**CHICK KING
RELOCATED TO PLOT C1**

- Relocated Retail
- Retail
- Health Centre
- Workspace
- Light Industry
- Community
- Energy Centre
- Bike Store
- Residential Lobby
- Bin Store
- Leisure
- Plant/ BOH
- Car Parking
- 1B1P (Studio)
- 1B2P
- 2B3P
- 2B4P
- 3B5P
- 4B6P



CHICK KING
PRECEDENTS



K&M STORES
PRECEDENTS



CHICK KING
ILLUSTRATIVE STREETSCAPE



K&M STORES
ILLUSTRATIVE STREETSCAPE



Martin, Stephen 13794

From: Franklin, James @ London HH
Sent: 09 June 2023 17:36
To: a.tryfonos
Cc: Keith Murray (km@keithmurrayconsultants.com); steven.fraser@lendlease.com; cpo.phasea@highroadwest.london
Subject: RE: [EXT]:RE: High Road West Scheme - 745, 747, 749, 755, 757 High Rd & 8 Kathleen Ferrier Court
Attachments: 230531_Business CPO Comms_DRAFT V14.pdf; HRW Business Support Cover Letter_FINAL.pdf

Dear Alex, Keith,

Hope you are both well.

I wanted to make sure you are being kept informed of the correspondence being sent to your tenants along the High Road (included in the CPO). On the basis we are already having ongoing discussions regarding relocation with you, this is just FYI.

As such I attach copy of our business communications; Business Support letter and Relocation Information.

I look forward to hearing from you with regards to my letter of 31 May.

Kind regards

James

James Franklin
Director
CBRE | Land Assembly & Compulsory Purchase
T +44 (0) 20 7182 2658 | Ext 22658
M +44 (0)7917 894383
james.franklin@cbre.com

FAO Mr James Franklin
CBRE Limited
Henrietta House
Henrietta Place
London W1G 0NB

10 Throgmorton Avenue
London
EC2N 2DL

townlegal.com

T: 0203 893 0370

D: 020 3893 0400

E: Raj.Gupta@townlegal.com

By email only to james.franklin@cbre.com

Our ref TRY001/0001/4126-6523-0920/1/RG
6 July 2023

Dear Sirs

The London Borough of Haringey (High Road West Phase A) Compulsory Purchase Order 2023 ("the CPO")

**Our clients: Alecos, Kate, Kyriacos, Tryfonas and Maria Tryfonos and Tryfonos Bros. Ltd.
745, 747, 749, 755, 757 High Road and 8 Kathleen Ferrier Court ("the Properties")**

As you are aware we are instructed by the above objectors to the CPO and have been asked to respond to your letter dated 31 May 2023 which comprises an offer to purchase our clients' interests in the Properties ("the Offer"). The letter comprises a variation on an earlier offer set out in your letter dated 13 January 2023. We understand that you act for both the London Borough of Haringey ("the Council") and Lendlease (High Road West) Ltd. But please confirm the position and also whether, in the event that settlement could be reached between our clients, any agreement would be binding on both your clients.

We note that the letter is marked "strictly confidential" but we reserve the right to refer to correspondence which is not marked "without prejudice" in evidence or arguments put before the confirming authority.

We are instructed that the Offer as set out in your letter is not acceptable to our clients for the reasons set out below.

1. It is claimed that the proposed relocation unit for Chick King fronting Moselle Square which "...will form a key route from White Hart Lane station to Tottenham Hotspurs stadium, and is likely to benefit from significant footfall generally, but to a greater extent on event days."

As noted in our letter of objection dated 6 March 2023, the outline planning permission for phase 3 of the High Road West development does not prescribe any particular uses for Moselle Square nor does it provide anything more than an illustrative layout for Moselle Square and therefore the routes through which any footfall might be directed. Further (and as noted at paragraph 3.11 of the statement of case of Tottenham Hotspur Football Club), there is no requirement to deliver Moselle Square at all under the outline planning permission and the Officer's Report to the Council's planning committee provides an indicative date of completion of 2032.

CBRE

- 2 -

6 July 2023

Accordingly, it is unclear how your clients can guarantee that planning permission will be granted for a hot food takeaway in the indicative location set out in your letter without fettering their own discretion in considering reserved matters approval. Similarly, we do not understand how it can be asserted at this stage that the unit offered will front a "key route" between the station and the football stadium. In any event, the location proposed is clearly inferior to Chick King's current location which captures excellent footfall on both event and non-event days.

Further, we note that your letter dated 13 January 2023 proposed that both Chick King and K&M would be granted tenancies of their current units until Q1 2026 following which the tenancy would be subject to a rolling break clause exercisable by either party at three months' notice. Our clients would therefore face the risk of having to relocate to Moselle Square at least six years (assuming that there is no delay to the construction timetable currently proposed) prior to Moselle Square being completed and having to operate during the construction period.

We do not understand how your clients could possibly consider this to be an attractive or even reasonable offer.

2. Our clients hold their retail units freehold. We understand that your clients had previously offered 250 year leases. It is now proposed to offer our clients five year leases of the relocation units and it is not even specified whether such leases would benefit from the protection of the Landlord and Tenant Act 1985. Accordingly, our clients would face the prospect of being displaced from the relocation units before Moselle Square is even completed.
3. There is no indication of what the rent or service charge would be for the relocation units. The rent is said to be a market rent (with discounts in the first five years) but it is unclear who will determine what the market rent of retail units in a new, uncompleted development would be. It is asserted that the service charge would be "*fair and reasonable*" but that is of little assistance to businesses trying to assess whether they would be able to operate viably from a new location.
4. No indication is given of how the relocation units could be serviced or of the arrangements proposed for loading and unloading. It appears from the scheme drawings that there will be no vehicular access to the Chick King relocation unit.
5. The relocation units offered are significantly smaller than the current units. Our clients would require replacement units of equivalent size to the current units.
6. While it is stated that the offer made is without prejudice to any claim our clients might have with respect to disturbance compensation, it is unclear whether your clients are willing to commit to paying (in advance) reasonable estimated fit out costs and relocation costs. It is further unclear how any claim for loss of profits could be calculated given the uncertainty as to the form and completion of the development of Moselle Square referred to above.
7. We note that no offer is made in relation to the residential relocation needs of Kate, Kyriacos and Maria Tryfonos. As we stated in the objection letter, it is deeply disappointing, to say the least, that our clients are not being provided with the same offer that leaseholders on the Love Lane Estate whose votes were required for the estate ballot. This is compounded by you stating in an email to Keith Murray dated 10 May 2023 that our clients would benefit from the Council's Estate Renewal Rehousing and Payments Policy only to state in an email dated 5 June 2023, that the Council had initially misinterpreted its own

CBRE

- 3 -

6 July 2023

policy and that our clients would not benefit from it. The possibility of amending the policy so that it does not discriminate against our clients and others who may be affected does not appear to have been considered.

We invite your clients to put forward an offer taking account of the above points and look forward to hearing from you.

Yours faithfully,

Town Legal LLP

cc Keith Murray, Keith Murray Consultants

Alice Beresford, Pinsent Masons LLP

Rowland, Alice 12102

From: Keith Murray <km@keithmurrayconsultants.com>
Sent: 19 July 2023 17:08
To: Franklin, James @ London HH
Subject: RE: TOTTENHAM HRW CPO - A Tryfonos -
Attachments: 755 HS floor plans.docx

External

James, floor plans of 755 HRW attached.

I'm told that the upper floors are identical (although handed in some cases) but suspect that the ground floors are not. However with the benefit of this drawing, the others should be easier to check out.

I've asked Alex to confirm that 17 August starting at 11.00 is ok and to confirm that we can have access to all his other properties. I'll let you know as soon as I hear back.

Regards Keith

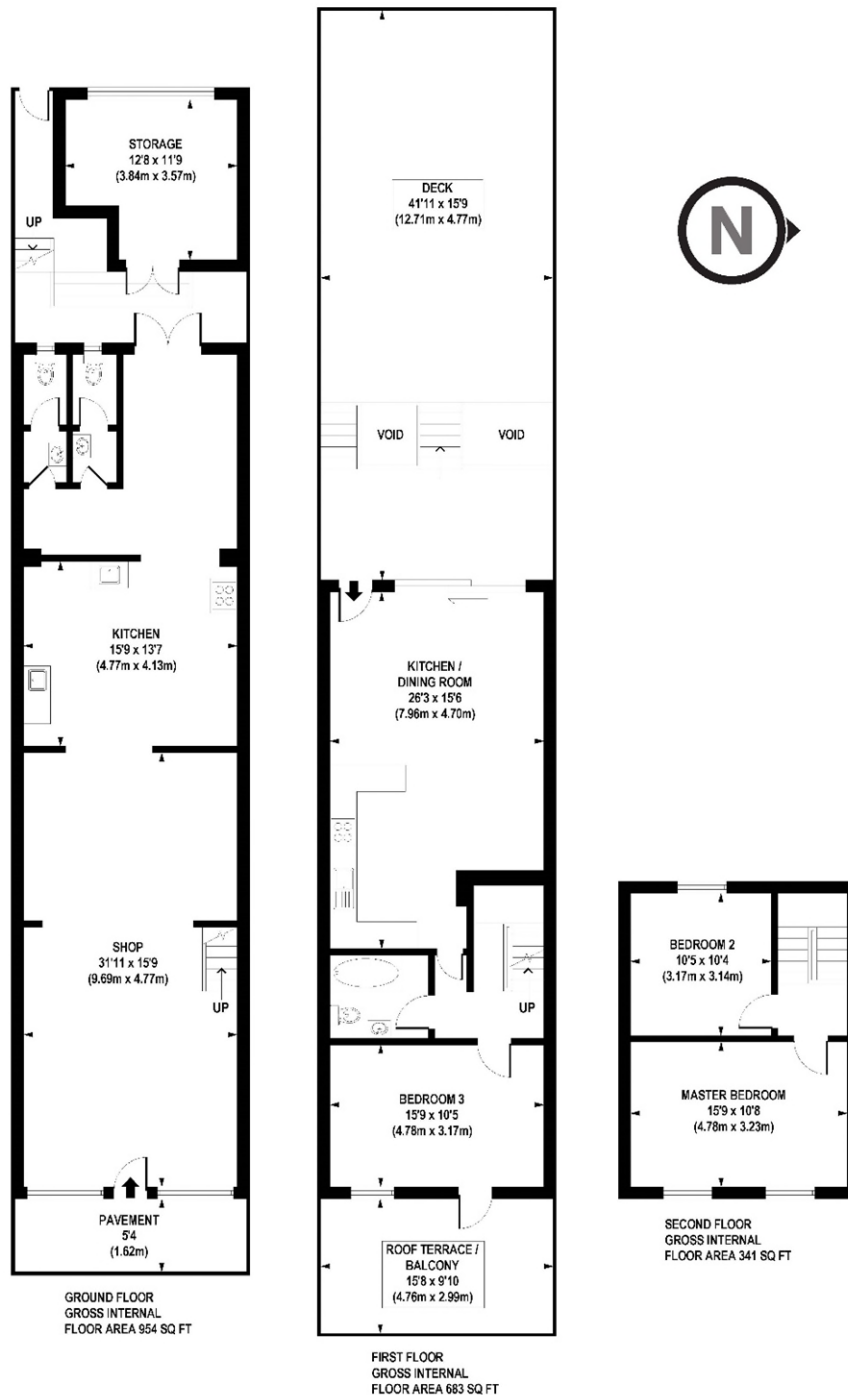
Keith Murray Consultants Ltd

Please note our new contact details below

The Paddocks, 2 Foxtowns Green, Kirtlington, OX5 3JW
Tel: 020 8421 8424
Mob: 07769 700120
Email: km@keithmurrayconsultants.com

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APPROX. GROSS INTERNAL FLOOR AREA 2110 sq. ft / 196.07 sq. m (Including Storage)
 APPROX. GROSS INTERNAL FLOOR AREA 1978 sq. ft / 183.80 sq. m (Excluding Storage)

Floorplan is for illustrative purposes only and is not to scale.
 Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
 Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CPCREATIVE
 PROPERTY MARKETING

Martin, Stephen 13794

From: Raj Gupta <raj.gupta@townlegal.com>
Sent: 28 July 2023 09:59
To: Franklin, James @ London HH
Cc: Alice Beresford; km@keithmurrayconsultants.com; Matt Speed; ben.groves@ashurst.com; 'Nick.McDonald@pinsentmasons.com'
Subject: RE: Tryfonos - High Road West CPO

External

Dear James

As noted in my email below, our client considers the valuation(s) to be too low and to be based on incorrect measurements. It is acknowledged that the option 1 offer excludes compensation for disturbance to the businesses (but is silent on disturbance/reinvestment costs for the residential properties).

As far as I'm aware no proposals have been made in relation to any relocation opportunities outside of the scheme so it is hard to see how our clients could take a view.

I hope this provides you with sufficient clarity to enable you to now respond substantive to our letter of 6 July.

Raj Gupta | Partner | Town Legal LLP | DDI: 020 3893 0400 | Mob: 07920 702 459

raj.gupta@townlegal.com
www.townlegal.com

Most highly rated planning law team in the country (Planning magazine annual Planning Law Survey 2019 – 2023)

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: Tuesday, July 25, 2023 12:20 PM
To: Raj Gupta <raj.gupta@townlegal.com>
Cc: Alice Beresford <Alice.Beresford@pinsentmasons.com>; km@keithmurrayconsultants.com; Matt Speed <Matt.Speed@townlegal.com>; ben.groves@ashurst.com; 'Nick.McDonald@pinsentmasons.com' <Nick.McDonald@pinsentmasons.com>
Subject: RE: Tryfonos - High Road West CPO

Dear Raj

Many thanks for your prompt response.

Just so we are clear, Option 1 within my letter dated 13 January envisaged the acquisition of your clients interests with vacant possession being provided now. The value attributed to that offer did not reflect a value of the businesses on the basis that the value of the businesses would reflect whether your client was minded to relocate outside of the Scheme or close the businesses.

For clarity, can you confirm whether Option 1 is unacceptable by reason of the value attributed to the acquisition of the freehold and leasehold interests, noting that the value for the businesses would be in addition to that value, or by reason of your client only wishing to consider an offer which facilitates the relocation of the businesses within the Scheme.

Kind regards

James

James Franklin
 Director
 CBRE | Land Assembly & Compulsory Purchase
 T +44 (0) 20 7182 2658 | Ext 22658
 M +44 (0)7917 894383
james.franklin@cbre.com

From: Raj Gupta <raj.gupta@townlegal.com>
Sent: 19 July 2023 09:03
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Cc: Alice Beresford <Alice.Beresford@pinsentmasons.com>; km@keithmurrayconsultants.com; Matt Speed <Matt.Speed@townlegal.com>; ben.groves@ashurst.com; 'Nick.McDonald@pinsentmasons.com' <Nick.McDonald@pinsentmasons.com>
Subject: RE: Tryfonos - High Road West CPO

External

Dear James

Thanks for your email.

I can confirm that the option 1 offer as currently constituted is not acceptable to our clients on the basis of both the sum offered and the lack of a relocation offer. We are also concerned that the assessment is based on inaccurate measurements of the property. Keith will be in touch with you to arrange a meeting on site to check the measurements.

Raj Gupta | Partner | Town Legal LLP | DDI: 020 3893 0400 | Mob: 07920 702 459

raj.gupta@townlegal.com
www.townlegal.com

Most highly rated planning law team in the country (Planning magazine annual Planning Law Survey 2019 – 2023)

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: Monday, July 17, 2023 12:20 PM
To: Raj Gupta <raj.gupta@townlegal.com>
Cc: Alice Beresford <Alice.Beresford@pinsentmasons.com>; km@keithmurrayconsultants.com; Matt Speed <Matt.Speed@townlegal.com>; ben.groves@ashurst.com; 'Nick.McDonald@pinsentmasons.com' <Nick.McDonald@pinsentmasons.com>
Subject: Tryfonos - High Road West CPO

Dear Raj,

As I mentioned in my earlier email, I am currently considering the various points raised within the letter alongside Lendlease and the Council and will provide a substantive response as soon as practicable. However, I do have a query in the interim.

My letters dated 13 January 2023 and 31 May 2023 contained two offers; the first (Option 1) related to the acquisition of your client's properties with vacant possession. The second (Option 2) related to the acquisition of your client's properties now but with the ability for your client to continue to live in the flats and operate the business on a rent free basis until vacant possession is required.

I note that your letter primarily focuses on the ability for both your client's businesses and Kate, Kyriacos and Maria Tryfonos to relocate within the Scheme. I assume that the points raised within your letter relate to the possibility of relocating within the Scheme within the context of Option 2. I would be grateful if you could confirm that this is correct?

If it is, please can you confirm whether Option 1 has been declined by your client? If so, can you confirm whether this is due to the value of the offer or the fact that it does not facilitate the relocation of your client's businesses within the Scheme?

In the event the offer has been declined by reason of the value of the offer, I would be keen to meet and discuss values further with Keith once he has finalised his valuation.

Kind regards

James

James Franklin
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M +44 (0)7917 894383
james.franklin@cbre.com

From: Franklin, James @ London HH
Sent: 06 July 2023 14:11
To: Raj Gupta <raj.gupta@townlegal.com>
Cc: Alice Beresford <Alice.Beresford@pinsentmasons.com>; km@keithmurrayconsultants.com; Matt Speed <Matt.Speed@townlegal.com>; ben.groves@ashurst.com; 'Nick.McDonald@pinsentmasons.com' <Nick.McDonald@pinsentmasons.com>
Subject: RE: High Road West CPO

Hi Raj,

All good thank you. Hope you enjoyed the conference yesterday; it all seemed to go very well.

Thank you for your letter which is appreciated. I will be in touch shortly once we have considered all the points made.

Kind regards

James

James Franklin
Director
CBRE | Land Assembly & Compulsory Purchase
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M +44 (0)7917 894383
james.franklin@cbre.com

From: Raj Gupta <raj.gupta@townlegal.com>
Sent: 06 July 2023 13:39
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Cc: Alice Beresford <Alice.Beresford@pinsentmasons.com>; km@keithmurrayconsultants.com; Matt Speed <Matt.Speed@townlegal.com>
Subject: High Road West CPO

External

Dear James

Hope all is well. Please see attached letter for your attention.

Raj Gupta | Partner | Town Legal LLP | DDI: 020 3893 0400 | Mob: 07920 702 459

raj.gupta@townlegal.com
www.townlegal.com

Most highly rated planning law team in the country (Planning magazine annual Planning Law Survey 2019 – 2023)

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Martin, Stephen 13794

From: Keith Murray <km@Keithmurrayconsultants.com>
Sent: 11 August 2023 12:05
To: Franklin, James @ London HH
Subject: RE: Tottenham High Road West CPO _ Mr Alex Tryfonos

External

So far as I'm aware James, only the Chick King property was measured although Alex assures me that the upper parts of all his properties are identical although 'handed'.

As for an alternative date, I'm away the w/c 11th so let's have a word about this sometime.

Regards Keith

Keith Murray Consultants Ltd

Please note our new contact details below

The Paddocks, 2 Foxtowns Green, Kirtlington, OX5 3JW
 Tel: 020 8421 8424
 Mob: 07769 700120
 Email: km@keithmurrayconsultants.com

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From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: Friday, August 11, 2023 10:56 AM
To: Keith Murray <km@Keithmurrayconsultants.com>
Subject: RE: Tottenham High Road West CPO _ Mr Alex Tryfonos

Hi Keith,

All good, thank you; hope you have had a good break and keeping well too.

Cancelling is a little disappointing. Have you asked for any alternative dates that works for us to go around? Please note that I am back from annual leave on 6 Sept and therefore potentially w/c 11 Sept could work?

To clarify, has Alex had measurement surveys done for all his properties, or just the Chick King unit that you previously shared with me?

Many thanks

James

James Franklin
Director
CBRE | Land Assembly & Compulsory Purchase
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M +44 (0)7917 894383
james.franklin@cbre.com

From: Keith Murray <km@Keithmurrayconsultants.com>
Sent: 11 August 2023 10:09
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Subject: Tottenham High Road West CPO _ Mr Alex Tryfonos

External

James, I trust that you're keeping well.

I've had an email from my client to the effect that he's had difficulty arranging access for the 17th and has therefore decided to abort our proposed inspections for that day. My apologies for the relatively short notice.

