

MEETING

POLICY AND RESOURCES COMMITTEE

DATE AND TIME

THURSDAY 1ST SEPTEMBER, 2016

AT 7.00 PM

VENUE

HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ

Supplementary Information

At the above meeting the Committee resolved to request the Interim Chief Executive to provide written answers to the questions contained within Councillor Houston's Members Item relating to the Former Park Keepers Lodge, Victoria Park. Written responses and supplementary information are enclosed.

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Question Number	Category	Raised By	Question	Answer
1			<p>I have some questions relating to the sale and the plans, and am particularly concerned with whether or not the sale and future plans represent value for money for both the Victoria Park Charitable Trust and the council tax payer, and whether the future plans for the Park meet strategic Corporate Plan and Local Development Plan policies:</p> <p>The Lodge was sold for £623,000 - could P&R be provided with whatever valuations the council has for the Lodge?</p>	<p>The Trustees marketed the property in line with the advice contained in the appointed surveyor's report by way of informal tender. The price achieved was the best offer received and the surveyor confirmed that in accepting that offer the Council as Corporate Trustee would be acting in the best interests of the Trust.</p> <p>Attached report from Maunder Taylor dated the 16th March 2015 and sales memorandum accepting purchase offer dated 15th December 2015.</p>
2	Greenspaces		<p>Of the £623,000 purchase price, how much is to be deducted for legal fees, the cost of a Project Manager for the park, and the creation of a car park?</p> <p>Why was the Lodge sold by 'informal tender' and to a cash buyer only?</p>	<p>Green spaces will pay £9345 plus VAT for the agents fees due from the proceeds of sale. The remainder will potentially fund a Project Manager to develop and implement a master plan for the park, which is anticipated to include a children's play area, tennis court refurbishment and a multi-use games area. Further details will be available once the master plan is completed.</p> <p>Legal fees were paid by the Council historically before it was realised that this was a Trust asset. As part of Master Planning exercise we would like to explore the possibility of bringing the existing car park to the side of the bowls green into wider public use.</p> <p>Sale by informal tender was in line with the marketing advice received from the Council's appointed surveyors, Maunder Taylor (MT), pursuant to section 119 (b) of the Charities Act 2011. This was the process that was considered best by Maunder Taylor (MT). In line with</p>

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				normal practice, cash buyers are always preferable as this is less complicated than purchases via funding.
3			Please explain why it was decided to sell the freehold rather than granting a long lease, and why that represented better value for money for the Trust and the Park?-	The Trustees were open to the idea of a disposal by way of long leasehold as well as a disposal of the freehold and instructed MT on the basis of both options. The surveyor in sending the memorandum of sale to the Council's solicitors in December 2015 confirmed that in accepting the offer for the sale by way of freehold disposal at £623,000 the Trustees were acting in the best interests of the Trust.
4			There are covenants and restrictions on the land – please detail what they are and whether they permit it to be developed for housing? If not why was the site sold for that purpose?	<p>There are restrictive covenants subject to which the Lodge was sold. It is not a matter for the Council to establish how far such covenants are subsisting and /or are capable of being enforced. These become matters for any buyer to consider and evaluate. The terms of the restrictive covenant have been provided on a number of previous occasions and are as follows:</p> <p>“No building of any kind shall be erected [on the land conveyed] other than a cottage for the residence of a Park Keeper or gardener, a tool or potting shed, a band stand and a cricket pavilion or other building to be used in connection with the use [of the land] as a recreation ground.”</p> <p>It should be noted that on disposal the land sold was freed from the Trust but not the restrictive covenants which are separate and distinct from the Trust.</p>

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5			In particular please explain why it was decided to sell the freehold to a developer for housing when the 4 November Full Council report states that:-	The Trustees did not sell it for housing or any other specific purpose- the land was simply sold. How the buyer deals with any title issues as far as may be relevant to it is a matter for the buyer. The Property was sold on an unconditional basis and without any on-going obligations as far as any requirement for the buyer to erect or construct anything was concerned. The land was not appropriated to planning prior to sale to facilitate any future possible development uses
6			<p>The building needs an estimated £100,000 expenditure to bring it to decent homes standard which would be required to be able to use it as housing. However, housing accommodation, other than that of a park keeper, is not permitted within the requirements of the Trust and the lodge should not have been used as temporary accommodation in the past.”</p> <p>The Lodge was being used as emergency accommodation for about 20 years - did the Park Charitable Trust benefit from income from the Council for this purpose?</p>	<p>The Trustees accepted that the Lodge had been used in breach of the restrictive covenant. The £100,000 to bring the lodge up to decent homes standard applies even if the Lodge were to be used as a Park Keeper’s or gardener’s residence because these are residential uses.</p> <p>Victoria Park Lodge was indeed used for temporary accommodation for a number of years (certainly since 2002) Prior to the 17th May 2010 any income appears to have been paid to the appropriate Council account and whether this can now be adjusted can be explored. It would follow equally that any expenditure incurred by the Council would need to be treated on a reciprocal basis.</p>
7			The 4 November Full Council report states that consideration was given by Barnet Homes to acquire the land to use for affordable or temporary accommodation,	Bearing in mind the restrictive title covenants for the Council in its capacity as corporate charitable trustee to itself breach them would not have been something that the Council as Trustee could have embraced so the

