

National Planning Casework Unit
5 St Phillips Place
Colmore Row
Birmingham
B3 2PW

Mrs. Florida Sanchez
26 Norden Point
Claremont Road
London
NW2 1TG

27 MAY 2015

25th May 2015

Dear Sir or Madam,

RE: The London Borough of Barnet (Brent Cross Cricklewood) Compulsory Purchase Order (No. 2) 2015

I would like to take this opportunity, on behalf of my family, to object to the proposed Compulsory Purchase Order (CPO) above. I have lived at Norden Point with my husband and daughter for almost 25 years as secure tenants. Although my family and I welcome the regeneration, our objections are with regards to the replacement home and Parking.

We are aware that there are a number of plots of land within the regeneration area that are earmarked for the re-housing of residents. However, we feel that this is the only distinct information that we have been offered so far. Our main concern is the amount of ambiguity with regards to the re-housing. The lack of certainty has put us in a vulnerable position. Currently, my family and I do not know where we will be moving to, the cost of the new accommodation, how much we will be expected to pay in service charges, who the landlord will be, if we will still be able to retain our right to buy with our discount and when we are expected to move out of our current home and into the new home. The CPO under 10.2 refers to a "Resident's Relocation Strategy" which we have not been made privy to. Without these details my family and I feel that we cannot make an informed decision about the future of our housing.

When we are relocated, the new tenancy agreement will change from a secure tenancy. We have been told that it is likely to change to an assured tenancy. We feel anxious knowing that an assured tenancy will not afford us the same rights that we currently have. Particularly, we are concerned that our right to buy along with the discount will be removed. Our other worry as parents is what would happen to our daughter in the event of our death. With an assured tenancy, she would not be protected by the rules on succession. We do not want to lose these rights and would like to take them with us into the next tenancy agreement. We would like assurance that these rights or the equivalent will be considered and if necessary written into the new tenancy agreement.

No distinction has been made about how much the rent is likely to increase to and how much the service charges will be in the new accommodation. We would like to know if there is scope for a service charge guarantee to limit the expense of the service charge.

My daughter, Natalia Loaiza Sanchez is currently renting a garage on the south side of Anderson Court, Whitefield Avenue. The garage offers us a secure parking space during the day and at night and gives us peace of mind. We have concerns about how parking in the area will be affected if the CPO goes ahead. With increased traffic, will residents struggle to access parking?

5.31 of the proposed CPO makes no mention of garages being kept or removed from the Whitefield estate. This is a concern for us as vehicle parking has in the past been an issue. With the increased traffic and increased number of people that are likely to be drawn to the area, what assurances can be given that our vehicles can be kept safe? Will there be secure parking for residents?

Moreover, the garage in question (South side of Anderson Court) is part of phase 1 of the regeneration and the block Norden Point, where phase 2 of the regeneration will begin, we have no idea if the demolition of Anderson Court will progress whilst we are still living in Norden Point. We do not know how long we will be able to use the garage and what will happen when it is demolished. My daughter rents is no longer an option. Consequently, if we are still living in Norden Point whilst there are building works underway on Anderson Court, how will this affect street parking?

I Respectfully ask The Inspector to:

- Ask Barnet council to clarify and make public clear plan for the relocation of the residents of the Whitefield estate and to ensure that they are given the right to buy and to have their rights accumulated, as well as succession rights to extended to their families
- Ask Barnet (or the Landlord) for a service charge guarantee
- Ask Barnet and the developer for consideration of garage parking for residents

I respectfully ask the Inspector to accept my objections.

Yours Faithfully

Mrs. Florida Sanchez