Regards Keith

Keith Murray Consultants Ltd

Please note our new contact details below

The Paddocks, 2 Foxtowns Green, Kirtlington, OX5 3JW
Tel: 020 8421 8424
Mob: 07769 700120
Email: km@keithmurrayconsultants.com

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CBRE Limited

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James.franklin@cbre.com

11 August 2023

SUBJECT TO CONTRACT

Sent Via Email to
raj.gupta@townlegal.com, km@Keithmurrayconsultants.com

Dear Raj,

RE: HIGH ROAD WEST REGENERATION – 745, 747, 749, 755, 757 HIGH ROAD, TOTTENHAM & 8 KATHLEEN FERRIER COURT

We refer to your letter dated 6 July 2023 (the "**Letter**") and subsequent email correspondence sent in response to our letter dated 31 May 2023 (the "**May Letter**") which provided further clarity on the two offers to purchase your client's interests in the Properties contained in our letter dated 13 January 2023 (the "**January Letter**").

Valuation

We note that your client considers the valuation of the Properties to be too low and based on incorrect measurements.

As your client is aware, to date, access has only been provided to two of the Properties for the purpose of undertaking detailed measurements and assessments. The valuation contained within the May Letter was therefore based on the information available at the time.

A further site visit was arranged for 18 August 2023, however I have recently been informed that Mr Tryfonos is no longer able to arrange access on that date. It would be very helpful to carry out a further site visit during which measurements can be taken of the remaining Properties alongside your client's surveyor.

We understand that your client's surveyor has yet to value the Properties such that your client's consideration of the offers provided to date is based on their own assessment.

We note that a future site visit may impact our current valuation of the Properties. Even if this is not the case, we would welcome the opportunity to speak with your client's surveyor once he has completed his valuation of the Properties with a view to understanding any potential differences.

In addition, and as previously requested, we would be grateful if your client could provide a copy of the relevant retail leases (747 High Road – P&P Fancy Dress, 749 High Road – Tottenham Snack Bar) and residential Assured Shorthold Tenancy agreements relating to the Properties (in particular 745a, 747a, 749a High Road and 8 Kathleen Ferrier Court) as these may also influence the valuation..

Option 1

Before responding to the various points raised within your Letter, we note that the May Letter set out two options pursuant to which your client's interests in the Properties could be acquired.

Option 1 contemplated the Council acquiring all the Properties now with vacant possession being provided on completion.

The offer was structured such that your clients would receive the value of the freehold and leasehold interests in the Properties, alongside an additional payment in respect of the impact on your client's existing businesses. Such additional payment is to be determined on whether your clients intended to relocate the businesses or close them.

Within your recent email dated 28 July 2023, you state that in addition to the value of the offer being unacceptable, no proposals have been made in relation to any relocation opportunities outside of the Scheme, such that it is not possible for your clients to consider option 1.

Although your clients have previously indicated a desire to relocate within the Scheme, the fact that your clients rejected option 1 on the basis of the valuation of the Properties, rather than the principle of the offer, suggests that your clients remain open to such an arrangement.

If this is the case, we have commissioned Strettons, a local property agent, to produce a retail availability report that provides an overview of potentially suitable currently available retail premises outside of the Scheme, but within the local area (within a 3mile radius). This report is attached for information and will be updated on a quarterly basis. To assist your client should they wish to pursue an alternative premises outside of the scheme we will continue to update this report on a quarterly basis.

As set out within the January Letter, in the event your client wishes to consider option 1 further then we continue to be ready and willing to work with your client to consider suitable relocation premises.

As such, please let us know if this is something your clients wish to consider further?

Option 2

Within the Letter you confirm that "the Offer as set out [in the May Letter] is not acceptable to [your] clients...".

As set out within the subsequent email correspondence, when you refer to "Offer" it appears that you are referring to Option 2 within the May Letter.

To clarify, Option 2 contemplated the Council acquiring the freehold and leasehold interests in the Properties now but with your client continuing to occupy the Properties on a rent-free basis until vacant possession is required.

In line with Option 1, the value of the businesses would be ascertained depending on whether the businesses were relocated or closed.

Your client previously indicated that they would like to consider relocating the businesses within the Scheme. To assist, we provided your client with proposals illustrating locations within the Scheme as well as seeking to respond to various questions raised by your client.

Within your Letter you set out a number of reasons as to why (in addition to the valuation of the Properties) your client considers Option 2 to be unacceptable.

The intention has always been to understand the basis upon which your client would be willing to sell their interests in the Properties. Once that is established, it is the intention that that parties seek to agree acceptable terms upon which an agreement can be progressed.

With a view to progressing discussions, we have set out below responses to the various points raised within the Letter. It is hoped that the responses provide the further clarity required by your client and provide a basis for further discussions to take place with a view to arriving at an agreed position, which in due course can be captured by way of a Heads of Terms.

a) Moselle Square

You note that the existing planning permission "does not prescribe any particular uses for Moselle Square" or provide "anything more than an illustrative layout for Moselle Square and therefore the routes through which any footfall may be directed" and that you do not understand "how it can be asserted at this stage that the unit will front a "key route" between the station and the football stadium".

As you note, the planning permission currently grants outline consent for Moselle Square. It is Lendlease's intention that Moselle Square will act as a multifunctional public space which will sit at the heart of the new community.

Future applications for Reserved Matters consent are required to comply with the Design Code. The Design Code states that the route through Moselle Square will be the primary pedestrian route through the Scheme. The Design Code includes clear requirements for Moselle Square which will need to be reflected in its final design. These requirements are reflected within the obligations contained within the s106 Agreement regarding Moselle Square.

In respect of footfall, it is the intention that Moselle Square will be lined by a mix of new retail units which will extend the existing local centre into the Scheme.

It is worth noting that with respect to Moselle Square, both your client's interests and those of Lendlease are aligned, insofar as there is a shared desire to drive footfall and economic activity, which will support the growth and success of the area.

In respect of footfall, it is the intention that Moselle Square will be lined by a mix of new retail units which will extend the existing local centre into the Scheme.

The Scheme has been specifically designed to accommodate crowd flow on event days. Moselle Square is a key part of the design, sitting as it does on the main route from White Hart Lane Station to the THFC Stadium.

On non-event days, it is the intention that Moselle Square will accommodate cultural activities and events such that it becomes an active year-round attraction.

As such, Lendlease is confident that Moselle Square will be a "key route" through the Scheme on event days and non-event days.

b) Planning permission for the new retail units

You note that it is "unclear how [Lendlease] can guarantee that planning permission will be granted for a hot food takeaway in the indicative location set out within the [May Letter]."

Lendlease cannot and has not sought to guarantee that planning permission will be granted for a hot food takeaway in the indicative location shown.

However, if your clients wish to relocate one or both of their businesses within the Scheme then as part of any arrangement, Lendlease would be under an obligation to seek planning permission for the construction and use of the replacement units ("New Units").

c) Construction Period

You note that your clients would "face the risk of having to relocate to Moselle Square at least six years...prior to Moselle Square being completed and having to operate during the construction period".

On the basis of the current phasing programme it is envisaged that the New Units would be completed by Q1 2028 (in respect of the proposed location of Chick King) and Q1 2029 (in respect of the proposed location of K&M Stores. Moselle Square would be completed in Q1 2030.

As such, there is likely to be a degree of overlap between the New Units being completed and the delivery of Moselle Square.

With a view to reducing any impact the phasing of the Scheme may have upon your clients, Lendlease is willing to discuss the leases for the New Units being granted on a turnover rent basis such that, any potential impact on your clients businesses during the period between occupation and completion of Moselle Square, is mitigated.

d) Lease Term

You note that the May Letter offered your clients "five year leases of the relocation units" without confirming whether the leases "would benefit from the protection of the Landlord and Tenant Act 1985".

The May Letter stated that a "minimum 5 year tenancy agreement" could be offered. The May Letter went onto note that "if [your clients] would prefer a longer term lease then that can be offered".

This remains the case. If your clients would like to consider a retail lease terms of more than 5 years then we would be happy to discuss this in further detail with your client, including some flexibility around lease length and break clauses. Lendlease's current experience of retail leases, is that tenants prefer the flexibility associated with shorter leases, but recognising your client's wish for a longer lease we would welcome the opportunity to discuss a retail lease of up to 20 years.

You refer to a 250-year lease in your letter which is a different proposition. My client would be prepared to consider a long leasehold with your client, but this would naturally attract a commercial premium, which would need to be agreed between the parties. Again, we would welcome the opportunity to discuss this proposition.

The proposed leases would be outside of the Landlord and Tenant Act 1954.

e) Rent

You note that there is "no indication of what the rent or service charge would be for the relocation units".

As indicated within the May Letter, Lendlease is able to offer the units subject to a discounted rent for the first 5 years. Depending on how the arrangements for the New Units were documented, the market element of the discounted rent would need to be agreed between the parties prior to the leases being completed. If no such agreement could be reached then the market rent would fall to be determined by an independent third party.

However, and as noted above, Lendlease is also willing to consider granting the lease(s) subject to a turnover based rent. The details of this arrangement would need to be discussed further between the parties but it would, among other things, mitigate any concerns your clients may have regarding the initial period of trading from the New Units while Moselle Square is being completed.

In respect of the service charge, the exact scale of the service charge cannot be ascertained at this time given the current status of the Scheme. However, Lendlease considers that comparable schemes currently apply service charges of approximately £4.50 sq ft for retail properties.

f) Servicing

You note that there is no indication given as to "how the relocation units could be serviced or of the arrangements proposed for loading and unloading".

As set out within the May Letter, the proposed unit for K&M will benefit from direct vehicular access. Although the proposed unit for Chick King will not benefit from direct vehicle access, suitable servicing arrangements will be provided to ensure the viability of both Chick King but also the other retail units which are proposed within the vicinity and around Moselle Square more generally.

Given the outline nature of the planning permission it is not possible to provide definitive arrangements at this time. However, if your clients are willing to consider relocating into the New Units Lendlease is ready and willing to discuss such issues in further detail.

Matters such as servicing would ultimately be considered as part of the relevant application(s) for Reserved Matters Consent. In the even you clients are willing to consider relocating into the New Units, Lendlease would liaise with your clients throughout the planning process with a view to securing a satisfactory conclusion agreeing servicing arrangements to meet the needs of the business as far as is reasonably possible.

Notwithstanding the above, the location of the proposed units was determined on the basis of the information available to Lendlease at the time. Lendlease is open to considering alternative locations if your clients are able to indicate what they require. The status of the Scheme provides an opportunity to deliver proposals that suit your clients' requirements (as previously discussed, this might include aspects such as quantum of deliveries, nature of customer interactions, such as proportion of "walk-in takeaways / third party pickups, such as Deliveroo, Just Eat etc., air conditioning and ventilation requirements). The more information your client can provide in this respect, the more we can be cognisant of these considerations when designing the building, and resolving applications for Reserved Matters, Application Consent subject to your clients confirming what those requirements are.

g) Size of the New Units

You state that "the relocation units offered are significantly smaller than the current units".

As noted above, we have not been granted access to all of your client's Properties. As such, the units shown within the information attached to the May Letter were based on the information available at the time. The site visit on 18 August 2023 will enable measurements of the remaining Properties to be obtained and agreed with your client's surveyor.

To confirm, Lendlease is willing to provide replacement units of equivalent size to your client's current units.

If, following the site visit, it is determined that the proposed units are smaller than your client's current units, new plans showing the proposed units can be provided.

h) Fit out costs

You state that it is "unclear whether your clients are willing to commit to paying (in advance) reasonable estimated fit out costs and relocation costs".

Lendlease propose providing the New Units to shell and core specification with shopfront or equivalent frontage. However, and as set out within the May Letter, if your clients wish to consider an alternative approach to fit out we would be happy to discuss this with them

Your clients would be able to claim the costs of fitting out the New Units on the same basis as if your clients current units had been compulsorily acquired.

D) Residential Units

You state it is deeply disappointing that your clients "are not being provided with the same offer that leaseholders on the Love Landed Estate have been offered".

For the reasons previously stated, your clients do not benefit from the Council's Estate Renewal Rehousing and Payments Policy.

However, the proposed arrangement would enable your clients to receive the leasehold value of the residential units in full on the date of completion. Following completion, your clients would be able to remain in the residential units rent free until such time as vacant possession was required. During this period, your clients could seek to reinvest the monies received for the residential units and we would be willing to provide any reasonable assistance your clients may require in identifying suitable alternative properties. We hope that the responses set out above provide further clarity to your clients and provide a basis for further discussions to take place with a view to arriving at an agreed position.

With a view to progressing discussions we suggest that, rather than corresponding via letter, a meeting is arranged during which we can discuss in further detail your clients' requirements and what, if any, aspects of the proposed arrangements need to be considered further.

If your clients are keen to relocate their businesses within the Scheme then in advance of that meeting it would be helpful if your clients could provide some of the further information noted above, including, an indication as to the current turnover of the existing businesses, any preferences as to the location of the New Units (if they differ from the proposed locations) and preferred lease terms.

As stated previously, the Council and Lendlease are keen to reach an agreed position with your clients.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J. Franklin', with a horizontal line extending to the right.

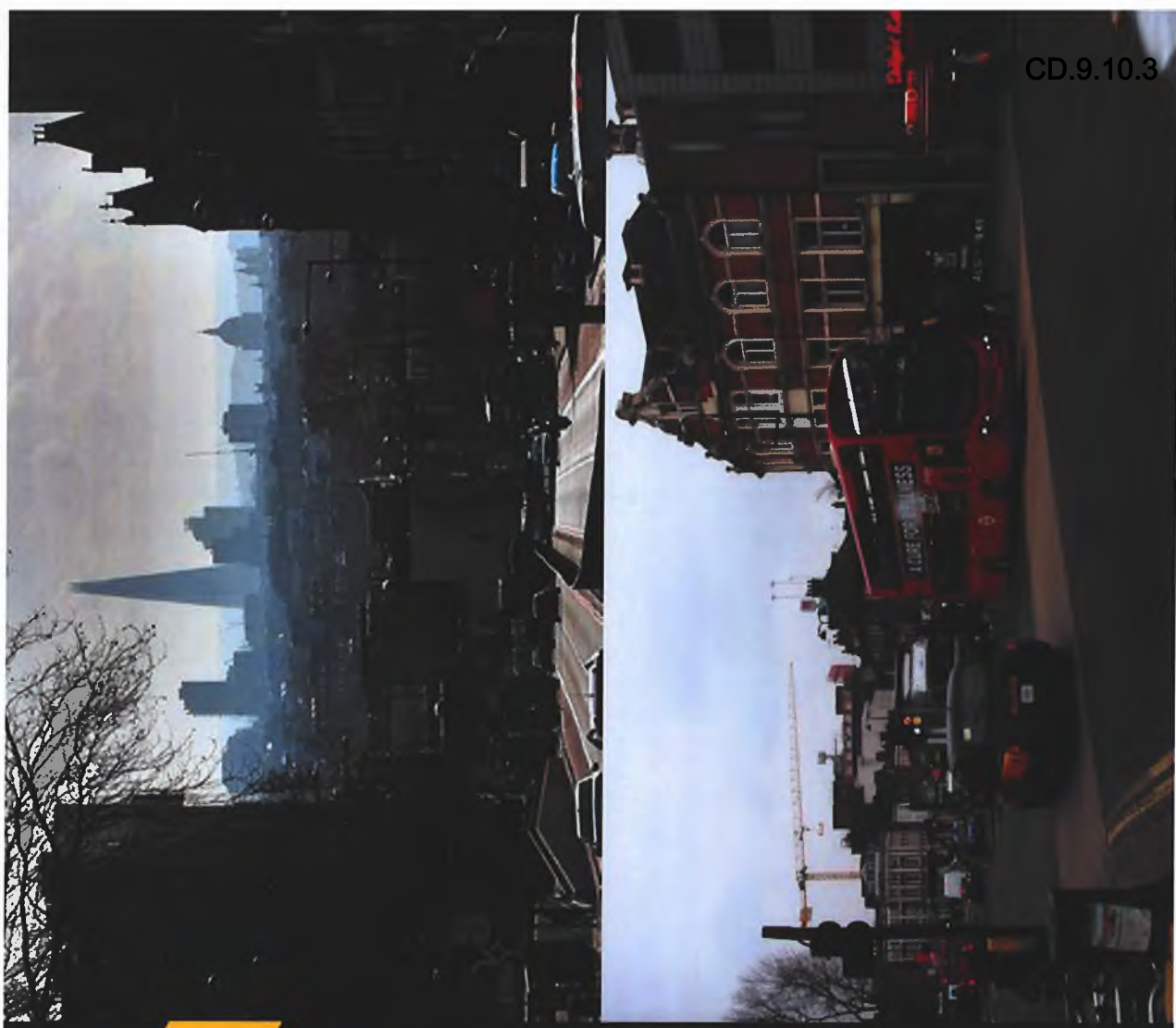
James Franklin

Director

CBRE

High Road West Business Relocation Support – Local Retail Options

July 2023



CD.9.10.3

Summary

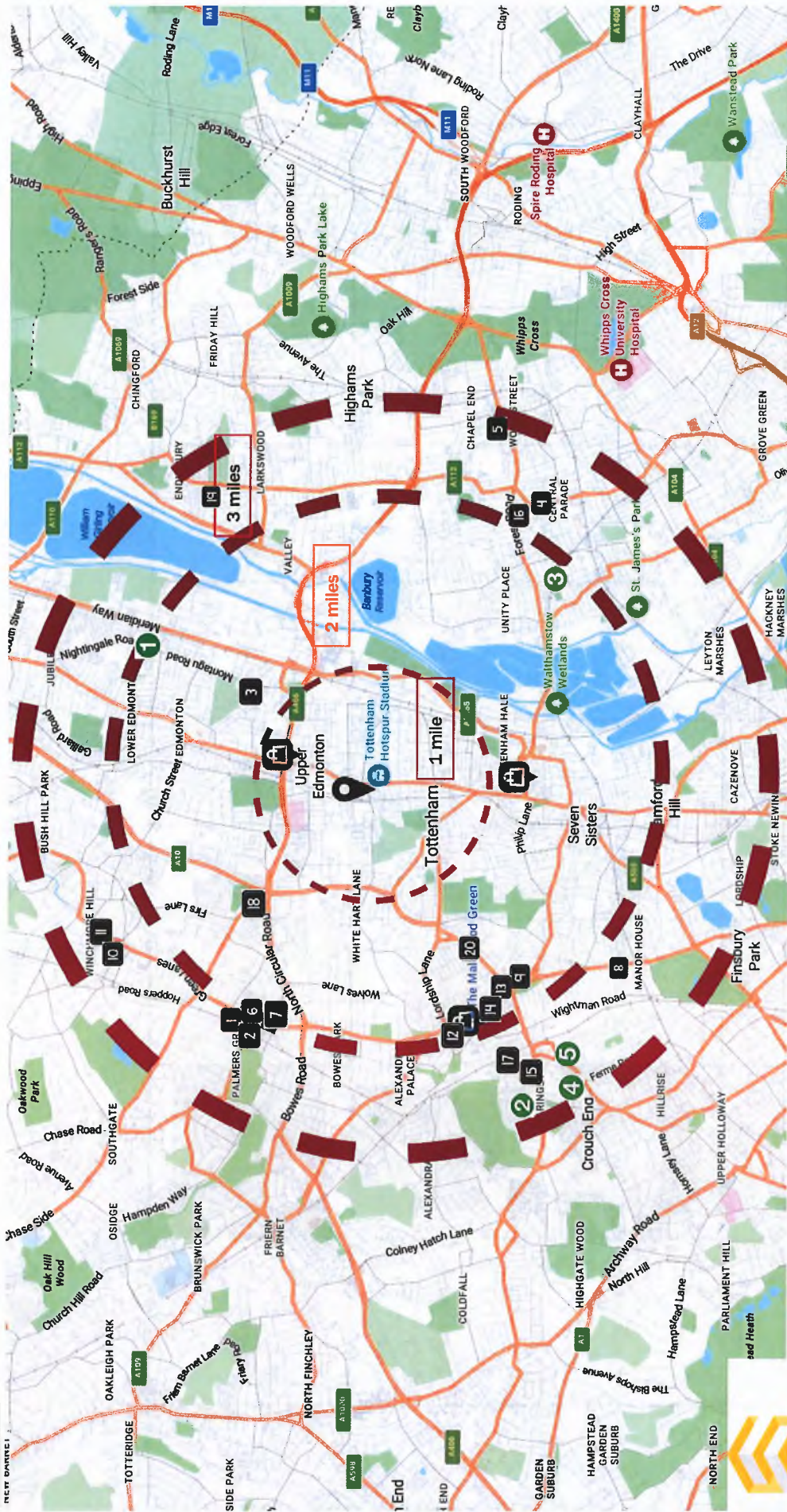
This report lists the current availability of retail properties within a 3mile radius of High Road West.