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			but it was found that paying market value for the land plus refurbishment costs would make this not viable. Did Barnet Homes or the Council give any consideration to acquiring the land and developing it for market sale or private rent? If that is a viable proposition for a small developer, why wouldn't it be for Barnet Homes or a Council Wholly Owned Company?-	options in terms of housing development for the Council as Corporate Trustee were extremely limited. The terms of the 2014 decision recite that the Trustees could not have used it for housing other than as a residence for a park keeper or gardener.
8			At the 4th Nov 2014 Council meeting £100,000 was stated to be necessary to bring The Lodge to 'decent homes standard'. Please provide the evidence on which this claim was based, and a copy of the report in which it was made	The original report is not available but based on a recent estimate the refurbishment costs have been calculated at circa £96.5k.
9	Planning		The planning application for the flats seems to be incomplete - pre-application advice for example has not been provided - was there any and what was it	Pre-application advice was sought from the Council (in its capacity as planning authority) in respect of the redevelopment of the site for the purposes of residential. The case officer met with the architects at the Lodge in late February. The plans were basic with floor plans only showing a building of five storeys with ground floor parking. The case officer provided negative advice against this scheme but did suggest that development of some type may be acceptable. However this should be subject to further detail and discussion. The application form indicated that pre-app advice had been provided but the applicant chose not to indicate the advice that was given within the application form. This is not a mandatory requirement and an application is not invalid without it. The Council can ask for it, but cannot demand that it be

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				provided and it cannot be used as a means to refuse the application.
10			Please confirm why the decision to sell was made by councillors at a Full Council meeting, rather than by a separate body of trustees? The 4 November Full Council report mentions that this could not be delegated to a council committee – please elaborate further.	The decision to sell was made correctly. On the 4 th November the full Council sat – all its members are trustees- in its capacity as corporate trustee not as the Council. A Committee not being comprised of all its members could not have made the initial decision.
11			Why were the many objections raised by residents to the sale not appended to nor mentioned in the Full Council report recommending that the site was sold? Were the Trustees required to consider that information before agreeing to sell the site?	<p>The Trustees in full Council did not advertise its intention to dispose of the Lodge until February 2015 so no objections would have been submitted at November 2014. The Council as corporate trustee was aware of the requirement to advertise and to consider any representations arising from that. The Council as it is lawfully entitled to do as a Corporate Trustee in accordance with the decision taken at full Council delegated certain aspects to the Chief Operating Officer as set out at recommendations 4 and 5 of the 4th November 2014 Report. That included to take all steps necessary to secure the sale of either the freehold or by way of long leasehold of the Lodge in accordance with the Charity Commission's requirements.</p> <p>The Trustees sought advice on an on-going basis from the Charity Commission to ensure that all correct procedures were adhered to.</p> <p>The Charities Act sections 117-121 applied to this sale.</p>

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				<p>This required given the charitable trusts under which this land was held that the Council as Trustee had to have regard to the requirements of not only s 119, but over and above this, the requirements of s 121 which given that the land was designated land , i.e. to be held for stipulated purposes, in this case to be held by the Trustees as recreation ground for the inhabitants and residents of Finchley, specifically that the proposed disposal be advertised by way of public notice, and that this notice should specify that representations had to be made within the time specified in the notice, being not less than 1 month. Section 121 (2) was fully complied with.</p> <p>The express consent by way of Order from the Charity Commission was not required as the area of the Lodge intended to be disposed of relative to the remainder of Victoria Park was considered by the Charity Commission to be too small to have any adverse effect on the continuation of the Trust vis a vis the remainder of the Property so the Commission dispensed with any requirement for the Council as Trustee to obtain an Order. The Lodge in accordance with the Charity Commission advice was therefore sold in reliance of the powers which were available to the Council as Trustee pursuant to section 6 of the Trustees of Land Act 1996.</p> <p>The Summary DPR of the 14th August 2015 provided the final authorisation for the sale. It referred to the various objections that had been received, and recited the authority pursuant to which the Chief Operating Officer was tasked to consider them being the Council decision of 4th November 2014.</p>

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				<p>Corporate Trustees are fully able to delegate aspects of transactions in accordance with the delegated authority given by the Trustees. The Council acting as Council or via the relevant committee often does this as part of the way it transacts and conducts its activities and business and its normal commercial operation.</p> <p>As there are no Memorandum or Articles of Association for the Council save for its Constitution the Trustees reverted to normal business practice under the Constitution in delegating to the Chief Operating Officer (“COO”).</p> <p>However, as mentioned above, the requirements of the Charities Act s 121 (2) required that the representations made following from any advertisement process were considered. This in line with the 2014 Trustee decision (recommendation 4), fell to the COO to evaluate.</p>
12	Planning		How many residents were formally consulted on these plans and involved in discussions on the plans before the application was submitted?	As the pre-application services are a confidential exchange of information between the Council and the developer, we do not consult with neighbours. However, developers are encouraged to share information with neighbours and interested parties prior to submitting a planning application. The Council as planning authority advised that they should consult widely given that development around, near or in a park can suffer from a lack of support. It transpires that consultation was carried out with the Etchingham Friends.

