

Mohammed Alam, Shelena Begum & Pavel Alam
40 Norden Point
Claremont Road
London
NW2 1TG

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

27 MAY 2015

22/05/15

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

Dear Sir/Madam

My family and I have lived at the above address for the last 7 years, where we have had the pleasure of settling into a friendly community surrounded by a number of useful local amenities which are being stripped away from us due to the Brent Cross Cricklewood regeneration scheme. Although we are not against the whole regeneration scheme as we do see the benefit of the new 'megacity' however there are a number of grounds that need to be taken into consideration regarding the Compulsory Purchase Offer

I am currently the owner of my property which was purchased on the 16/03/15, due to me being a leaseholders it was required that a form for Terraquest on behalf of Capita was filled out. Both Capita and Terraquest have failed to respond to our application hence leading to the failure of my property being surveyed by a surveyor, so therefore we have not been offered an evaluation on my property. The statement made by Barnet Council under the point of 10.1 on the Compulsory Purchase Order is evidently false as we have been given no details from either parties regarding consultation. To this date, Capita has failed to turn up to any of the organised meeting made on the behalf of Barnet Council. However I am aware that the majority of the leaseholders within the 3 tower block have been offered a price of £225,000 which clearly isn't a market value offer thus going against the statement made on the CPO regarding 10.4 as it states that the 'property interest will be based on open market value'. The price that has been offered to the residents will not be sufficient enough to buy a brand new property, as currently in the area of NW2 you are expected to pay around £350,000 and onwards for a 2 bed property.

There has been a lack of information regarding the replacement home available for leaseholders as London Borough of Barnet states under the CPO, 6.6 that we will be provided a choice about where we will live and the type of accommodation available. This is currently untrue as I have not been contacted by London Borough of Barnet or their agent Capita regarding relocation. At the exhibition mentioned under 10.6 and 10.11 that have been held at locations such as Brent Cross have also failed to give me any information regarding the relocation as information given was solely based on Phase 1 of the regeneration scheme. The representative failed to answer question on the size of the new property let alone where I will be relocated to. No details have been provided as regards to point 10.2 of the CPO as "The Resident's relocation strategy" has not been shared with the residents. Barnet Council has also failed to notify me if I even eligible for shared equity as I solely won't be able to pay for these new property based on the so called 'market price' offered by Capita.

It is clear that there has been a lack of communication from Barnet Council as well as their agent Capita who is yet to get in touch with me.

It is essential that the London Borough of Barnet keeps their promise of 'like for like' where residents are guaranteed similar properties which was stated within the surgeries held by Barnet Council. I am aware that I am guaranteed a new property before the demolition of my home, as the Compulsory Purchase Order states under 10.3. I am seeking a 4 bedroom property which I hope to agree with parties involved at a later stage as my two sons will be aged over 18, requiring their own bedroom whereas my daughter will need her own room at the time of the relocation. Information regarding shared ownership has been limited as it been stated that all leaseholders of the Whitefield Estate are guaranteed a shared ownership, however questions such as being able to buy out the percentage involved in the shared ownership still require to be answered. A vast amount of work has been completed on my property which will need to be compensated in some way due to the thousands of pounds that went into my home that will be demolished in the near future. As a leaseholder I expect to get the exact square footage of my current property within the future property due to being promised like to like for the London Borough of Barnet.

One of the major worries about the scheme of the regeneration is the division that will be caused within my community, which I would want to refrain from. Over the last seven years a number of bonds have been made within the community and it is essential that the community remain together. I happen to live in a prime area which allows me to visit family and friends at ease, however the building that will be taking place over the next 20 years will have great amount of impact on travelling, as it is likely that roads such as Claremont Road will be closed off at one point which will cause problems for me to attend work as well cause attendance issues for my children in school. The relocation of the area will cause havoc within the area as roads will be blocked while restructuring roads as well as cause issues with entering Brent Cross with construction work taking place on the bridge as well as on Brent River.

Not only will this cause havoc for my community but it will have on a negative impact on the environment as the wildlife and green spaces will be effected over the next 20 years. The idea of building a living bridge will have its benefits in the near future, however the building process will cause a massive impact on the wildlife located in the shrubs and tree located at the back of the houses on Whitefield Avenue. It will cut green spaces by a significant amount which have been promised to be kept, however within the Hendon relocation scheme Barnet Council has stripped green spaces which they had promised to keep. I am aware that there will be 12 other bridges built as it states under 5.28 within the CPO, which makes the living bridge insignificant as there is no need to relocate over 180 families for a bridge that will split the community as well as cause harm to the environment. The road works that will be taking place will cause an enormous amount of disruption costing businesses 100s of millions of pounds as well as causing congestion over the next 20 years. The diversion of the River Brent and building of new roads will lead to increased traffic, emissions and noise pollution and safety issues.

Lastly I am aware that the majority of the new properties will be made on Brent Terrace which includes the waste fields located nearby. The creation of properties on the harmful land will cause a number of issues for residents. The land is currently unsafe due to its current usage, which could increase the chances of cancer, decrease child fertility, increase rates of asthma which my son currently suffers from. I am also aware that an incinerator is to be constructed around Staple Corner which will cause a great deal of harm to the environment as it will pollute air and cause harm to the residents. This will evidently lead to a large amount of issues thus suggesting that this needs to be looked into.

I would like to register the following objection regarding the CPO on the Cricklewood Brent Cross regeneration plan based on:

- I object the construction of the Living Bridge as the following 12 bridges mentioned in 5.28 of the CPO, will provide the objective of connecting the north and south of North Circular road. I suggest that the Living Bridge should all together be rejected or relocated.
- I thus reject the demolition of Whitefield Estate as there is no grounds to object a community which consist of 180 families, for a bridge that will cause stress to the community as well as the environment.
- The CPO states under 10.4 that the community has been consulted which is false information as the community is strongly against the relocation as we have not been consulted by any of the parties involved. The lack of information creates grounds for the dismissal of the relocation process as the residents are unaware of what is taking place.
- Barnet Council has put forward a CPO to all residents without even appointing a partner who will be charge of Phase 2 thus not allowing me to able to look at the options regarding the future of my family.
- Lack of information regarding shared equity which hasn't been mentioned by either parties of GL Hearn as well as Capita has put my family through a great deal of stress as the current future is unstable.
- As to this date Capita has failed to send a surveyor to my property, thus causing grounds of objection as there is yet an evaluation that needs to be given to represent the market value as it states under 10.4 within the CPO.
- Barnet Joint Strategic Needs Assessment under point 3.8 of the CPO was not an independent study but it was biased to meet the council's objective of successfully obtaining the CPO as the residents of the Order Land were not consulted or involved.

We Respectfully Ask the Inspector To:

- Ask Barnet Council to live up the original promise to ensure that properties are replaced like for like, as per the promise that was given to all residents.
- Ask Barnet Council to live up to their original promise to ensure that all homeowners would be able to afford another home as per the promise that was given to all residents.
- As Barnet Council to have clear plans derived before going further.
- Ask Barnet council to live up to their promise of acknowledging that all council tenants will be classed as existing.
- Ask Barnet council to acknowledge that the Living Bridge will cause a negative impact on the community as well as on the environment.

Yours faithfully

Mohammed Alam, Shelena Begum & Pavel Alam