The report includes the following search criteria:




- Leasehold/Freehold properties
- Up to 6,000 sq ft
- All retail uses
- 3 mile radius of the subject property
- Agent contact details
- Discussions with the ArchCo have identified the location a one light industrial unit adjacent to the site which has been included in this report for reference.

High Road West Business Relocation Support - Local Retail



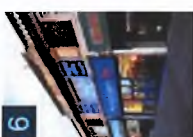
Options






High Road West surrounding properties within a 3mile radius.




No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
1	Aldermans HI		Palmers Green	N13 4YE	1,773	LH	£58,000 PA	Available	Jenkins Law Ryan Mylroie 020 7440 1840 ryan@jenkinslaw.co.uk	Retail
3	Aldermans HI		Palmers Green	N13 4YD	1,200	LH	£35,000 PA	Available	Grovelands Investments David Iny 020 8731 9777 davidiny@grovelands.net	Retail
285	Brettenham Rd		Walthamstow	N18 2HF	757	LH	£10,000 PA	Available	Spencer Craig Partnership June Mead 020 8498 9292 june@spencercraig.com	Retail









No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
15	Eastfield Rd		Walthamstow	E17 3BA	1,340	LH	£30,000 PA	Available	MC Retail Martin Crossley 079 6884 8812 mc@mcretail.co.uk	Retail
853	Forest Rd		Walthamstow	E17 4AT	213	LH	£12,000 PA	Available	Harston and Co Nick Harston nick@harstonand co.co.uk	Retail
334	Green Lanes		Palmers Green	N13 5TW	533	LH	£24,500 PA	Under offer	Strettons Sean Crowhurst Sean.Crowhurst@strettons.co.uk	Retail






No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
369-371	Green Lanes		Palmers Green	N13 4JH	1,708	LH	£60,000 PA	Under offer	DMA Alex Cooper 020 7491 7777 acooper@dmapr operty.com	Retail
419	Green Lanes		Palmers Green	N4 1EY	1,022	LH	£24,000 PA	Available	Claridges Commercial Adrian Cole 020 8559 1122 abc@claridges- commercial.co.uk	Retail
The Wellington 679	Green Lanes		Palmers Green	N8 0QY	1,300	LH	£35,000 PA	Available	Jenkins Law Ryan Mylroie 020 7440 1840 ryan@jenkinslaw.co. uk	Retail

No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
782	Green Lanes		Palmers Green	N21 3RE	649	LH	£21,000 PA	Available	Claridges Commercial Adrian Cole 020 8559 1122 abc@claridges-commercial.co.uk	Retail
790	Green Lanes		Palmers Green	N21 3RE	4,888	LH	£45,000 PA	Under offer	Grovelands Investments David Iny 020 8731 9777 davidiny@grovelands.net	Retail
6	High Road		Wood Green	N22 6DS	712	LH	£65,000 PA	TBC	Brasier Freeth Mark Segal 020 3828 8537 mark.segal@brasierfreeth.com	Retail



No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
51-53	High Road		Wood Green	N22 6BH	2,234	LH	£125,000 PA	Available	Jenkins Law Ryan Mylroie 020 7440 1840 ryan@jenkinslaw.co.uk	Retail
95	High Road		Wood Green	N22 6BB	705	LH	£60,000 PA	Under offer	Claridges Commercial Adrian Cole 020 8559 1122 abc@claridges-commercial.co.uk	Retail
95	High Street		Hornsey	N8 7NT	1,119	LH	£25,000 PA	Under offer	3H Property Consultants Ltd Graham Harris 020 7286 8363 gh@threeh.co.uk	Retail

No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
128-128a	Hoe Street		Walthamstow	E17 4QR	1,000	LH	£40,000PA	Available	Strettons Abas Anwar 020 8520 9911 abasanwar@strettons.co.uk	Retail
	Mary Neuner Road		Hornsey	N8 0ER	538	LH	£10,760 PA	Available	Strettons Jamie Mackenzie 020 8509 4404 jamie.mackenzie@strettons.co.uk	Retail
	Mary Neuner Road		Hornsey	N8 0ER	1,841	LH	£36,820 PA	Under Offer	Strettons Jamie Mackenzie 020 8509 4404 jamie.mackenzie@strettons.co.uk	Retail








No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
3 Cheapside	3 North Circular Rd		Palmers Green	N13 5ED	647	LH	£12,000 PA	Available	Claridges Commercial Adrian Cole 020 8559 1122 abc@claridges-commercial.co.uk	Retail
99-101	Old Church Road		Chingford	E4 6ST	3,767	LH	£85,000 PA	Under Offer	Claridges Commercial Adrian Cole 020 8559 1122 abc@claridges-commercial.co.uk	Retail
61	Westbury Avenue		Wood Green	N22 6SA	760	LH	£15,000 PA	Available	Jenkins Law Kyle McGuire 020 7440 1840 kyle@jenkinslaw.co.uk	Retail



No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
529-531 532-535	Orchard Place		Haringey	N17 8AJ	6,961	LH	£125k pa	PC in August	Cecily.Offord@thearch.co.uk Arch & Co.	Light industrial
	Arches at White Heart Lane		Tottenham	N17 7RP	1,386 sq ft	LH	TBC	Available	Cecily.Offord@thearch.co.uk Arch & Co.	Retail



No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
434	Montagu Road		Edmonton	N9 0ER	4,867	FH	Offers in the region of £5,750,000	Available	Strettons Sean Crowhurst Sean.Crowhurst@strettons.co.uk	Retail
220	Middle Lane		Tottenham	N8 7LA	607	FH	TBC	Under Offer	Richard Bracewell Founder 020 8348 8080 (p) 07967 725538 (m) richard@bracewellsestateagent.co.uk	Retail
71	High Street		Walthamstow	E17 7DB	513	FH	£325,000	Available	Jason Grant Director 020 8506 9900 (p) 07956 380992 (m) jason@countrywidecomm.co.uk	Retail

No.	Address	Photo	Area	Postcode	Size (Sq Ft)	Terms LH/FH	Quoting	Availability	Agents	Specification
17	Topsfield Parade		Harringey	N8 8PT	1,250 sq ft	FH	£475,000	TBC	Henry Chamberlayne Surveyor 020 7437 6977 (p) 07710 596708 (m) Henry_Chamberlayne@allsop.co.uk	Retail
41	Tottenham Lane		Harringey	N8 9BD	1,007 sq ft	FH	£875,000	Under offer	Kirill Toursin Commercial Manager 020 7697 1904 (p) 020 7607 5001 (m) kirill@drivers.co.uk CoStar Property Contact	Retail

Lendlease Availability
Report

Prepared By:

Abas Anwar MRICS

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DDI 020 8509 4477

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By email only to james.franklin@cbre.com

Our ref TRY001/0001/4143-4545-4922/1/RG
22 September 2023

Dear James

The London Borough of Haringey (High Road West Phase A) Compulsory Purchase Order 2023 ("the CPO")

**Our clients: Alecos, Kate, Kyriacos, Tryfonas and Maria Tryfonos and Tryfonos Bros. Ltd.
745, 747, 749, 755, 757 High Road and 8 Kathleen Ferrier Court ("the Properties")**

Thank you for your letter dated 11 August 2023.

As you will appreciate, our client has limited funds and the acquiring authority has not offered to pay professional fees with respect to negotiations. Accordingly, rather than seek to respond to the specific terms proposed or indicated in your letter, it would be more helpful to explain our clients' fundamental difficulties with the offer proposed in relation to Chick King.

Chick King currently owns and occupies a site immediately opposite, and providing active frontage to, Tottenham Hotspur football stadium with excellent footfall on both event and non-event days. It is well-known and much loved in the local community.

From our client's point of view, any relocation of its business would need to be to a similarly advantageous location. Any relocation outside of the immediate locality (as envisaged by Option 1) would lead to a significant loss of local goodwill. With respect to Option 2, the Council's plans for Moselle Square are no more than aspirational. As noted in our client's statement of case:

"...paragraph 2.3 of Schedule 13 to the S106 Agreement requires that Lendlease provide "the Moselle Square Open Space in accordance with the Moselle Square Open Space Specification prior to the Occupation of 90% of the Open Market Housing Units in Phase A, or prior to Occupation of 780 Open Market Housing Units, whichever is earlier."

Your references to the Design Code (which could in any event be amended) and to the Council's intentions with regard to Moselle Square are of little comfort to our client in circumstances where Lendlease are under no obligation to provide Moselle Square until a very late phase in the development and could simply complete 90% of market housing and not provide Moselle Square at all.

Partners: Elizabeth Christie, Mary Cook, Duncan Field, Clare Fielding, Michael Gallimore,
Raj Gupta, Meeta Kaur, Victoria McKeegan, Simon Ricketts, Patrick Robinson, Louise Samuel, Spencer Tewis-Allen

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CBRE

- 2 -

22 September 2023

Many of the problems with Option 2 follow from this fundamental flaw. There is no design in place for Moselle Square and no requirement on Lendlease to deliver it. Accordingly, you are unable confirm that planning permission would be granted for a relocation unit but are willing to discuss the issue in further detail. It is simply impossible to envisage circumstances in which an occupier would be willing to agree to the acquisition of its business property on the basis of relocation to premises where the acquiring authority is unable to guarantee that the business would be able to operate lawfully from those premises. Similarly, no well-advised business would agree to relocate to premises without first knowing that they could properly be serviced. All you are able to offer at this stage is a promise that Lendlease would liaise with our client to secure "servicing arrangements to meet the needs of the business as far as reasonably possible."

This is entirely back-to-front. You are asking our client to make a leap in the dark which would involve agreeing to relocate to premises which:

1. have not been built;
2. do not have planning permission;
3. are in an unknown location (no detailed location plan has or can be provided);
4. do not have confirmed servicing arrangements;
5. are not fitted out and therefore are not in the same operational condition as the existing property, and where the costs of fitting out would have to be borne by Chick King and recovered at a later date on the uncertain assumption that its business will recover from the relocation.

Moreover, as you make clear Chick King will be operating for at least two years and K&M for at least one year within a construction site. These timescales assume that Moselle Square is completed in Q1 2030 which is two years earlier than indicated to the planning permission and appears aspirational at best. Proposed rents based on turnover are of little comfort where the risk of the viability of the businesses is so high.

Chick King is willing to consider relocation within the scheme in a unit facing the football stadium conditional on planning and satisfactory servicing arrangements being agreed and being offered an acceptable lease (which would either be a long lease) or a lease inside the Landlord and Tenant Act 1954.

Please let us know if that is possible in which case discussions can take place.

Your comments in relation to the residential units add nothing to what has previously stated and are addressed in our clients' statement of case.

Yours sincerely,

Raj Gupta
Partner
For Town Legal LLP

cc Keith Murray, Keith Murray Consultants
Alice Beresford, Pinsent Masons LLP

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James.franklin@cbre.com

6 October 2023

SUBJECT TO CONTRACT

Sent via email to:

raj.gupta@townlegal.com , a.tryfonos@ntlworld.com, km@Keithmurrayconsultants.com

Dear Raj,

RE: HIGH ROAD WEST REGENERATION – 745, 747, 749, 755, 757 HIGH ROAD, TOTTENHAM & 8 KATHLEEN FERRIER COURT ("PROPERTIES")

I refer to your letter dated 22 September 2023 in response to our letter dated 11 August 2023 which provided further clarity on the two offers to purchase your client's interests in the Properties.

Professional Fees

In your letter you state that the acquiring authority has not offered to pay your client's professional fees in respect of any negotiations. This is incorrect.

It is important to Haringey Council (the "**Council**") and Lendlease that businesses and residents affected by the compulsory purchase order are kept fully and properly informed regarding the compulsory purchase process. The Council, Lendlease and I have been clear throughout that the Council and Lendlease will cover your client's reasonable professional fees in respect of any negotiations regarding the acquisition of the Properties.

Your client has been informed of its ability to recover these costs on numerous occasions, including in the following correspondence:

- **Letter from Peter O'Brien, Haringey Council to your client (31 January 2023)** – the Council confirmed that it would reimburse your client's reasonable costs associated in appointing a surveyor to act in discussions regarding the Properties.
- **Letter from CBRE to your client (13 January 2023)** – I stated that the Council would cover the reasonable costs of a compulsory purchase surveyor. I also offered to provide your client with guidance on surveyors with appropriate experience in north London.
- **Email from CBRE to your client (6 October 2022)** – I confirmed that your client's reasonable fees to instruct a compulsory purchase surveyor would be covered. I also discussed this with your client on a telephone call on the same day.
- **Email from CBRE to your client (12 August 2022)** – I informed your client that the Council would cover your client's reasonable costs of independent valuation advice.

Moselle Square

For the reasons set out in the Council's Statement of Case and our previous correspondence (which I do not intend to repeat), Moselle Square is more than "aspirational" and is a key aspect of the Scheme. The design, placemaking and commercial success of the Scheme is reliant on the delivery of Moselle Square and the connection that this creates between the station and the High Road.

The Council and Lendlease will provide further detail in this regard in their evidence to the compulsory purchase inquiry.

Option 2

In your letter you state that it is not possible to agree to Option 2 as there are insufficient details about the unit into which your client would relocate.

First, it is unclear from your letter whether you are referring to the relocation of both the Chick King and K&M businesses. Reference is often made solely to your client's Chick King business, particularly in the context of being provided with a unit opposite the football stadium.

It would therefore be helpful if you could confirm whether your client's unwillingness to discuss relocation into Moselle Square extends to both Chick King and K&M, or just Chick King?

Secondly, I appreciate that certain details regarding the proposed relocation units are not available. However, and as noted within my previous letter, if your client is open to the principle of relocating to the proposed units it would be beneficial to meet with your client to discuss the units in further detail with a view to understanding your clients' requirements, including in respect of servicing.

Thirdly, the proposal was not intending to require your client to "make a leap in the dark", but to provide options for their consideration.

As stated in the offer letter dated 13 January 2023 ("**January Letter**"), the reason for structuring Option 2 in this way is to provide your client with additional time to decide whether it would like to relocate into the Scheme. The parties can use that time to further discuss and agree the specific details in respect of relocation.

Following these discussions, if your client decided that it did not wish to relocate it would be compensated on the basis as set out in Option 1 of the January Letter.

Finally, your letter concludes by stating that your client is willing to consider relocating Chick King within the Scheme in a unit facing the football stadium. This statement is difficult to align with the preceding paragraphs of your letter which cast doubt on the delivery of the Scheme and the inability of your client to discuss relocating within the Scheme given the lack of a detailed planning permission.

Your suggestion therefore that the current proposal is "back to front" appears to only apply in relation to the units facing Moselle Square and not to any unit facing the football stadium.

As you are aware, the Scheme provides for new retail units within the two plots facing the football stadium - Plot E and Plot C2. The timing for delivery of these plots is such that your client would not be able to relocate Chick King to a unit opposite the football stadium in a single move. Notwithstanding this, the Council and Lendlease are willing to discuss the relocation of Chick King into one of these plots if that is an option your client wishes to explore.

Equity loan offer

One of your clients' grounds of objection to the Order is that the Council has treated your clients differently to the owner occupiers of residential units within the Love Lane Estate by reason of it not extending the terms of the Love Lane Leaseholder Offer to your clients.

The Council has given careful consideration to this concern. I am pleased to confirm that the Council has resolved to extend offer of an equity loan option to the resident owner-occupiers of the Tryfonos Properties to assist in their moving to new residential premises. This means that the following options would be available:

- Buying a home in the Scheme with an enhanced rent and interest-free equity loan offer from the Council, which will contribute up to 75% of the value of the new property; or
- Buying a home elsewhere in the borough with a rent and interest-free equity loan offer from the Council, which will contribute up to 40% of the value of the new property.

To confirm, this option will be available to Kate Tryfonos as owner-occupier of 755a High Road, and Kyriacos and Maria Tryfonos as owner-occupiers of 757a High Road.

The offer is made on the same terms as that set out in the Council's Love Lane Leaseholder Offer (the "Leaseholder Offer"), see pages 8-11 of that document, a copy of which is attached.

In addition, the option to buy a residential property on the open market without financial support by the Council, but with practical help where required is also available (see page 11 of the Leaseholder Offer).

As you will appreciate, on the basis that your clients do not occupy a property which is leased by the Council, the leasehold swap option noted in the Leaseholder Offer is not available.

I hope that this responds to the concerns your client has raised in respect of rehousing options for the residential owner-occupiers within the Tryfonos Properties. If your client would like to discuss this further directly with the Council, I can provide contact details for the relevant officers.

Yours sincerely



James Franklin

Director

CBRE

Appendix CD 9.10.4 – Summary of Kingwell Investments Limited Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
08/01/2018	Letter	Jeyarajahs	Council	HRW Letter introducing Lendlease to the project.	-
29/01/2018	Letter	Jeyarajahs	Lendlease	Lendlease introduction letter. Letter included a request to meet and an offer to acquire Kingwell Investments Limited's interest via agreement.	-
25/06/2018	Letter	Jeyarajahs	Lendlease	This is a Lendlease follow up letter. Includes a request to meet and Lendlease's willingness to acquire Kingwell's property via agreement.	-
28/09/2018	Meeting	David Sherman	CBRE & Council	Initial meeting with David Sherman (Kingwell's representative), James Franklin and Steven Fraser (Lendlease) to discuss the proposals of the Scheme and likely timings. Mr Sherman explained his instructions and provided information about the surgery. It was explained that Mr Sherman will be representing the Jeyarajahs.	-
05/10/2018	Letter	Jeyarajahs	Council	Council letter providing an update on Scheme and containing and invitation to a business breakfast to answer questions about the Scheme. Confirmation that a residents' ballot was required to progress the Scheme and that business support was available.	-
04/01/2019	Email	David Sherman	CBRE	James Franklin follow up with David Sherman. Mr Sherman had asked for a relocation proposal pack and discussed planning potential.	-
21/01/2019	Email	CBRE	David Sherman	David Sherman sent email to James Franklin including a summary of the Health Centre's existing business (including staff, facilities and what is offered) in addition to the Health Centre's future requirements. Mr Sherman also included a copy of the VOA summary valuation and measurements taken from the government website.	-
31/01/2019	Business breakfast drop in	Jeyarajahs	CBRE, Lendlease & Council	Event for local businesses to receive updates on the Scheme and provide an opportunity to ask questions on the proposals.	-
17/07/2020	Email	Jeyarajahs	Council	Email from Matt Maple (Council) to Dr Jeyarajah following up a conversation they had the week before. Mr Maple provided dates for a meeting to discuss future business planning and the type and location of premises that they require.	-
21/07/2020	Call/email	David Sherman	Council	David Sherman called Matt Maple to state that he will be attending the meeting on behalf of the doctors and briefly discussed the requirements of the doctors in terms of relocation.	-

Appendix CD 9.10.4 – Summary of Kingwell Investments Limited Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
01/08/2020	Letter	Jeyarajahs	Council	Business Covid Support letter	-
17/08/2020	Email	Council	David Sherman	Email exchange with Matthew Maple and David Sherman following agreeing to a suitable date for a meeting. Mr Sherman confirmed that himself and the doctor's accountant (Arnold Anandan) would be in attendance as the doctor's representative.	-
18/08/2020	Email	David Sherman	Council	Email from Matthew Maple seeking clarity as to whether the doctor's would be in attendance. David Sherman confirmed that they would be in attendance.	-
20/08/2020	Meeting	David Sherman & Arnold Anandan	Council, CBRE & Lendlease	Meeting with David Sherman, Arnold Anandan and the Doctors took place. The Jeyarajahs attended via video link and Mr Sherman and Mr Anandan attended in person to discuss the relocation potential into the Scheme and the Jeyarajahs' preferences for relocation.	-
27/08/2020	Email	David Sherman	Council	Following the meeting, Matthew Maple responded to David Sherman and provided copies of the masterplan boards that had been displayed at the meeting. A further meeting was requested.	-
29/10/2020	Email	David Sherman & Arnold Anandan	Council	Email to the Jeyarajahs, David Sherman and Arnold Anandan. The email included an offer to relocate within the new Scheme and clarified that the Council and Lendlease was willing to work with them to develop a specification for the relocation premises.	-
23/02/2021	Letter	Jeyarajahs	Council & Lendlease	High Road West Regeneration Project Update. Confirmed that a residents' ballot would be undertaken.	-
01/03/2021	Letter	Jeyarajahs	Council	Invite to a business owner Q & A event	-
17/03/2021	Online business event	Jeyarajahs	Council	Online Q & A event for business owners	-
07/05/2021	Flyer	Jeyarajahs	Council	Flyer sent advertising the upcoming masterplan workshop.	-
18/05/2021	Email	Council	David Sherman	Email from David Sherman to Matthew Maple asking if progress can be made with the negotiations and requesting a call/meeting. Email exchange was had proposing meeting dates.	-
24/05/2021	Email	David Sherman	Council	Emails attempting to arrange a meeting, but the date was never finalised.	-
19/08/2021	Letter	Jeyarajahs	Council & Lendlease	Lendlease and Council letter to business owners with an invitation to a drop in event providing an update on the Scheme and to respond to queries.	-

Appendix CD 9.10.4 – Summary of Kingwell Investments Limited Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
26/08/2021	Email	Council	David Sherman	Email to Matthew Maple requesting a meeting.	-
01/10/2021	Letter	Jeyarajahs	Council	Letter from the Council leader providing an update to business owners with an invite to a business breakfast event.	-
04/11/2021	Letter	Jeyarajahs	Council	Flyer for drop in breakfast sessions for businesses to discuss the Scheme.	-
01/02/2022	Letter	Jeyarajahs	Council	Letter from Council confirming the positive outcome to the residents' ballot and providing updates on the phasing and progress of Phase A. Confirmed that the Council was willing to reach an agreement to acquire businesses' interest in the land. Confirmed that the Council's land referencers would be contacting them shortly and that the Council was committed to supporting them.	-
17/05/2022	Letter	Jeyarajahs	Lendlease	Letter to Kingwell providing an update on the Scheme and reiterating that Lendlease is keen to progress negotiations on the purchase of their property. The letter confirmed that land referencers would be contacting them shortly and that support is on offer.	-
25/05/2022	Email/letter	David Sherman & Jeyarajahs	CBRE	Follow up with David Sherman and the Jeyarajahs confirming the a compulsory purchase order is likely to progress later in the year. Requested a meeting to discuss the Scheme and relocation into the Scheme further.	-
14/06/2022	Email	CBRE	David Sherman	Email from David Sherman confirming suitable dates for a meeting.	-
23/06/2022	Email	CBRE	David Sherman	Email from David Sherman following up on timing of meeting.	-
24/06/2022	Email	David Sherman	CBRE	James Franklin response confirming that a meeting would work and confirming availability.	-
04/08/2022	Email	David Sherman	CBRE	James Franklin proposed meeting for early September. David Sherman declined due to annual leave	-
26/08/2022	Email	CBRE	David Sherman	Meeting dates sent but received while away.	-
05/09/2022	Email	David Sherman	CBRE	James Franklin request for additional meeting dates in September.	-
06/09/2022	Email	CBRE	David Sherman	David Sherman email providing additional dates for meeting	-

Appendix CD 9.10.4 – Summary of Kingwell Investments Limited Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
07/09/2022	Email	David Sherman	CBRE	Email from James Franklin confirming preferred date for a meeting and requesting that the doctors attend.	-
09/09/2022	Email	CBRE	David Sherman	David Sherman confirmed that the Jeyarajahs will not be attending any meeting.	-
12/09/2022	Emai	David Sherman	CBRE	Email from James Franklin providing a link to CPO government guidance. Also confirmed that Lendlease and the Council are keen to have the meeting.	-
12/09/2022	Email	CBRE	David Sherman	Response from David Sherman proposing another meeting date which was agreed.	-
27/09/2022	Email	CBRE	David Sherman	Email exchange confirming the meeting was still progressing and James Franklin confirming.	-
28/09/2022	Meeting	David Sherman	CBRE, Lendlease & Council	Meeting with Matt Maple, Steve Fraser and James Franklin and David Sherman and Arnold Anandan. An overview of the Scheme (including timing) was provided and parties discussed options available to Kingwell, in particular moving into the Scheme. It was confirmed that development value was being sought and that they wanted to relocate.	-
11/10/2022	email	David Sherman	CBRE	James Franklin follow up email from the meeting requesting a site visit and plans of the property. Also asked if the proposals were discussed any further with the Doctors.	-
27/10/2022	Email	David Sherman	CBRE	James Franklin follow up from previous email.	-
04/11/2022	Email	David Sherman	CBRE	James Franklin follow up confirming that the Council is seeking compulsory purchase powers and that he is keen to reach an agreement.	-
08/11/2022	Email	CBRE	David Sherman	David Sherman responded providing dates for a site meeting.	-
10/11/2022	Email	David Sherman	CBRE	James Franklin follow up on dates provided.	-
16/11/2022	Email	David Sherman	CBRE	James Franklin follow up on site meeting dates.	-
18/11/2022	Email	CBRE	David Sherman	Response on to James Franklin on meeting and confirming the date.	-
29/11/2022	Email	David Sherman	CBRE	Cancelled site visit due to train strikes.	-
01/12/2022	Email	CBRE	David Sherman	Email from David Sherman providing dates for a meeting.	-
12/12/2022	Email	David Sherman	CBRE	Holding response on dates provided to David Sherman.	-

Appendix CD 9.10.4 – Summary of Kingwell Investments Limited Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
12/01/2023	Email	David Sherman	CBRE	Email with update on compulsory purchase order progression and proposed a date for the site visit.	-
13/01/2023	Email	CBRE	David Sherman	Email from David Sherman providing dates for a meeting.	-
17/01/2023	Email	David Sherman	CBRE	James Franklin confirming dates.	-
18/01/2023	Email	CBRE	David Sherman	Date confirmed for 23 January site visit.	-
23/01/2023	Meeting	David Sherman	CBRE & Council	Site visit took place. This involved a full inspection of the premises. Photos taken and high level discussions were held with Dr Jeyarajah. Conversation with David Sherman on next steps.	-
13/02/2023	Email	CBRE	David Sherman	David Sherman requested a meeting to discuss relocation option into the Scheme.	-
24/02/2023	Email	David Sherman	CBRE	James Franklin provided a meeting date to discuss relocation into the Scheme.	-
27/02/2023	Email	David Sherman	CBRE	Email from David Sherman providing dates for a meeting.	-
01/03/2023	Email	CBRE	David Sherman	Email from David Sherman delaying the meeting as Arnold Anandan was unavailable. Confirmed a meeting on 27 March 2023.	-
24/03/2023	Email	David Sherman	CBRE	Email from James Franklin confirming that the meeting was going ahead.	-
27/03/2023	Meeting	David Sherman	CBRE, Lendlease & Council	Meeting with David Sherman, Arnold Anandan, James Franklin, Matthew Maple, Steve Fraser and Nick Watson. Detailed meeting which discussed the instruction of Keith Murray, timing of CPO and when property required, relocations outside and inside of the Scheme and proposals for the next steps.	157
31/03/2023	Email	David Sherman	CBRE	James Franklin wrote to David Sherman with the meeting note plus relocation option info	-
11/04/2023	Email	David Sherman	CBRE	Follow up from last emails due to lack of response.	-
12/04/2023	Email	CBRE	David Sherman	David Sherman responded confirming meeting with Keith Murray and will revert shortly.	-
02/05/2023	Email	CBRE	David Sherman	David Sherman confirming they had useful meeting with Keith Murray and will be in contact very soon on objections.	-
30/05/2023	Email	David Sherman	CBRE	James Franklin chasing up on lack of any meaningful progress to David Sherman.	-

Appendix CD 9.10.4 – Summary of Kingwell Investments Limited Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
09/06/2023	Email	David Sherman	CBRE	James Franklin sent another chaser.	-
23/07/2023	Email/Letter	Jeyarajahs	CBRE	CBRE letter sent directly to the Jeyarajahs (with their representatives in copy) with an Offer for the freehold of the premises. Also included copy of meeting notes.	160
09/08/2023	Email	Jeyarajahs	CBRE	CBRE sent follow up due to lack of response to offer made.	-
27/09/2023	Email	Jeyarajahs	CBRE	CBRE sent further follow up chasing up due to lack of response to offer made.	-
28/09/2023	Email	CBRE	Jeyarajahs	The Jeyarajahs responded confirming his agents had responded	-
28/09/2023	Email	Jeyarajahs	CBRE	James Franklin responds to the Doctor's stating I look forward to hearing from his agents and that nothing has been received yet.	-

Meeting Notes - 27 March 2023

Tottenham Health Centre – 759 High Road, Tottenham

Meeting held at the Grange @ 11 am on 27 March 2023

Affected parties: Kingwell Investments Limited and Tottenham Health Centre

Attendees

- David Sherman (DS)
- Arnold Anandan (AA)
- James Franklin – CBRE (JF)
- Matthew Maple – LBH (MM)
- Steve Fraser – Lendlease (SF)
- Nick Watson- Lendlease (NW)

Introductions:

- DS confirmed that the Drs Jeyarajahs ('the Doctors') will not be attending the meeting today, however he has proposed that a separate follow up session with Q&A's with the Doctors following the discussions from this session.
- DS explained Hugh Rosen was supposed to have attended today in his capacity as a development advisor; unfortunately, Hugh was not available. Hugh has represented the Bourne Brothers for "years" (Bourne Capital) and is well placed to advise on the doctors' development proposals.
- JF confirmed that we had received the objection. JF explained that the council and Lendlease are keen to address the objection and to work to come to an agreement in order to get that objection removed. DS explained that it is very unlikely the objection can be removed.
- JF indicated that the Council and Lendlease are confused regarding who is representing the Tottenham Health Centre and the Doctors. JF asked if DS can confirm what capacity is Keith Murray been instructed. DS explained that they have yet to establish the full brief with Keith (consultant advising the doctors re: CPO) but will do so.
- JF explained that it is usual that only one set of CPO surveyors fees would be payable so would be advisable to get it clear as to who is advising on what. JF explained that Keith Murray is well known and very experienced CPO advisor. DS confirmed that they won't be submitting fees for his and Arnold's time spent on this case,
- JF explained that given the ownership relationship between the Tottenham Health Centre and Kingswell, the claim approach on both needs to be consistent. The assumption under CPO is that if Kingswell is to develop the property (claim for development compensation), the doctor's surgery lease would therefore need to be terminated to allow for a scheme. Therefore the ability to claim relocation costs is diminished as it was clear the intention was that the doctor's surgery would always have had to vacate the premises to realise the development value.
- DS explained they are looking at all options with regards to what is the best for their client and explained he has been looking at the site for circa 5 years from a development perspective;
- DS explained his original instructions was that the doctors want to be in the same position as they were previously and want a freehold property. However, DS confirmed that they want to explore the alternative of relocating into the Lendlease scheme

Meeting Notes - 27 March 2023

Timing:

- SF confirmed that planning had been achieved and was nearing the end of any challenges. SF also confirmed monies had been fully secured from GLA and enabling works had commenced on plot A.
- JF explained that the CPO has recently been made and that all objections to the scheme has now been received. It was explained that given objections have now been received, a CPO inquiry will be required. The inquiry date is likely to be in September 2023, although it could be a little earlier or later, depending on availability. This will be confirmed shortly.
- JF explained that the inquiry is likely to be between 1 and 2 weeks.
- JF explained that the acquiring authority is very keen to try and make progress with regards to the relocation of the doctor's surgery and ideally would like to enter into a form of agreement that gives the doctors certainty.
- DS noted that the Doctors had committed to their junior doctors to continue the practice and would be seeking to ensure that the provisions are in place to meet this.
- JF and NW explained that the doctors surgery is not going to be required until circa Q3 2027, which will need to be confirmed. The proposal is to provide the doctors with 'not to acquire before date' to give the doctors further certainty on timing.

Relocation Options:

- DS has confirmed that his clients have instructed agents to review alternative options to find alternative premises.
- DS explained that they are restricted to no more than 1km from the existing site, and needs to be close to public transport. The radius is determined by discussions with the ICB (formerly CCG);
- Lendlease's report on alternative commercial accommodation (compiled by Strettons) would be available within the next week or so, which would be shared with the Doctors and their advisors; Lendlease would now instruct Stretton's to extend the search criteria based on the Doctors current requirements
- It was discussed that the current building is circa 400sqm however the Doctors agents have been instructed on the basis of seeking around 500sqm;
- DS explained that their current premises provides them with the ability to expand their current space by circa 30%. AA explained that the upper parts (expansion) may be suitable for teaching space and their current setup provides sleeping accommodation / rest space for split shifts. They would ideally want this replicated. The expansion of the existing property would be subject to planning permission.
- The Doctors are currently in their 60's, and even though they are not retiring, they are considering what happens next. DS and AA confirmed that the intention of the Doctors is to transfer the practice to the junior doctors currently practising as that has been previously promised. It was explained that this will be the practice only, not the building with the intention to retain the building as an investment/pension.
- The preference (as expressed by DS) is that an alternative freehold premises is secured;
- JF indicated that a space can be found in the scheme, with 'Plot B' suggested as meeting the doctor's requirements. The lease period offered would normally be 20-25 years.
- DS noted that the doctors want a long leasehold ('virtual' freehold'). JF explained in terms of compensation, the value of the long leasehold would need to be offset against the value of their current premises and that there is a possibility the value of the long leasehold could be higher than their current freehold interest.
- DS stated that the reason the owners want a freehold property is to protect the practice and provide the ability to grow and expand the practice. The Doctors/Kingwell would ideally like as close as possible to a like-for-like investment property.

Meeting Notes - 27 March 2023

Relocation into the scheme:

- NW confirmed masterplan could include an indicative location in Plot B on the basis of 400-500sqm requirement; The Scheme can provide a larger space if required .
- Details of potential location and images would be sent to Doctors/Advisors with meeting notes
- SF queried who would undertake the fitout for the new doctors surgery;
- NW will confirm timelines for the requirement of the existing property and the delivery of the relocation property in the scheme; Any space taken in the scheme would have the benefit of being new, on one ground floor plane, fully flexible with full access to public transport.
- Lendlease/LBH reiterated that they believed the surgery would work very well in the scheme with the ability to easily expand over time if required

Next steps:

- David confirmed that there was nothing else required from LL / LBH for the time being until they had had a discussion with the Doctors explaining the option of relocating into the scheme.
- JF confirmed they will send notes on today's conversation with DS and AA including CPO key dates to be sent by this Friday;
- Following meeting with the Doctors, the intention is to set up a Q & A towards the end of April.
- Doctors to raise the relocation of the practice with the ICB given they will be covering the (NHS) rent on the surgery. It was explained that this may have an impact on size and fit out decisions.

CBRE

CBRE Limited

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James.franklin@cbre.com

By Post & Email to kumarujeyarajah@nhs.net;

**STRICTLY CONFIDENTIAL &
SUBJECT TO CONTRACT**

23 July 2023

Dear Dr K Jeyarajah & Dr R Jeyarajah,

RE: THE LONDON BOROUGH OF HARINGEY (HIGH ROAD WEST PHASE A) COMPULSORY PURCHASE ORDER 2023 (THE "ORDER")

As you are aware, we act for Lendlease (High Road West) Limited in relation to the Order.

We refer to the letter of objection, to the Order dated 6 March 2023 sent by Keith Murray of Keith Murray Consultants on behalf of both Kingwell Investments Ltd ("Kingwell") and Dr and Mrs R Jeyarajah in respect of 759 High Road (the "Property").

A letter acknowledging the objection was sent to Mr Murray by Haringey Council (the "Council") on 28 March 2023. A copy of the letter is enclosed for your records.

As you will be aware, I have been liaising with your advisors, David Sherman and Arnold Anandan for a number of years now in relation to the possible acquisition of the freehold interest in the Property alongside the relocation of Tottenham Health Centre (the "Surgery") into the Scheme to which the Order relates.

I last met with Mr Sherman and Mr Anandan in person on 27 March 2023 when we discussed the timings for the delivery of the Scheme and the basis upon which the Surgery could relocate within the Scheme. I attach a copy of the minutes that were sent through to Mr. Sherman and Mr. Anandan on 31 March 2023 (and subsequently on 11 April and 30 May), along with a copy of the relocation option that was discussed.

Unfortunately, I have not heard from Mr. Sherman or Mr. Anandan since sending the minutes of the meeting.

Although you have been advised by Mr Sherman and Mr Anandan for a number of years, I understand that you instructed Mr. Murray to represent you with regard to the Order. In light of this I have also sought to engage with Mr Murray in relation to the acquisition of the Property and relocation of the Surgery. However, Mr. Murray has confirmed that he has not been provided with any instructions yet.

I can fully appreciate that this is a difficult time for you and that you may not wish to discuss either the acquisition of the Property or the relocation of the Surgery. However, with a view to progressing discussions I have set out below an offer for the acquisition of the freehold interest in the Property held by Kingwell.

Unfortunately I have, to date, been provided with limited information regarding the Property. The below offer for the freehold interest has therefore been made with information found in the public domain.

www.cbre.co.uk

Registered in England No 3536032 Registered office Henrietta House Henrietta Place London W1G 0NB
CBRE Ltd is regulated by RICS

If you are able to provide additional information in the form of the lease agreement between the surgery and Kingwell as well as confirming the rent that is currently payable (which I appreciate is ultimately covered by the NHS) that may result in an amended offer.

The offer below includes associated compensation but is exclusive of fees, which would be payable in addition.

Offer: £1,100,000

In relation to the leasehold interest pursuant to which the Surgery is operated, it has been made clear throughout the various discussions that I have had with both yourselves and Mr. Sherman and Mr. Anandan that your preference is to relocate the Surgery within the Scheme. As previously noted, this is also the Council and Lendlease's preference and an allowance for the Surgery has been made within the planning permission obtained for the Scheme. If it remains your intention to relocate within the Scheme then I would appreciate the opportunity to discuss this in further detail following the provision of the relocation information in March.

To assist my understanding of how the Surgery operates and with a view to placing a value on the Surgery it would be helpful if you could provide me with information including lease terms and accounts.

With a view to providing you with some additional certainty and additional time within which to discuss the relocation of the Surgery, I note that the Council and Lendlease would be willing to undertake not to obtain vacant possession of the Property prior to **Q1 2026**.

In the event you no longer wish to consider relocating the Surgery within the Scheme then please let me know what your plans are following which I can consider making a suitable offer for the leasehold interest in the Property.

Please note, if the above offer for the freehold interest in the Property is not accepted and the Council is required to compulsorily acquire the Property, the compensation payable in respect of the Property would revert to being assessed in line with the usual compensation principles and the offer outlined above may no longer be applicable.

I would greatly welcome the opportunity to discuss this offer further with you, especially to provide any clarifications you may have either about the Scheme or offer.

I look forward to hearing from you shortly.

Yours sincerely



James Franklin
Director

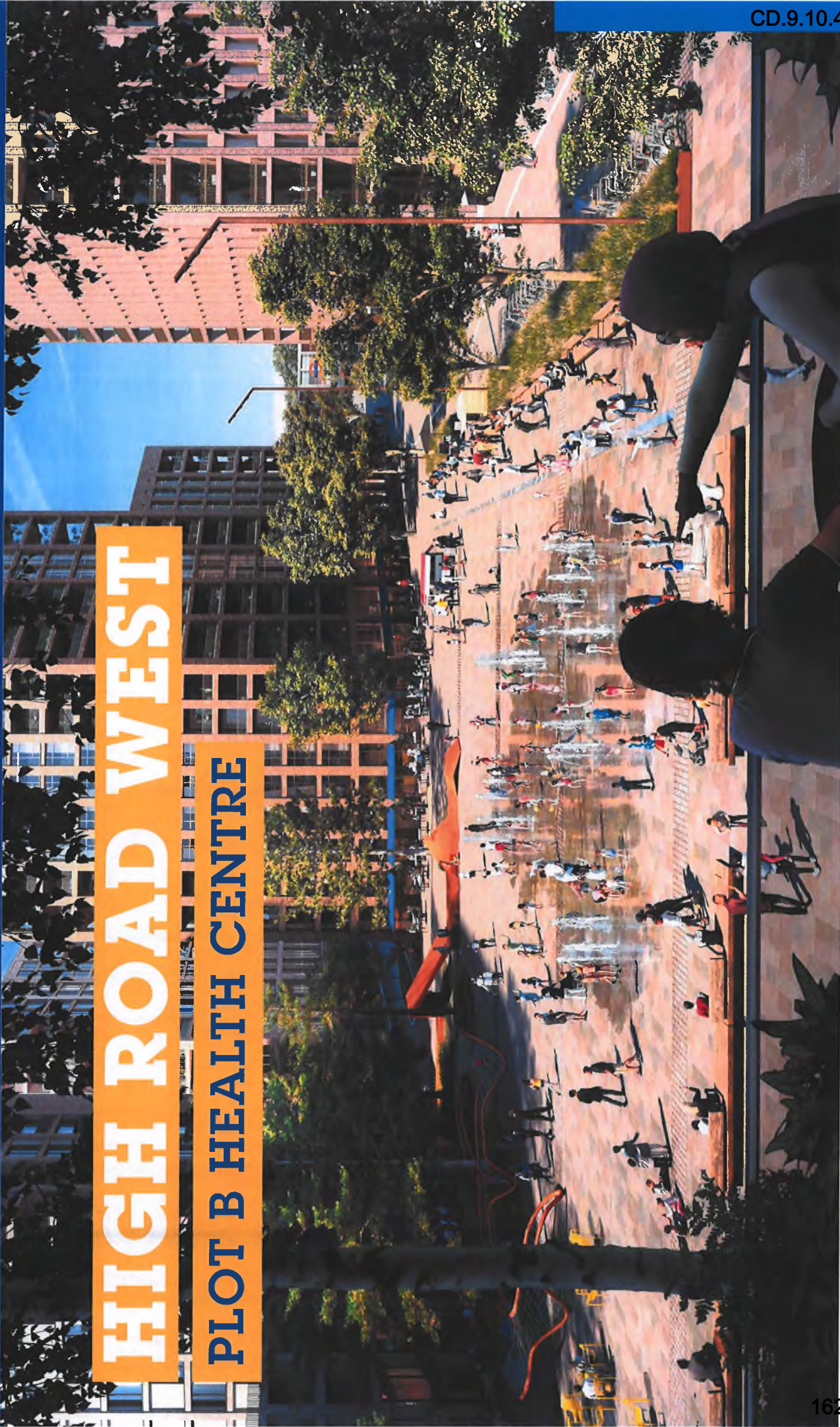
CC'd

David Sherman (davidalansherman@hotmail.com)

Arnold Anandan (Arnold@bbkca.com)

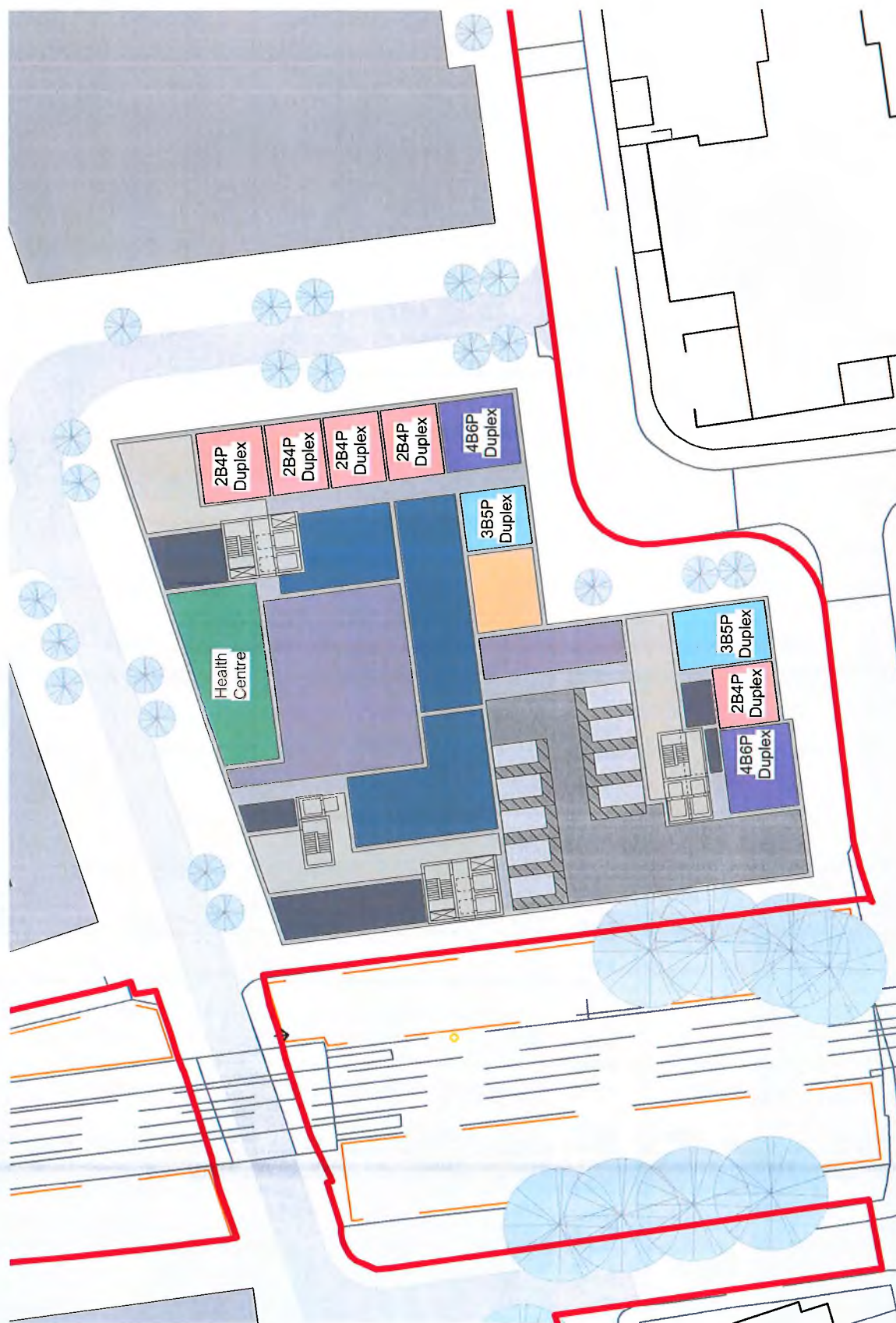
HIGH ROAD WEST

PLOT B HEALTH CENTRE



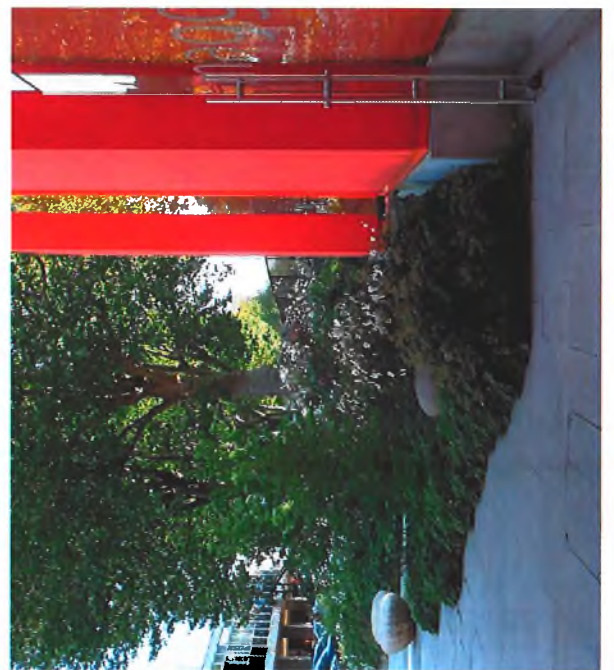
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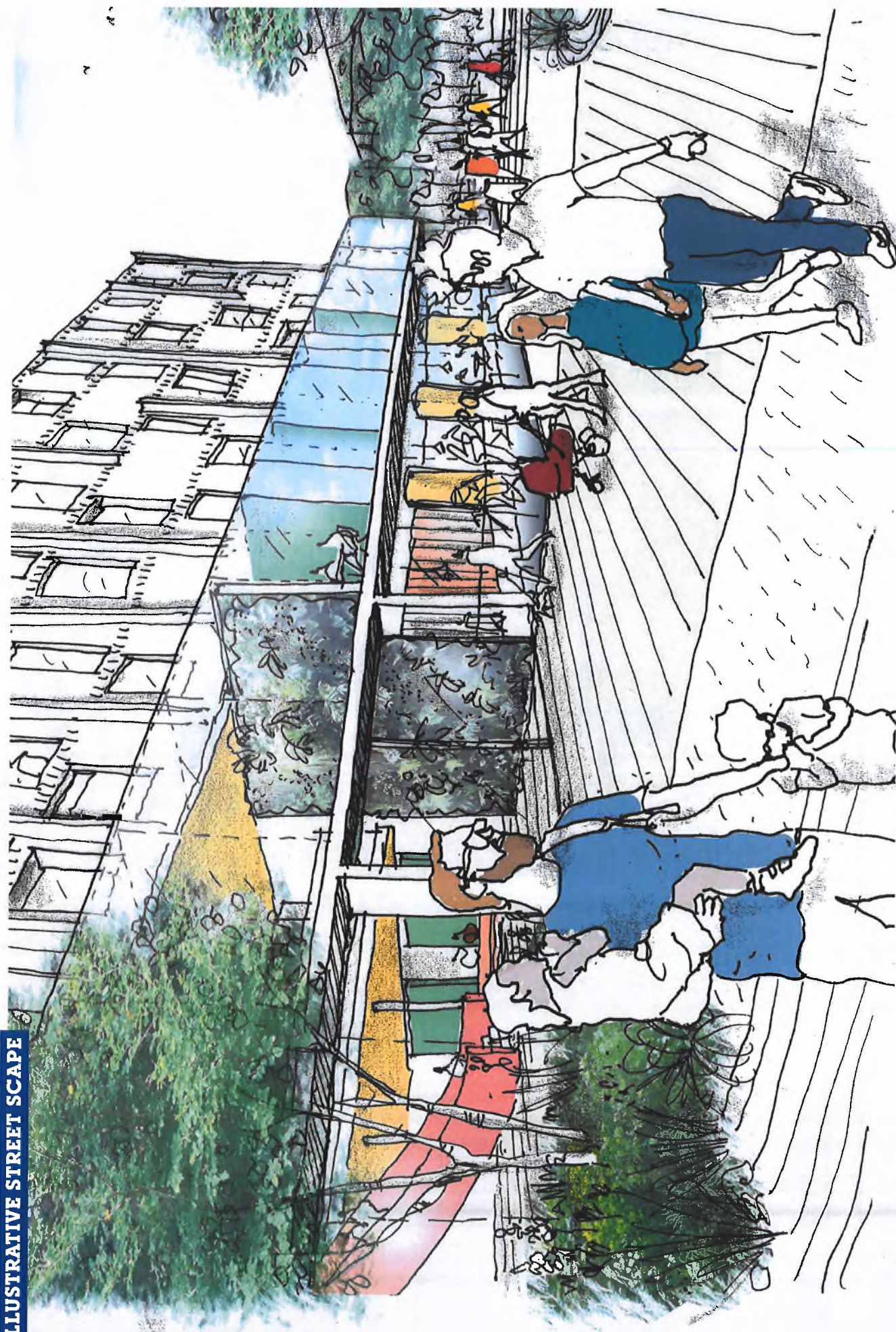
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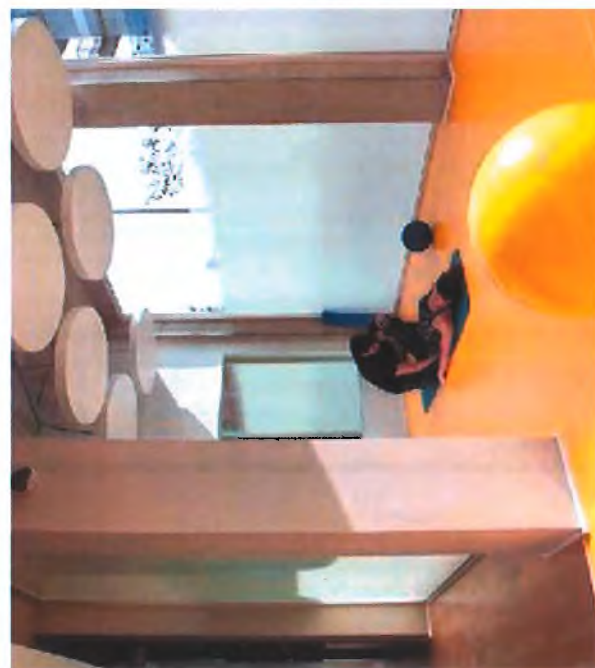
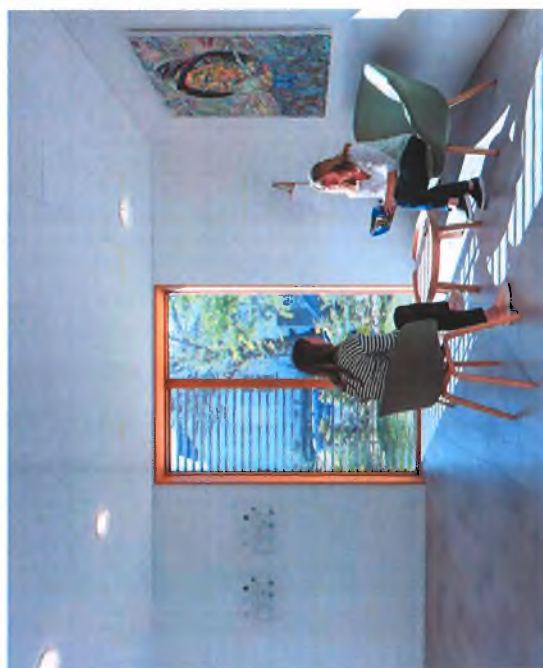


STREET SCAPE PRECEDENTS

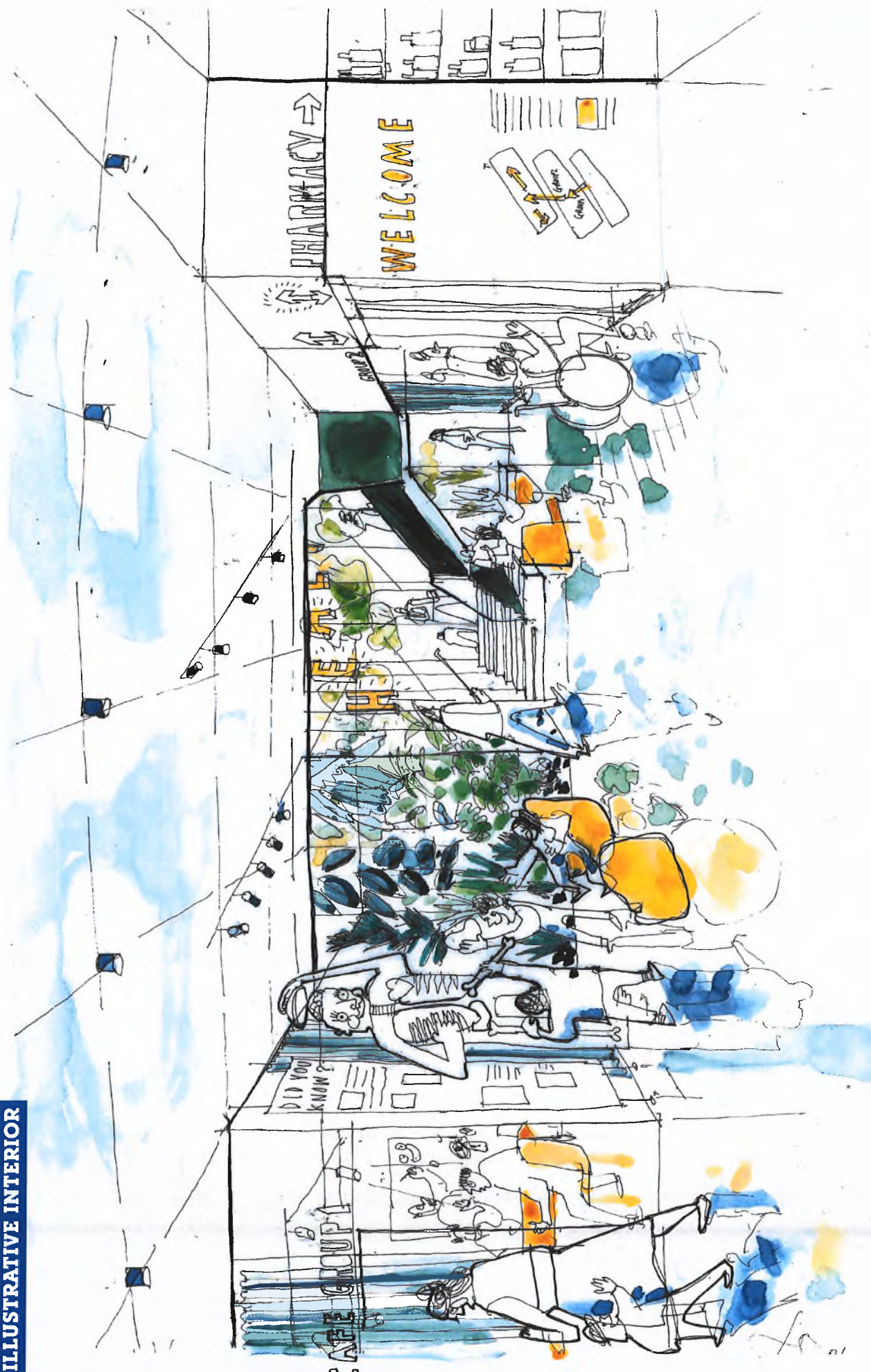




ILLUSTRATIVE STREET SCAPE



ILLUSTRATIVE INTERIOR



CD 9.10.5 – Summary of THFC Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
08/01/2018	Letter	THFC	Council	High Road West Letter introducing Lendlease to the Scheme. The letter confirmed its commitment to businesses and confirmed that Lendlease will be in contact soon.	-
29/01/2018	Letter	THFC	Lendlease	Lendlease follow up introduction letter, including a land plan of the Scheme and a request meet to discuss further.	-
05/10/2018	Letter	THFC	Council	Council letter providing an update on Scheme and inviting THFC to a business breakfast to ask questions about the Scheme. The letter confirmed that a residents' ballot was required to progress the Scheme and that business support was available.	-
01/08/2020	Letter	THFC	Council	Business Covid Support.	-
23/02/2021	Letter	THFC	Council & Lendlease	High Road West Regeneration Project Update plus opportunity to provide feedback on the project.	-
01/03/2021	Letter	THFC	Council	Invitation to share the latest proposals and designs of the masterplan. Invitation to a Q & A event to discuss the Scheme further.	-
07/05/2021	Flyer	THFC	Council	Masterplan workshop flyer; providing the opportunity to comment on the Scheme at 3 different events.	-
19/08/2021	Letter	THFC	Council & Lendlease	Lendlease and Council letter to business owners inviting them to a drop-in event for an update and to provide feedback on the Scheme.	-
01/10/2021	Letter	THFC	Council	Letter from the leader of the Council leader providing an update to business owners and inviting them to a business breakfast event.	-

CD 9.10.5 – Summary of THFC Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
04/11/2021	Flyer	THFC	Council	HRW Flyer for drop in breakfast sessions for businesses inviting the businesses to discuss the Scheme.	-
01/02/2022	Letter	THFC	Council	Letter from the Council confirming that the resident's ballot received a majority positive vote and providing Scheme updates including phasing and progressing Phase A. The letter also confirmed that the Council was keen to reach an agreement to acquire their interest in the land and that land referencers will be contacting them shortly. The letter confirmed that the Council would engage on a continual basis and there was support on offer.	-
27/05/2022	Letter & email	THFC	Lendlease	Email from Michelle Letton (Lendlease) to Richard Serra (THFC) attaching copy of the business contact letter. This letter confirmed that the Scheme was progressing and suggested a meeting to discuss the acquisition of the THFC properties on the High Road.	-
19/01/2023	Letter & email	THFC	CBRE	CBRE letter with an offer to purchase THFC's properties on the High Road. This included a request to meet with Mr Serra and stated that any reasonable costs for professional advice would be covered.	172
22/03/2023	Letter/email	CBRE	THFC	Richard Serra response letter stating it would be premature to meet to discuss the offer pending the outcomes of the charette process and any associated discussions between the parties. It was confirmed that Colin Cottage has been instructed to represent them for compulsory purchase advice.	174

CD 9.10.5 – Summary of THFC Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
11/04/2023	Letter/email	THFC	CBRE	James Franklin response confirming Lendlease and the Council's willingness to negotiate the purchase of their properties and acquisition of rights.	176
30/05/2023 to 10/07/2023	Emails	Colin Cottage	CBRE	Email exchange between James Franklin and Colin Cottage confirming that Mr Cottage is instructed and that it is THFC's view that there is little merit in progressing negotiations until the judicial review on the planning permission is resolved. Mr Cottage also requested a breakdown of calculation of the offers.	178
09/06/2023	Email	THFC	CBRE	Email to Richard Serra providing the relocation information pack and questionnaire so he is aware of what is being sent to THFC's tenants.	-
09/06/2023	Email	CBRE	THFC	Richard Serra confirmed receipt.	-
20/07/2023	Email	Colin Cottage	CBRE	James Franklin response to Colin Cottage reiterating that he was keen to progress negotiation in parallel with the judicial review process. Confirmation of approach to valuation provided and confirmation of the recent purchase of 753 High Road.	-
28/07/2023	Email	CBRE	Colin Cottage	Colin Cottage response asking for a further valuation breakdown of the claim and requesting an offer on 3 Ermine Street.	-
18/08/2023	Email/letter	Colin Cottage	CBRE	An offer for 3 Ermine Street was sent via email.	-
18/09/2023	Email	Colin Cottage	CBRE	Follow up email on potential inspections with Colin Cottage.	-



CBRE Limited

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James.franklin@cbre.com

**STRICTLY CONFIDENTIAL &
SUBJECT TO CONTRACT**

Dear Richard,

RE: OFFER - HIGH ROAD WEST REGENERATION – 733, 735, 737, 741, 751 HIGH ROAD, TOTTENHAM

I write further to the email correspondence between yourself and Michelle Letton in May 2022 and the letter from Lendlease dated 28 October 2022.

As you are aware, Lendlease and Haringey Council (the "Council") are committed to delivering the High Road West scheme.

In August 2020, during a meeting between the parties, Lendlease made an offer to acquire all of the land owned by Tottenham Hotspur Football Club ("THFC") and its affiliated companies required to deliver the High Road West scheme. That offer was not accepted.

In October 2021, Lendlease submitted a planning application for the High Road West scheme. Planning permission for the High Road West scheme was granted in August 2022. Lendlease and the Council are now seeking to deliver the first phase of the scheme. The first phase primarily focuses on the regeneration of the Love Lane Estate as well as a number of adjoining properties.

Prior to the grant of the planning permission, Lendlease requested a meeting with you within which the delivery of the first phase of the scheme could be discussed, including the acquisition of those properties owned by Canvax Limited required to deliver the first phase of the scheme. Those being 733, 735, 737, 741, 751 High Road (the "Properties").

You confirmed that discussions regarding the delivery of the scheme and the acquisition of the Properties was premature. This was on the basis that the now consented scheme remained unacceptable to THFC.

Following the grant of the planning permission, Lendlease has continued to seek to engage with you in respect of the acquisition of the Properties.

To ensure the timely delivery of the first phase of the scheme the Council will shortly be making a Compulsory Purchase Order.

To date THFC have not responded to the invitations to discuss the acquisition of the Properties. Despite this and notwithstanding THFC's ongoing judicial review of the planning permission, Lendlease and the Council remain firmly committed to seeking a negotiated agreement for the acquisition of the Properties..

In light of this, please find below an offer for the acquisition of the Properties by the Council.

Offer

In terms of the acquisition of the Properties (being the five freehold interests) the sum payable on acquisition would be **£3,855,000**

This sum is inclusive of the additional compulsory purchase payments which you would be eligible for if the Properties were acquired compulsorily.

The offer for each property is set out in greater detail below.

Values

Our offer is based on the following property values and associated compensation, including reinvestment costs for a notional acquisition of replacement properties, exclusive of professional fees:

Property	Offer
733 High Road., London N17 8AG	£915,000
735 High Road, Tottenham, London N17 8AG	£700,000
737 High Road, Tottenham, London N17 8AG	£725,000
741 High Road, Tottenham, London N17 8AG	£830,000
751 High Road, London N17 8AH	£685,000
Total	£3,855,000

I am keen to make progress with you and therefore if you would like to meet to discuss this offer further then please do get in contact.

If you have already instructed an agent to represent or you wish to instruct one, then the reasonable costs of such professional advice will be covered.

Please note that the Council and Lendlease reserve the right to refer to the contents of this letter at any subsequent Inquiry which may be held in connection with any Compulsory Purchase Order made in respect of the scheme.

I look forward to hearing from you shortly.

Yours sincerely



James Franklin

Director, CBRE

TO DARE IS TO DO

Mr James Franklin
Director, CBRE Limited
Henrietta House
Henrietta Place
London
W1G 0NB



22 March 2023

By post and email to James.Franklin@cbre.com

SUBJECT TO CONTRACT

Dear James

I write in response to your letter of 18 January 2023 and also to Avni Mehta's letter of 1 March 2023 regarding the proposed acquisition of rights over Plots 103, 104 and 105 within the CPO map.

As a starting point I note that your letter is stated to be "Strictly Confidential and Subject to Contract" but in the penultimate paragraph you record that the Council and Lendlease reserve the right to refer to the letter at a future public inquiry into any compulsory purchase order in respect of the High Road West scheme. Please would you clarify the status of the letter by return.

The introductory paragraphs to your letter seek to record correspondence between Lendlease and the Club since August 2020. The letter fails, however, to fully record the dealings between the Club, the Council and Lendlease regarding High Road West before that date.

The principle of the Council and/or Lendlease being able to acquire the Club's landholdings on a draw down basis to facilitate the delivery of High Road West was discussed in 2018 and 2019. Your client will recall that this proposal was, amongst other matters, conditional upon on the Club being provided with a meaningful input into the evolution of the High Road West planning application.

Unfortunately, Lendlease and the Council subsequently chose not to engage with the Club over the development of the High Road West scheme and as a result those discussions were not progressed.

In its representations to the Lendlease planning application, the Club has set out its concerns regarding the High Road West scheme, its failure to deliver on the policy objectives TAAP and the vision of the adopted ARUP masterplan, as well as its failure to properly consider and safely provide for the operational requirements of the Tottenham Hotspur Stadium. You will be aware that the Club is still waiting to receive a response to fundamental issues it has raised regarding the proposed access arrangements, which it first raised last summer.

The Club considers that these failings could have been avoided if Lendlease had properly engaged with the Club prior to the submission of the planning application.

You will be aware that the Club has repeated these objections in its representations to the CPO. In light of the material failings of the proposed scheme, it does not consider that there is a compelling case in the public interest to justify the use of compulsory purchase powers. The Club will strongly resist any CPO made by the Council.

In any event you will also be aware that there are discussions between the Council, Lendlease and the Club regarding a proposed "charette" to review the High Road West scheme. The Club is currently waiting to receive further details of the proposed delivery mechanisms to understand how the outcomes of the charette might practicably be taken forward, for its consideration. This information is critical before discussions can take place given the circumstances that now prevail.

Against this background, the Club considers it would likewise be premature to meet to discuss the offer set out in your letter pending the outcomes of the charette process and any associated discussions between the parties.

In the meantime, we can confirm that the Club has appointed Colin Cottage of Ardent to as its compulsory purchase agent.

Yours sincerely



Richard Serra MRICS MRTPI
Property Director

**Tottenham Hotspur
Football & Athletic Co Ltd**
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CBRE

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James.franklin@cbre.com

By Post & Email to
Richard.Serra@tottenhamhotspur.com

Dear Richard,

RE: THE LONDON BOROUGH OF HARINGEY (HIGH ROAD WEST PHASE A) COMPULSORY PURCHASE ORDER 2023 (THE "ORDER")

I write further to your letter dated 22 March 2023.

Any defined terms within this letter are given the same meaning as within my letter dated 18 January 2023.

As you note, my letter dated 18 January 2023 was stated as being "Strictly Confidential and Subject to Contract". This is reflective of the fact that any negotiations regarding the acquisition of the Properties are intended to be confidential.

However, in the event terms cannot be agreed for the acquisition of the Properties then the Council may need to refer to such correspondence as part of any Inquiry which may be held in connection with the Order with a view to evidencing the Council and Lendlease's attempts to acquire the Properties.

I note the Club's objections to the planning permission which are also contained within the formal objection to the Order submitted on behalf of the Club by Richard Max & Co, in a letter dated 7 March 2023.

The Council will respond fully to those objections within its Statement of Case.

However, for the purpose of this letter, I note that the Council has made the Order to facilitate the delivery of the Scheme.

As noted within the Council's Statement of Reasons, the Council considers that the Scheme delivers on the key policy requirements of the Development Plan and will provide substantial economic, social and environmental benefits such that there is a compelling case in the public interest to justify the use of compulsory purchase powers.

I am unable to comment on the proposed charette referred to within your letter. However, on the basis of your letter it would appear that the Club is not opposed to the principle of the Properties being acquired to deliver the regeneration of High Road West.

In light of the above, and notwithstanding the penultimate paragraph of your letter, I can confirm that the Council and Lendlease remain willing and ready to negotiate with you for the purchase of the Properties and rights over Plots 103, 104 and 105 and I would be happy to discuss the basis of the offer contained within my letter dated 19 January 2023 with Colin Cottage of Ardent.

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Yours sincerely

A handwritten signature in blue ink, appearing to read 'J. Franklin', with a long horizontal line extending to the right.

James Franklin
Director

From: Colin Cottage <ColinCottage@ardent-management.com>
Sent: 10 July 2023 15:09
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Subject: RE: THFC - High Road West, Tottenham

External

Dear James

Thank you for your email and I can confirm that I have been instructed by THFC in relation to the proposed High Road West CPO.

THFC has made its objection to the CPO clear and you will also be aware of the judicial review into the planning permission that underpins the CPO. Until these matters are resolved, it is THFC's view that there is little merit in you and I progressing value negotiations. It would however be helpful if I could be provided with a breakdown of how the offers in the attached letter have been calculated.

Regards

Colin



Colin Cottage Bsc (Hons) MRICS
Managing Director, Compensation
RICS Registered Valuer
Ardent
Mobile: +44 (0)7768 070 255

E: colincottage@ardent-management.com | **W:** www.ardent-management.com

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: Tuesday, May 30, 2023 4:44 PM
To: Colin Cottage <ColinCottage@ardent-management.com>
Subject: THFC - High Road West, Tottenham

External e-mail - Please think before clicking any links or opening attachments.

Dear Colin,

I hope you are well.

I understand from Richard Serra's last letter to me that you have now been instructed on behalf of THFC regarding the High Road West, Tottenham project.

I am conscious that there has been no discussions on this with you and would like to understand whether you are able to discuss the acquisition of your clients interests further. Appreciate that

THFC are vehemently objecting to the CPO and Planning, and perhaps their view is that there is no benefit in progressing such discussions in light of their objections to the scheme, however I did want to check with you first.

To be clear, I am keen to progress discussions with you.

I look forward to hearing from you.

Kind regards

James

James Franklin

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CD.9.10.6 – Summary of Nail Group Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
01/08/2020	Letter	The Nail Group	Council	As a business owner, The Nail Group was sent a Business Covid Support offer and an update on the scheme. The Nail Group was provided with contact details to get in contact with officers remotely.	-
23/02/2021	Letter	The Nail Group	Council & Lendlease	High Road West Regeneration Project Update.	-
01/03/2021	Letter	The Nail Group	Council	Post-covid invite to a Q & A event to discuss the scheme and offer to answer any questions.	-
17/03/2021	Online business event	The Nail Group	Council	Online Q & A event for business owners.	-
17/04/2021	Email	Council	The Nail Group	Email from Susan Nguyen on arranging a call.	-
21/04/2021	Meeting	The Nail Group	Council	Meeting primarily to discuss the timings of the regeneration and the Business Charter with Scott Mundy.	-
07/05/2021	Flyer	The Nail Group	Council	Masterplan workshop flyer and invite to attend a series of workshops and to input into the masterplan.	-
19/08/2021	Letter	The Nail Group	Council & Lendlease	Invite to discuss the masterplan on two additional dates.	-
24/08/2021	Drop in session	The Nail Group	Council & Lendlease	Drop in event.	-
20/10/2021	Letter	The Nail Group	Council	Letter to businesses confirming the successful resident's ballot and a request to come and discuss the scheme so that support can be provided. The letter also contained an invite to a breakfast event, an update on planning and provided details of business support initiatives.	-
04/11/2021	Letter	The Nail Group	Council	Flyer for a breakfast event to discuss the scheme and timescales.	-
01/02/2022	Letter	The Nail Group	Council	Update on the scheme, including phasing and that the Council was keen to reach agreement.	-
10/03/2022	Meeting	The Nail Group	Council	Meeting with Susan Nguyen and the Council on the scheme. Discussed next steps and provided an update on the scheme.	-

CD.9.10.6 – Summary of Nail Group Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
19/02/2023	Email	Council	Susan Nguyen	Following an email inviting Susan Nguyen to attend a drop in session, she asked if they can have a meeting to discuss the next steps for the scheme.	-
20/02/2023	Email	Susan Nguyen	Council	Holding response and meeting proposal.	-
22/02/2023	Meeting	Susan Nguyen	Council, Lendlease & CBRE	Meeting with Susan Nguyen in which the project, compensation process and what can be offered to help Susan Nguyen was discussed.	-
02/03/2023	Email	Susan Nguyen	CBRE	James Franklin sent advice notes from the Government website following a request in the meeting and confirmed that the team is keen to come to an early agreement.	-
08/03/2022	Email	Council	Susan Nguyen	Arranging a site visit with Scott Mundy and response from Susan Nguyen confirming his visit.	-
24/04/2023	Lletter	Susan Nguyen	CBRE	Letter to confirm responses to queries raised by Susan Nguyen. These included the construction period, relocation options, affordability, and relocation costs. The letter also contained a proposal to move forward and suggested meeting dates. In addition, CBRE confirmed that Ms Nguyen's reasonable costs of professional advice would be covered.	183
25/04/2023	Email	CBRE	Susan Nguyen	Response with preferred meeting dates.	-
27/04/2023	Email	Susan Nguyen	CBRE	I confirmed the meeting date.	-
03/05/2023	Email	Susan Nguyen	CBRE	I followed up on the meeting date.	-
03/05/2023	Email	CBRE	Susan Nguyen	Susan Nguyen confirmed meeting date	-
05/05/2023	Email	Susan Nguyen	CBRE	I confirmed the meeting time	-
11/05/2023	Meeting	Susan Nguyen	Lendlease / Council /CBRE	A meeting to run through Susan Nguyen's list of concerns set out in the previous letter. We discussed what could be offered to remove objection. CBRE had a site visit at premises. A summary of the meeting is in the email from me dated 09/06/2023.	-
15/05/2023 – 09/06/2023	Email	CBRE	Susan Nguyen	Email chain between Susan Nguyen and James Franklin in which Ms Nguyen sent an email containing photos and plans following the meeting and James Franklin responded with a summary of the meeting on	186

CD.9.10.6 – Summary of Nail Group Correspondence and Engagement

Date	Engagement type	Recipient	Sender	Summary of engagement	Page number
				11/05/2023 including what could be offered in assurance. The business support information and a detailed relocation pack was enclosed showing an example of where The Nail Group could relocate to within the scheme.	
14/07/2023	Letter	Susan Nguyen	CBRE	Follow up letter of comfort from James Franklin containing a response on other queries. This included a "not to be acquired before" date, information on compensation, information on the construction period and what will be involved, details about parking and next steps to remove The Nail Group's objection.	196
14/07/2023 – 09/08/2023	Emails	CBRE	Susan Nguyen	Email chain between James Franklin and Susan Nguyen dealing with relocation costs, assurances and what can be offered. This included a "not before" date and a longer notice period. James Franklin also offered a call.	199
05/09/2023 – 11/09/2023	Emails	CBRE	Keith Murray	Email chain between James Franklin and Keith Murray. Mr Murray confirmed that he has been instructed and confirmed that The Nail Group would like more detail where possible for their assurance. Mr Franklin explained what assurance could be offered responded to queries about relocation options.	202
26/09/2023	Meeting	Susan Nguyen	CBRE	Met with Susan Nguyen and her agent. We discussed the details of what an assurance could include.	-
02/10/2023	Email	Keith Murray & Susan Nguyen	CBRE	Email confirming the assurance details and next steps. Awaiting response to confirm assurance wording.	-

CBRE

CBRE Limited

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The Nail Group
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James.franklin@cbre.com

SENT VIA EMAIL
(susan@thenailgroup.co.uk)

24th April 2023

Dear Susan,

RE: THE LONDON BOROUGH OF HARINGEY (HIGH ROAD WEST PHASE A) COMPULSORY PURCHASE ORDER 2023 (THE "ORDER")

I refer to your email dated 7 March 2023 objecting to the Order.

You raised a number of questions in your objection relating to the Order and its impact on your business, which operates from 757 High Road (the "**Property**"). In this letter, I would like to provide you with some clarification in relation to the delivery of the scheme, business relocation and the basis upon which compensation is assessed.

I hope that the information will answer some of the questions within your email and provide a basis for us to work together to relocate your business.

Construction Period

In your objection you raised concerns that the construction of the scheme could detrimentally impact your business and potentially hamper your ability to operate.

It is currently anticipated that your Property will be required to deliver one of the later phases of the scheme. Prior to that date, works will have commenced on other phases of the scheme.

The initial phases of works will be located to the rear of the Property. Each phase of works will be managed carefully to ensure any impacts to the local area, including to the Property and your business, are kept to a minimum. It is intended that all shops along the High Road, including your own, will be able to operate as usual while the initial phases of the scheme are delivered.

The detailed timing for commencement of construction works in each phase is being finalised, but I appreciate that you require certainty as to when your business will be impacted.

In light of this, I can confirm that Lendlease will not seek to acquire your Property in advance of **Q1 2026**.

Relocation Options

There are two options available to you in terms of relocation.

Relocating into the scheme:

You have the option to move into the new scheme. The proposals include space for commercial and retail businesses, and Lendlease has made a formal commitment to the Council to prioritise a proportion of this space for existing businesses.

From our previous meeting, I understand that this is something you would like to explore further.

You have also noted within your email that you are concerned about a gap between the acquisition of the Property and relocation into new premises. Our preference is for any alternative premises to be ready at the point that the Property is required for the scheme

If you would like to progress this option, it will be important for us to fully understand your business requirements and needs.

I would therefore like to meet with you to discuss these matters. I can then consider appropriate premises in the scheme for you to relocate to.

Relocating into the local area:

Alternatively, you could relocate to somewhere outside of the scheme that suits your business. I understand that this would need to be in close proximity to the Property so as not to impact your current client base.

Lendlease has commissioned a local agent, Strettons, to advise on the commercial space that is available locally.

This report will be updated quarterly and I will arrange for it be circulated to you if you would like to consider this option. However, it is noted that it is considered premature to start considering relocation to the local area given the scheme will not require the Property until Q1 2026, at the earliest.

Affordability

You note within your email that you are concerned that relocation may result in a rental increase, which could ultimately impact your businesses profit.

In relation to rental costs if you choose to relocate into the scheme, Lendlease has committed via the planning process to provide a minimum lease term of five years and either discount market rent for the first five years or rent free/capital contributions of equivalent cost.

Renovation & Relocation Costs

With regard to your investment in the Property, the value of such fit out will be reflected when you come to fit out any relocation premises. A compulsory purchase surveyor will be able to provide further advice on this matter.

The principle of "equivalence" is the main factor in determining compensation. This is the general principle that you should be no worse or any better off in financial terms following the acquisition of your Property. If a loss to your business can be evidenced, it can be included in a compensation claim.

As explained to you in our previous meeting, compensation can be claimed for relocation costs (including the costs of architects, interior designers or quantity surveyors if this professional assistance is required for your move). The additional information I sent you (which included government guidance on the CPO process) also makes this clear.

I suggest that you seek some professional advice from a compulsory purchase surveyor who will be able explain in greater detail what you will be entitled to claim for. Your reasonable costs of appointing a surveyor would be covered by the Council and Lendlease.

Moving forward

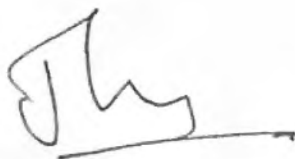
Ultimately , the Council and Lendlease would like to reach an agreement with you that ensures the continuation of your business and the removal of your objection. In light of this, I would like to engage with you further with a view to providing you with:

1. certainty with regard to the relocation of your business; and
2. clarity and certainty with regard to the compensation you will receive;

Would you be able to attend a meeting on 27 April or 4 May work at The Grange (34a White Hart Ln)? I could then follow up with a site visit to the Property.

As mentioned earlier, if you would like to obtain expert professional advice from a compulsory purchase surveyor, reasonable costs of such will be covered. I provide the following link (<https://www.ricsfirms.com/media/1279/cpo-consumer-guide.pdf>) which provides a copy of RICS guidance on this specialism. Please let me know if you would like me to provide you with information on firms with appropriate expertise who regularly operate in North London.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Franklin', with a horizontal line extending to the right.

James Franklin
Director

From: Franklin, James @ London HH
Sent: 09 June 2023 17:25
To: Susan Nguyen <susan@thenailgroup.co.uk>
Cc: nick.watson@lendlease.com; Mundy Scott <Scott.Mundy@haringey.gov.uk>; cpo.phasea@highroadwest.london; steven.fraser@lendlease.com
Subject: The Nail Group - Relocation Pack and meeting summary

Hi Susan,

Hope you are well. Thank you for providing the floor plans and photos which are helpful to have on file.

Please find attached a copy of the proposed relocation pack for the Nail Group which I would hope is self explanatory.

In addition please see below a summary of our meeting; if you want to add anything then please let me know.

Meeting 11/5/23 with Susan Nguyen (SN) and Sol Liberow (SL) regarding The Nail Group, 757 High Road

Attended by James Franklin (JF), Nick Watson (NW) & Scott Mundy (SM)

- Discussed the ownership of the business. Susan Nguyen confirmed that she owns the business. SN has a business partner who is not detailed on companies house being Sol Liberow. SN confirmed her brother no longer has an interest in the business.
- Discussed the implications of the scheme during construction. Susan explained that she had concerns of operating the business during the works period given it was reconfirmed that a not before date of Q1 2026 has been provided. JF explained that there will be some disruption to the area as a result of the scheme, however there will be rules set out as part of the planning application that will restrict working times and construction routes to minimise the impact to local traffic and businesses.
- SN explained that they currently have one 'business' permit that allows them to park a vehicle on Whitehall Street. There is a concern that once the construction progresses that parking will be limited on Whitehall Street and they want to make sure they will be able to get a permit for another road (and potentially get 2 more permits). Is this something the council can help with.
- SN wanted to understand if the works will create issues with public transport and especially regarding the bus routes. She has concerns as staff do use public transport.
- The property is currently being used to its maximum potential with little additional space. SN explained they are keen to progress with an Academy, where students can be trained and are able to put new skills to the test. Issue is there is no where currently suitable for the academy to go.
- SL/SN are keen to understand if a longer notice (beyond the standard three months) can be provided. SL explained that the works to the property took circa a year to complete. They said the ideal period of notice would be from 9-12 months. JF suggested that a 6 month notice maybe able to be offered.
- Discussion on council owned unit at 743 was left albeit it was raised that they were disappointed with their experience with the council in relation to their lease at this property. SM noted that this was handled by the council's Property team but that he would pass on this feedback and revert with an update as part of this ongoing dialogue.
- JF went to visit the property following the meeting.

Next steps

- SN explained they are willing to enter in to an agreement if this provides clarity on the next steps and responds to the concerns raised in the objection.
- JF will draft HoTs on the basis of confirm not before date and longer notice period and that compensation will be in line with the compensation code.

I also attach a copy of our business relocation leaflet and the support cover letter as mentioned in the meeting FYI.

If you would like to discuss anything regarding what is in this email please do let me know.

I will be in touch with draft heads of terms for your review and comment shortly.

Kind regards

James

James Franklin
 Director
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 M +44 (0)7917 894383
james.franklin@cbre.com

From: Susan Nguyen <susan@thenailgroup.co.uk>
Sent: 15 May 2023 08:00
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Cc: nick.watson@lendlease.com; Mundy Scott <Scott.Mundy@haringey.gov.uk>
Subject: The Nail Group pictures and floorplan

External

Hi James,

I hope this email finds you well. Thank you for meeting with Sol and I last week to discuss the regeneration scheme and the objections raised regarding the Compulsory Purchase Order (CPO).

I hope you had a better feel of our business after your visit and see how much thought has gone into the high standards and quality of business we bring to Tottenham. It was great to have the opportunity to show you around and discuss the details of our operations.

As promised, I have attached some pictures and a floor plan of our premises for your reference.

Best regards,

--

Susan Nguyen
Managing Director

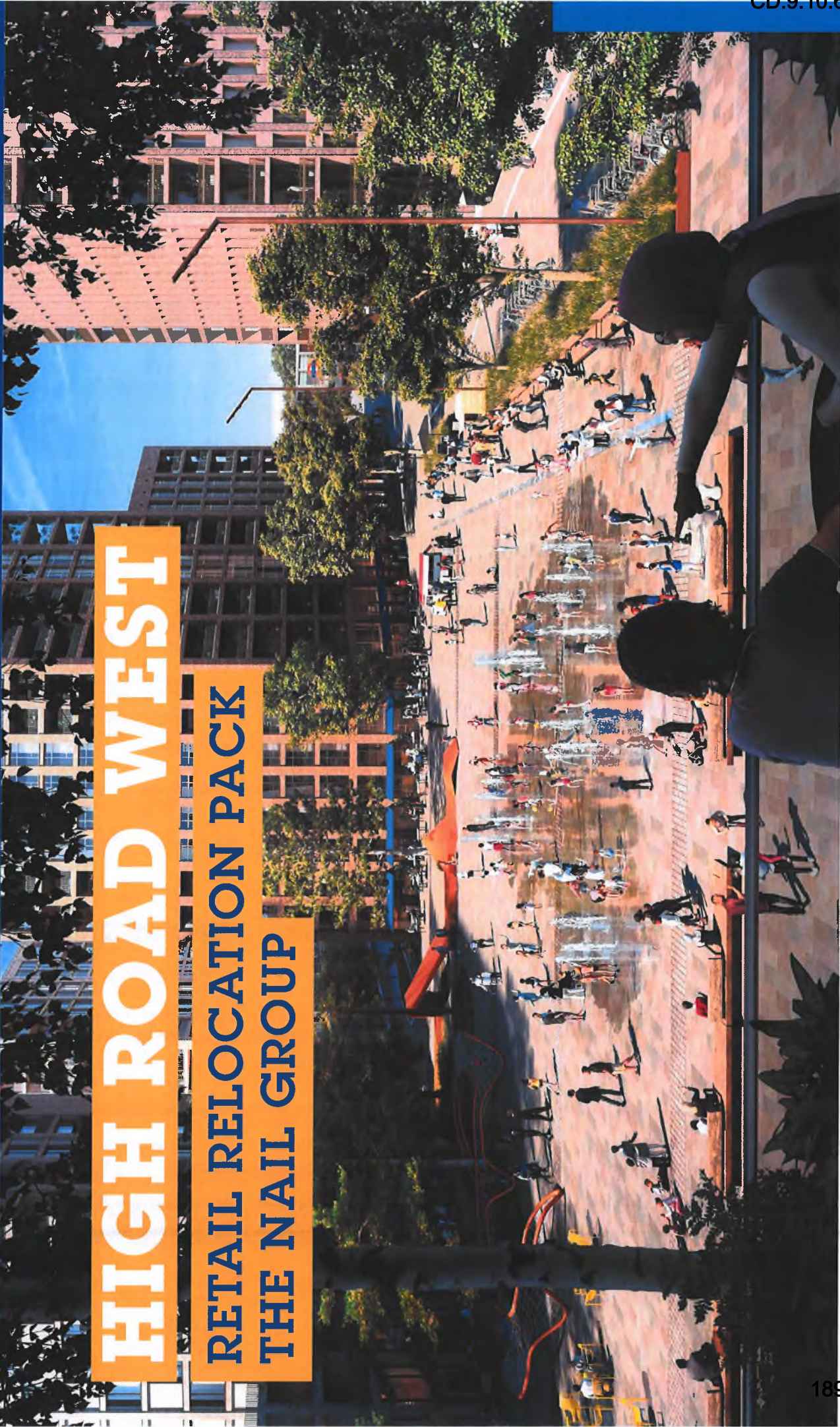


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HIGH ROAD WEST

RETAIL RELOCATION PACK

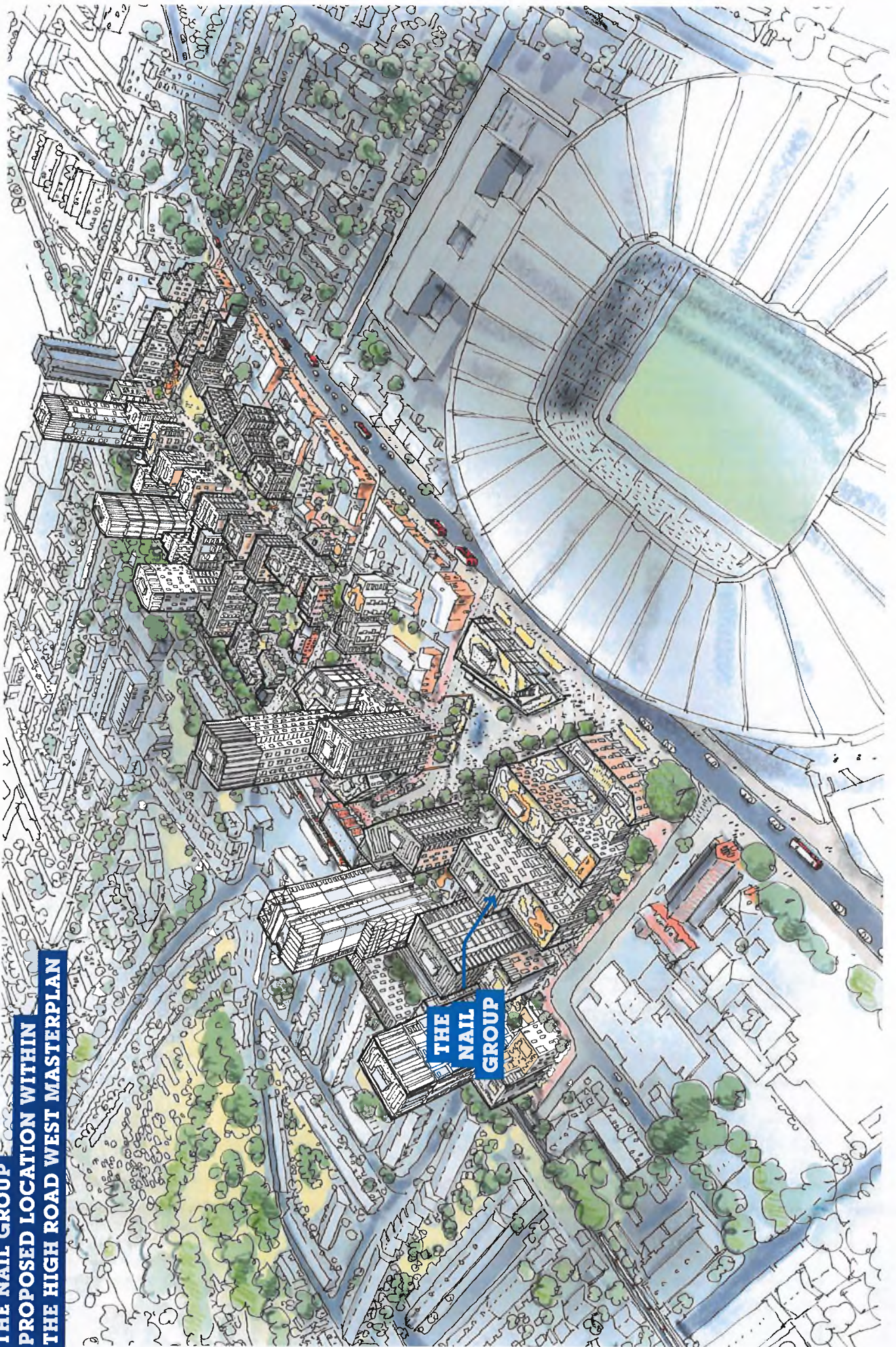
THE NAIL GROUP



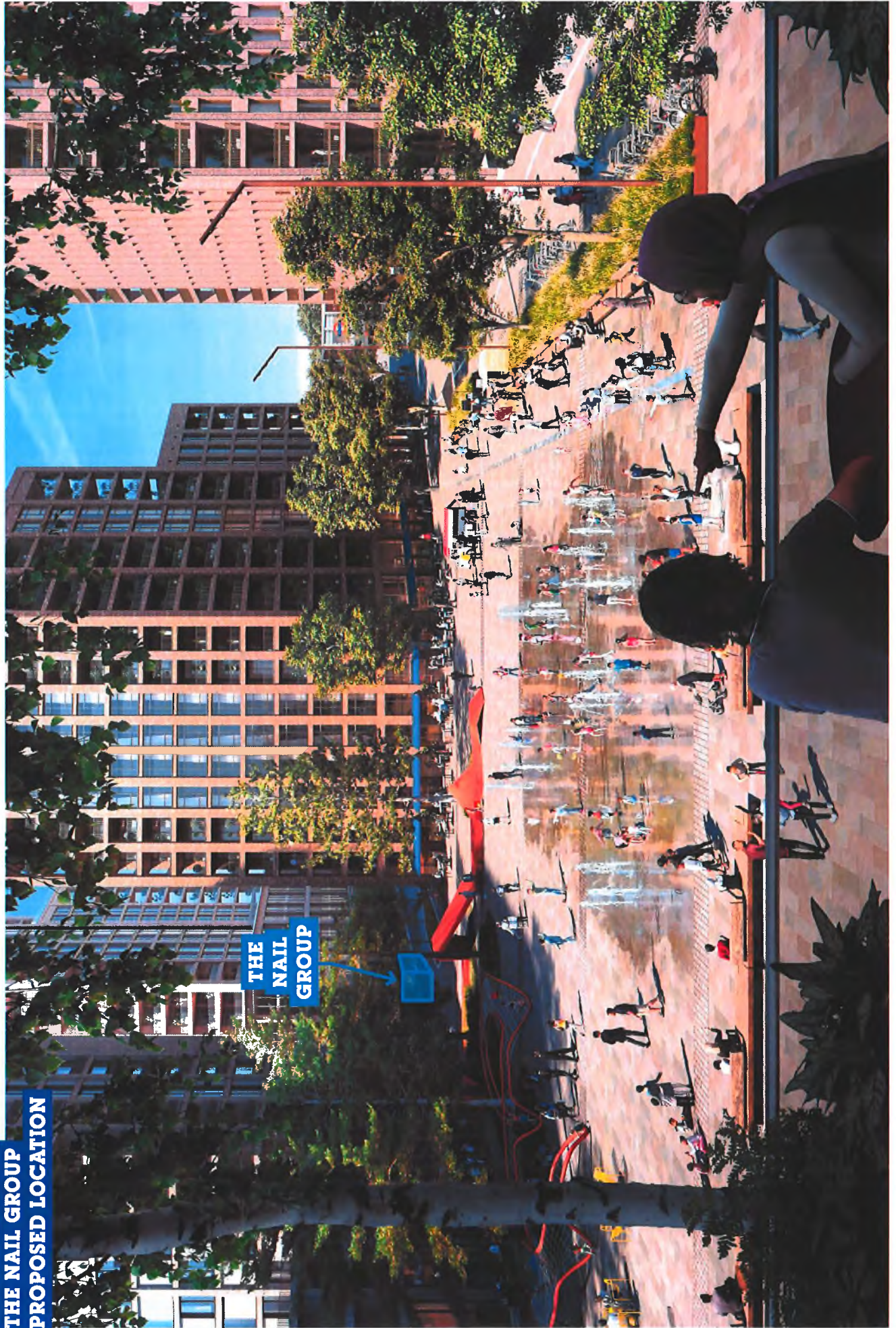
**THE NAIL GROUP
PROPOSED LOCATION WITHIN
THE HIGH ROAD WEST MASTERPLAN**



**THE NAIL GROUP
PROPOSED LOCATION WITHIN
THE HIGH ROAD WEST MASTERPLAN**

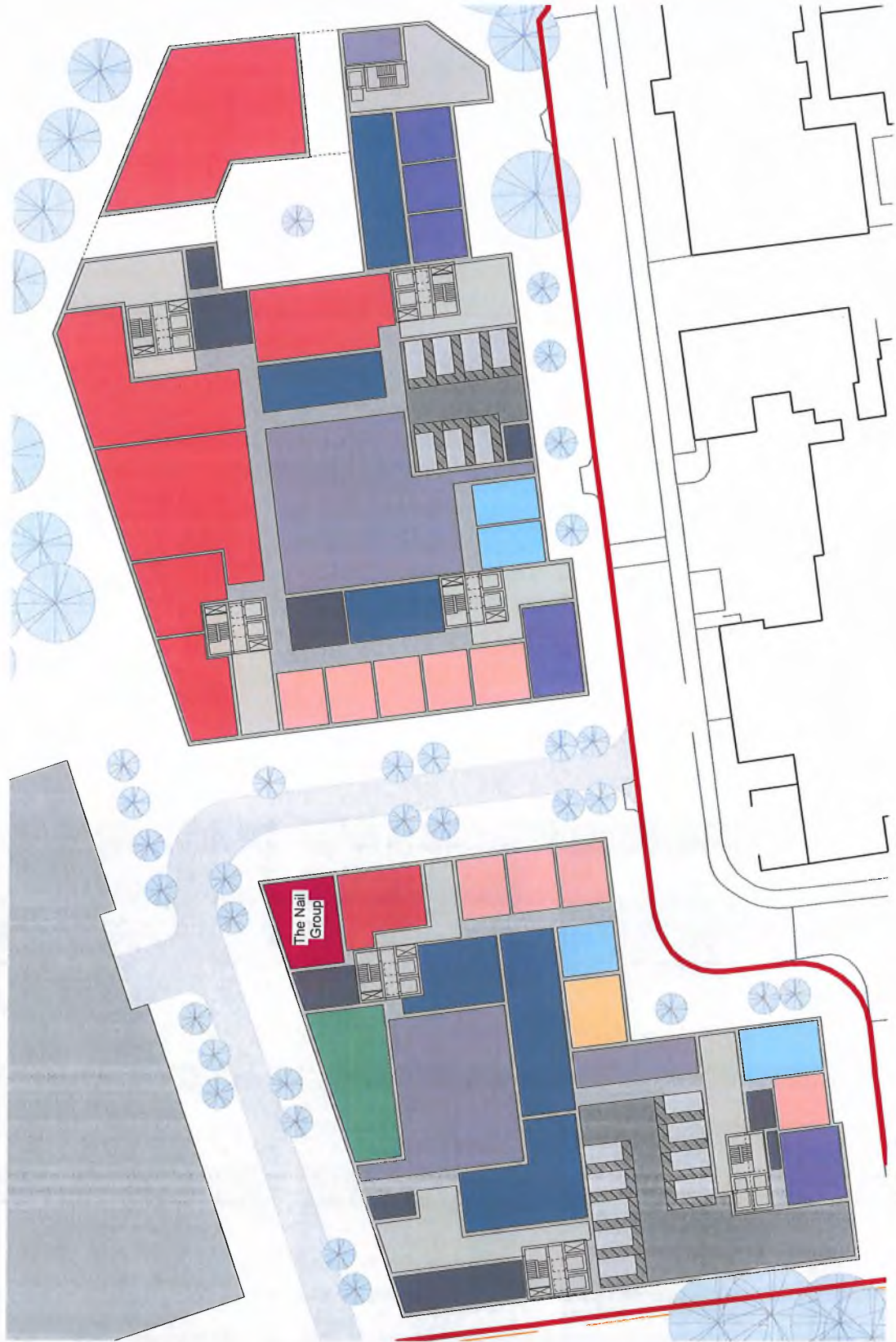


**THE NAIL GROUP
PROPOSED LOCATION**

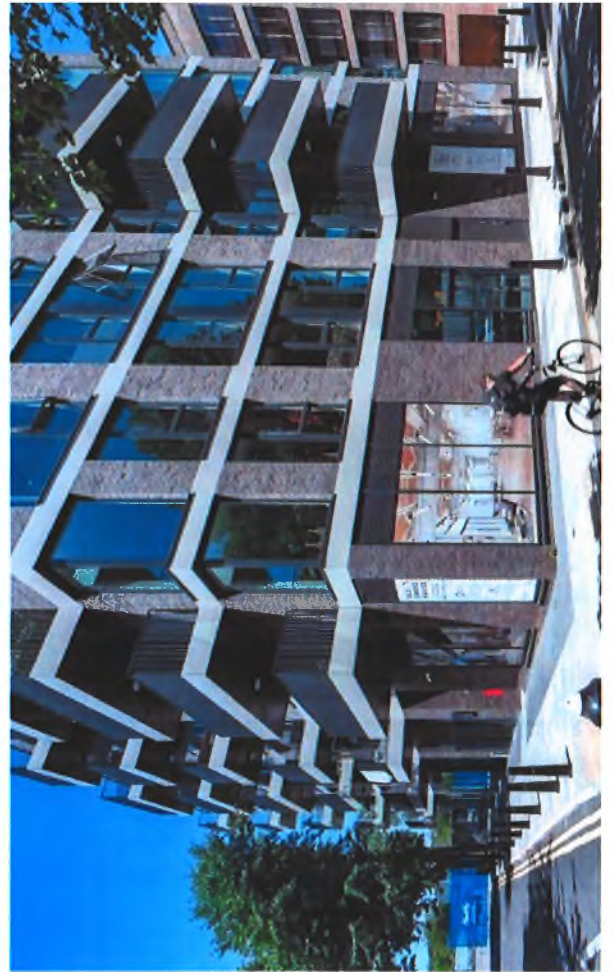


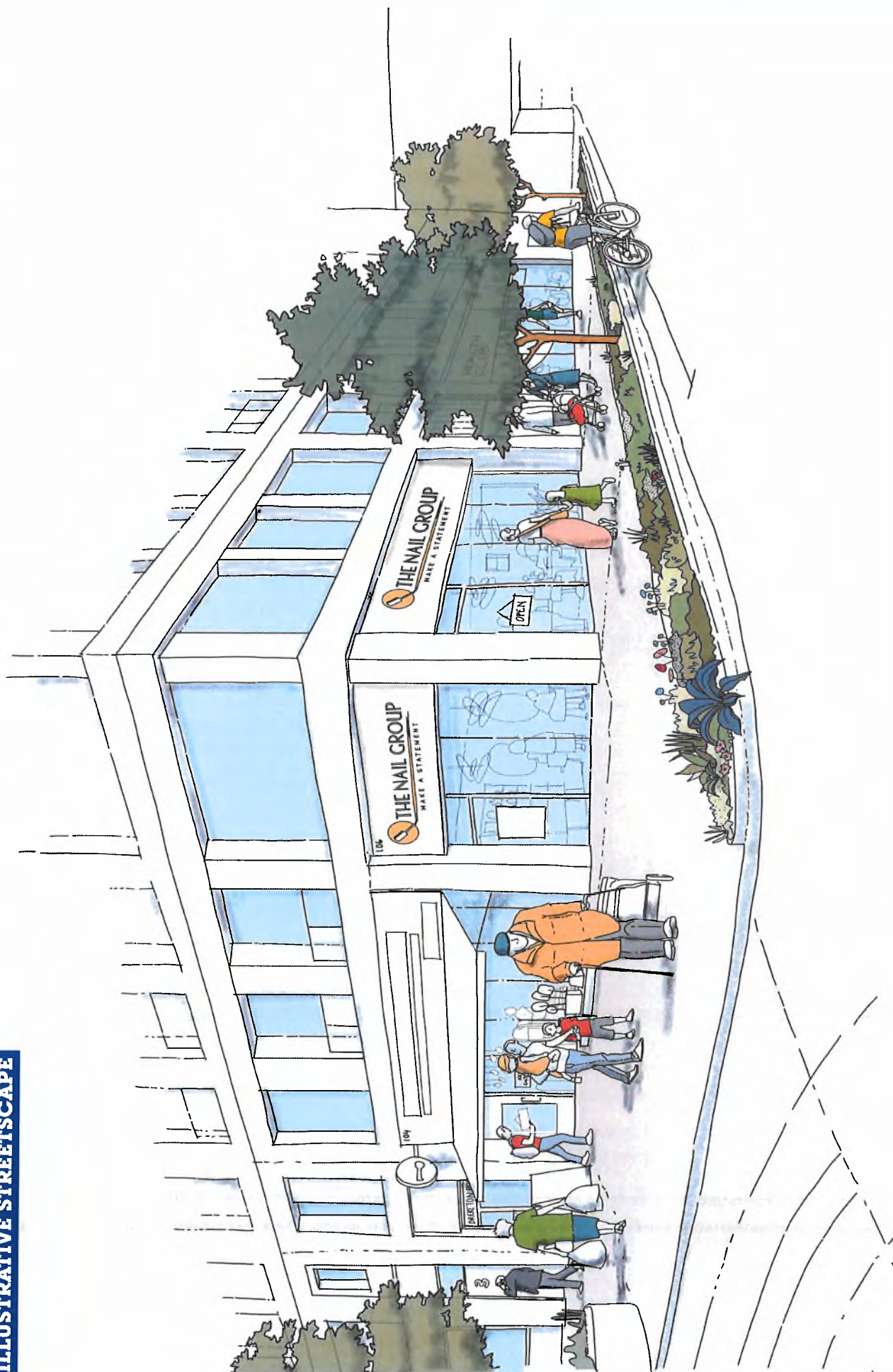
THE NAIL GROUP
RELOCATED TO PLOT B

- | | |
|-------------------|------|
| Relocated Retail | 2B4P |
| Retail | 3B5P |
| Health Centre | 4B6P |
| Workspace | |
| Light Industry | |
| Community | |
| Energy Centre | |
| Bike Store | |
| Residential Lobby | |
| Bin Store | |
| Leisure | |
| Plant/BOH | |
| Car Parking | |
| 1B1P (Studio) | |
| 1B2P | |
| 2B3P | |



THE NAIL GROUP
STREETSCAPE PRECEDENTS





CBRE

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James.franklin@cbre.com

SENT VIA EMAIL
(susan@thenailgroup.co.uk)

14 July 2023

Dear Susan,

RE: THE LONDON BOROUGH OF HARINGEY (HIGH ROAD WEST PHASE A) COMPULSORY PURCHASE ORDER 2023 (THE "ORDER")

I refer to my email dated 9 June 2023 within which I summarised the contents of our meeting on 11 May 2023. This followed my letter sent on 24 April 2023 which sought to respond to the concerns raised in your objection to Order.

Further to my email, please see below responses to a number of the issues raised by you within the meeting as well as suggested heads of terms for an agreement to enable the removal of your objection to the Order.

Notice Period:

As explained in our meeting, if the Order is confirmed the Council may compulsorily acquire your property. In order to exercise the compulsory purchase powers, the Council will have the option of serving on you either a General Vesting Declaration or Notice to Treat. In both cases, the Council cannot acquire your property any sooner than three months from the date of the General Vesting Declaration or the Notice to Treat.

You have stated that you are concerned by the relatively short notice period of three months. This is in the context of time it may take to relocate your business, regardless of whether you choose to relocate the business within the Scheme or elsewhere.

In recognition of your concerns, I can confirm that the Council and Lendlease would be willing to undertake to provide you with a minimum six months' notice.

Not to be acquired before date:

In addition to providing you with an extended notice period and with a view to providing you with additional certainty for the coming years, I can confirm that the Council and Lendlease would be willing to undertake to not obtain vacant possession of your property prior to Q1 2026.

It is hoped that the period between now and Q1 2026, alongside the six month notice period, can be used to enable you to further consider the relocation of your business within the scheme. As you will note, my email of 9 June included a retail relocation pack for the Nail Group, identifying a suitable location within the scheme which Lendlease and the Council are keen to consider further with you.

Compensation:

www.cbre.co.uk

Registered in England No 3536032 Registered office Henrietta House Henrietta Place London W1G 0NB
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In the event vacant possession of your property is obtained via the exercise of the powers within the Order, compensation will be assessed in line with the 'Compensation Code' which is made up from the Land Compensation Act 1973 plus other relevant case law.

I have previously provided you with a link to the government CPO guidance notes.

I note that you have, to date, not sought advice from a surveyor in respect of the compensation you may be entitled to in the event the powers within the Order are exercised. The costs of instructing a surveyor can form part of any compensation claim that may be made in the future.

However, in advance of the Order being confirmed and the powers exercised I can confirm that the Council and Lendlease would be willing to contribute towards you getting independent compensation advice now, up to £1,500 + VAT (if applicable). I would ask that the any surveyor you may instruct to contact me first with an estimate.

Construction Period:

During our meeting you requested further clarity on how the Scheme will be delivered and the potential impact it may have upon your business, particularly in respect of parking, while your business remains located within the current property.

As you are aware, planning permission for the Scheme has been granted.

The planning permission is subject to a number of conditions which are required to be complied with by Lendlease before, during and after construction of the Scheme.

In respect of the construction phase, there are conditions within the planning permission that cover construction logistics and general mitigation for construction works.

Most relevant to your concerns regarding parking are the conditions requiring a Construction Logistics Plan and Demolition/Construction Environmental Management Plan to be complied with by Lendlease during the construction phase.

No development may take place within any phase of the Scheme until Detailed Demolition Logistics Plan (DLP) and / or a Detailed Construction Logistics Plan (CLP) for that phase of the Scheme has been submitted to and approved in writing by the Local Planning Authority. The plan shall conform with Transport for London's Construction Logistics Planning Guidance (2021), and in consultation with the Metropolitan Police.

The purpose of these documents is to ensure that construction activities, so far as is practical, do not adversely impact the amenity of neighboring properties, as well as traffic safety and the environment in the surrounding area.

The planning permission sets out the various issues that the DLP and CLP are required to deal with. In respect of your business and the issues we discussed during our meeting, I note that the DLP and CLP will control:

1. site access and car parking arrangements;
2. routes to/from the development for construction vehicles;
3. timing for deliveries to and removals from the site (to avoid peak times of 07.00 to 9.00 and 16.00 to 18.00 where possible);
4. travel plans for staff/ personnel involved in construction;
5. details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays.

Once the DLP and CLP is approved for the relevant phase a copy can be sent to you for your information.

Under the current phasing plan, the properties at 743-759 High Road are included within 'Phase 5'. Until the date that vacant possession is required of these properties (see the 'not before' date provided further above), there will not be any works as part of the Scheme that would prevent pedestrian access to these business properties from the High Road. There would also not be any works on the land immediately to the rear of these properties (i.e. the land between these properties and Ermine House) until that date.

Parking:

Regarding the parking permits, I understand that you have a single business parking permit for the Tottenham North CPZ. Although you have stated that you currently park within Whitehall Street, I note that your existing permit means you are able to park in the whole of the CPZ in the following bays:

- Business permit holders only bay
- Permit holder bay
- Permit holder shared-use bay (permit holder and pay-by-phone)

A map of the Tottenham CPZ is here: [Tottenham North CPZ map | Haringey Council](#). Images of the parking bay signs are available here: [Parking bay signs | Haringey Council](#)

During our meeting you mentioned that you are keen to get another parking permit. Having spoken to the Council I understand that businesses can have more than one permit but they have to demonstrate why an additional vehicle is essential to the running of the business. The administration of parking permits is undertaken by the Council's parking team on a case by case basis. You should make an application to the Council's relevant team should this be something that you wish to pursue.

Next Steps:

I hope the above provides the comfort and clarification that you requested during our meeting which I would hope will be sufficient for you to remove your objection. If it does then I can arrange for the confirmations regarding the "extended notice period" and "not to be acquired before date" to be formalised. Furthermore, I can confirm that any reasonable legal fees you may incur in relation to the same will be recoverable.

Yours sincerely



James Franklin
Director

From: Franklin, James @ London HH
Sent: 09 August 2023 16:49
To: Susan Nguyen <susan@thenailgroup.co.uk>
Cc: Watson, Nick <Nick.Watson@lendlease.com>; scott.mundy@haringey.gov.uk;
cpo.phasea@highroadwest.london; steven.fraser@lendlease.com; alex.bull@lendlease.com
Subject: The Nail Group - Relocation Pack and meeting summary

Dear Susan,

I hope you are keeping well.

Apologies for the delay in coming back to you. Please see responses to your email below in red.

I think it would be beneficial to have another meeting/teams call to discuss below and whether you are in a position to remove your objection.

We are able to provide an assurance letter confirming:

- Not to be acquired before date (Q1 2026)
- Longer Notice period (6 months)
- Reasonable surveyors fee (subject to cap)
- Reasonable legal fees (subject to cap)

Hopefully this would give you the comfort you are seeking to the extent this would assist in the removal of the objection.

I am on annual leave from 21 August for 2 weeks and therefore limited time before I go away; if you are keen to meet I suggest we get a teams call set up before I go. Alternatively we can have a face to face in September, but that is getting ever closer to the Inquiry so would prefer to do this earlier if possible.

Do let me have some dates (preferably either 14/15/16 August) for a team's call if that works for you.

Kind regards

James

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From: Susan Nguyen <susan@thenailgroup.co.uk>
Sent: 17 July 2023 08:00
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Cc: nick.watson@lendlease.com; Mundy Scott <Scott.Mundy@haringey.gov.uk>;
cpo.phasea@highroadwest.london; steven.fraser@lendlease.com
Subject: Re: The Nail Group - Relocation Pack and meeting summary

External

Dear James,

I appreciate your recent update addressing my primary concerns. Your details concerning moving timelines and notice periods greatly assist our planning.

The proposed location seems promising to explore further. To that end, could you please provide an estimated timeline for confirming this option? The knowledge of our allocated layout, square metres and the accompanying rental rates will significantly contribute to our understanding of our future business model.

- Based on our current Phasing, construction of the block containing your proposed unit for relocation is scheduled to commence in Q3 2025. In order to inform the design brief, we would need some basic inputs (eg the size of unit the Nail Group would be looking for) a year ahead of then so mid-2024.
- Service charge and rental rates would be confirmed closer to practical completion of the scheme. The rent will be 'market rent' however you will benefit from the wider obligations that include a minimum lease term of 5 years and the choice of discounted rent for the first five years, a rent free period, a capital contribution, or any combination of these amounting to an equivalent value. In addition, Lendlease would also consider offering a turnover rent if that is preferred.
- Note the layout will be detailed at a later date when detailed design takes place, however, there will be some flexibility if you have a specific preference / need.

Moving forward, I plan to engage with a surveyor to initiate preliminary discussions. Given the current timelines, I suspect that these conversations will mainly focus on providing general estimates. A more detailed review, reflecting more accurate projections, will likely be necessary closer to 2026 but something I can clear up as I engage with a surveyor .

- I can confirm that using a surveyor is acceptable and reasonable costs will be recoverable. I will need you to ask the surveyor to send through a scope and estimate. At this point in the process, a cap to such costs are required and suggest costs up to £1,500 is reasonable.

I also intend to seek advice from a legal professional to ensure that all potential implications are accounted for. Given that these consultations fall under our existing agreement, could you provide guidance on the necessary procedures to manage the associated costs?

- I can confirm reasonable legal fees incurred with regards to the relocation and compensation will be applicable. If legal costs need to be incurred before the acquisition notice is served then we would need detail of the solicitors instructions and ideally get quotes to show the costs are reasonable. Again this would be subject to an initial cap.

Finally, a persistent issue with the council still remains on the property of the previous salon. Despite its non-functioning facilities and other challenges, there's been minimal communication from the council regarding next steps including when making it clear that the lack of communication or resolution is forcing me to move on and I now wish to vacate the premises. My recent

correspondences with the council suggest a waiting period of roughly two months per response. While I recognise that I am liaising with different departments, I cannot ignore this in the context of wider council relations so it would be crucial that this is closed shortly with adequate compensation. This has been a substantial time and resource investment due to past council [in]actions and I would like to move on and focus on working together addressing the CPO and exploring future partnerships.

- This is noted and I have been told the Council will be responding to you directly on this.

Thank you for your attention to these matters.

Best regards,

On Fri, Jul 14, 2023 at 11:48 AM Franklin, James @ London HH <James.Franklin@cbre.com> wrote:

Dear Susan,

I hope you are keeping well.

As promised, please find attached the letter with a response to the queries that you brought up in the meeting and heads of terms that should bring you some comfort, and if agreeable, will result in removal of your objection.

If you would like to discuss any elements of the letter at all please do let me know and I can get a call or meeting arranged accordingly.

Please do confirm receipt of this letter and that you received the relevant attachments for the relocation pack following my email below (9 June 2023).

I look forward to hearing from you.

Many thanks

James

From: Franklin, James @ London HH
Sent: 11 September 2023 14:47
To: Keith Murray <km@Keithmurrayconsultants.com>
Subject: RE: The Nail Group - 757 High Road N17

Hi Keith,

Thanks for your email which was helpful. Lendlease and the Council are happy to try and enter into a more detailed assurance in order to try and remove the objection. I have broken your request down to the following queries which I have now been through with Lendlease and the relevant response is below.

1. **A unit of circa 200 s/m** – Lendlease is willing to offer a larger space, however it would probable be a cheaper option if the Nail Group took a retail unit with first floor space rather than all at ground. We had suggested this before to Susan and she seemed content with this on the basis the academy/training section of the business could go upstairs.
2. **Regular shaped unit** – We have previously said that it would be a square/rectangular shape, but would be helpful to understand what is meant by “regular”. We may be able to define this as something along the lines of “predominantly rectangular in shape, with a typical width of X and a typical depth of Y” or similar. Would that work for you?
3. **The compensation reimbursement of cost that they will receive;** Any compensation payment will be made in line with the ‘compensation code’. I will leave it to you Keith to advise them on what can be claimed but no doubt hard to provide a number yet.
4. **Firm details of rent** – We cannot categorically confirm this, but can reiterate that it will be ‘market value’, which is currently £20 - £25 p/s/f. Alternatively we could look at turnover based rents in line with the S106 commitments.
5. **Service charge** – The service charge will be reasonable, fair and transparent and therefore we cannot be charging unreasonably for this. As detailed in our note to you on Tryfonos offer, an initial estimate of circa £4.50 p/s/f for the service charge for the retail units.
6. **Rent free period** – the rent free would normally be dealt with at point of agreeing the lease terms. However rent free is certainly available; but dependant on the nature of the other lease negotiations.

Myself and Lendlease would be happy to discuss any of the above further either with you or your client in order to find a solution. Let me have some times that could work for you.

On the area of the unit , they have an open/less secure (but covered) storage space that they filled with stock items at the rear of the property (not really fitted it out apart from some small element of racking). I believe they have included that space in their calculations, whereas the VOA would not normally include. That can be reviewed when we meet to measure in the future.

Many thanks

James

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james.franklin@cbre.com

From: Keith Murray <km@Keithmurrayconsultants.com>

Sent: 05 September 2023 21:07

To: Franklin, James @ London HH <James.Franklin@cbre.com>

Subject: The Nail Group - 757 High Road N17

External

James, when reading this I trust that you have had an enjoyable holiday and got onto all the rides that you wished to! In the interim, I have been engaging with The Nail Group.

As you have probably gathered from your previous discussions with them, they have aspirations to expand the business and I am instructed to ask whether or not a floor area of 200sq m (yes – 200sq m) could be made available to them – and preferably in a regular shape. If so then they can go ahead and plan accordingly but obviously if your client will only provide a lesser floor area then it will be helpful to have an indication of the size that can be made available and, if possible, an indication of the shape of that unit because NG's clear preference is for a regular shaped retail unit rather than an irregular hotch-potch.

NG's desire, which desire is in order that they have sufficient assurance to enable them to withdraw their objection, is to reach a comprehensive agreement which addresses the size/shape of unit that they will get/the compensation reimbursement of cost that they will receive/firm details of rent, service charge, rent free period etc. that they will have to incur. I have already warned them that the latter is likely to be difficult (if not impossible) to fix at this stage and I suspect that their other requirements may also be equally (although perhaps less) difficult but we might at least be able to agree principles if not set sums of money etc.

And incidentally although the VOA believes the floor area of their present unit to be 84.17sq m (see attached) they believe it to be more like 115sq m.

Look forward to hearing from you.

Regards Keith

Keith Murray Consultants Ltd

Please note our new contact details below

The Paddocks, 2 Foxtowns Green, Kirtlington, OX5 3JW

Tel: 020 8421 8424

Mob: 07769 700120

Email: km@keithmurrayconsultants.com

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