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13			What is the precise role of the Etchingam Friends in the sale of the Lodge and planning application, when were they first involved and why?	This is unknown. Although there has been some supporters to the application, none of this has come specifically from this group. Their involvement in the sale of the Lodge is unknown to the Trustees or the Council. They have not been in contact with the planning department with respect to the application. However, this group exists somehow and it is this group that the applicants have sought to consult, choosing them as being representative of the community as a whole.
14	Planning		Please confirm whether the same officers who have given the pre-application advice, overseen the consultation and worked with the applicant on the application will also be making the recommendations on the application to the Planning Committee? Please advise if this is the normal process for planning applications and whether there is any oversight in the normal planning process by a supervisor/manager to ensure transparency and probity?	The same officer has been involved in pre-application and the application stage (including the consultation phase and the consideration of comments received during this consultation phase). A manager/team leader authorised the release of the pre-application advice and will do the same for the recommendation in accordance with the constitution and the scheme of delegation. This is normal for the purposes of business continuity and development process certainty.
15			What due diligence has been undertaken in relation to the application/applicants to ascertain if they are appropriate people to carry out this development?	This is not a matter for the Council as seller. As stated before there is no requirement in the Contract to obligate the buyer to erect or construct any development and it would if planning permission for the requisite development were granted, also be a matter for the landowner if it wished to implement any planning permission granted or choose to let it lapse.

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				None is required in respect of planning. Planning relates to the use of land and the development of it or on it in accordance with the national, regional and local policy framework and the material considerations that may exist for a site or a scheme.
16	Planning		Why were all "supporting' comments in regard to the planning application anonymised, while all objections were published with full details of names and addresses, until complaints were made to the Chief Executive?	This was a fault in the system settings following an upgrade to the database. This has now been fixed.
17	Planning		Please confirm that the names and addresses of those leaving comments about the application online – whether in support or against– will be published ?	These have been published.
18	Planning		Please advise why local councillors for the ward have not been fully consulted on discussions relating to future plans for the park?	<p>The Master Plan has not yet been developed. However it will be developed with local residents and stakeholders and will be put out for a full public consultation and developed using the response received.</p> <p>There has been an informal meeting held with members of the Etchingam Friends, as they raised a concern about how the funding would be spent, and the meeting was to delay their fears. No decisions were taken and all that was discussed was what could be done in the park with the monies received. We agreed that a Master Plan was the route forward and it should follow the following</p>

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				<p>process;</p> <ul style="list-style-type: none"> • To design a high level master plan concept with key stakeholders • Consult on the high level master plan with residents and the wider public • To utilise the consultation responses to design a more detailed master plan identifying key work streams • Consult on the revised master plan and how we plan to prioritise what we will deliver with the available funding and what will need further funding (if any). • Some of the work streams may need specific consultations to inform their final design (playground for example). • Finally deliver the work streams in a priority order.
19	Planning		For future consultation with local residents and users of the park can the council confirm what arrangements will be put in place and how will a more representative range of local residents, and ward councillors, be involved?	The comments received about the range of consultation have been taken on board and we will engage with local ward Councillors and local residents about the future park proposals. Where development might materially affect the way that this park is enjoyed, it is recommended that the scale of neighbour consultation is widened. Additional site notices can be erected. This decision should be taken pragmatically in connection with development that might have an impact. Development not requiring planning permission (including permitted development carried out by a local authority) or minor developments such as maintenance, landscaping or the erection of minor structures ancillary to the use of the park may not be suitable for this extensive consultation exercises.
20	Planning			

Question Number	Category	Raised By	Question	Answer
21	Planning		Public concerns have been expressed about plans for car parking at the park. Can P&R be provided with details of any plans for car parking within or on the boundary of the park?	Much of the footprint is occupied by the building. The rest of the site is either access space, access to the car lift, car parking or amenity space. The main parking area is at basement. I have attached a layout plan.
22	Planning		Please advise what corporate or planning policies are either met or contravened by cementing over part of the Park and erecting a car park?	Given the cessation of the use of the building to accommodate a park keeper and the subsequent use of the site to accommodate homeless people, the site is no longer attached to the park. As such, no loss of open space or parkland would occur. If development occurred outside of the boundary, there would be a loss of park land which would be a departure from the Local Plan and would require consultation with the National Planning Casework Centre. It would have to be advertised as a departure from the Local Plan too.

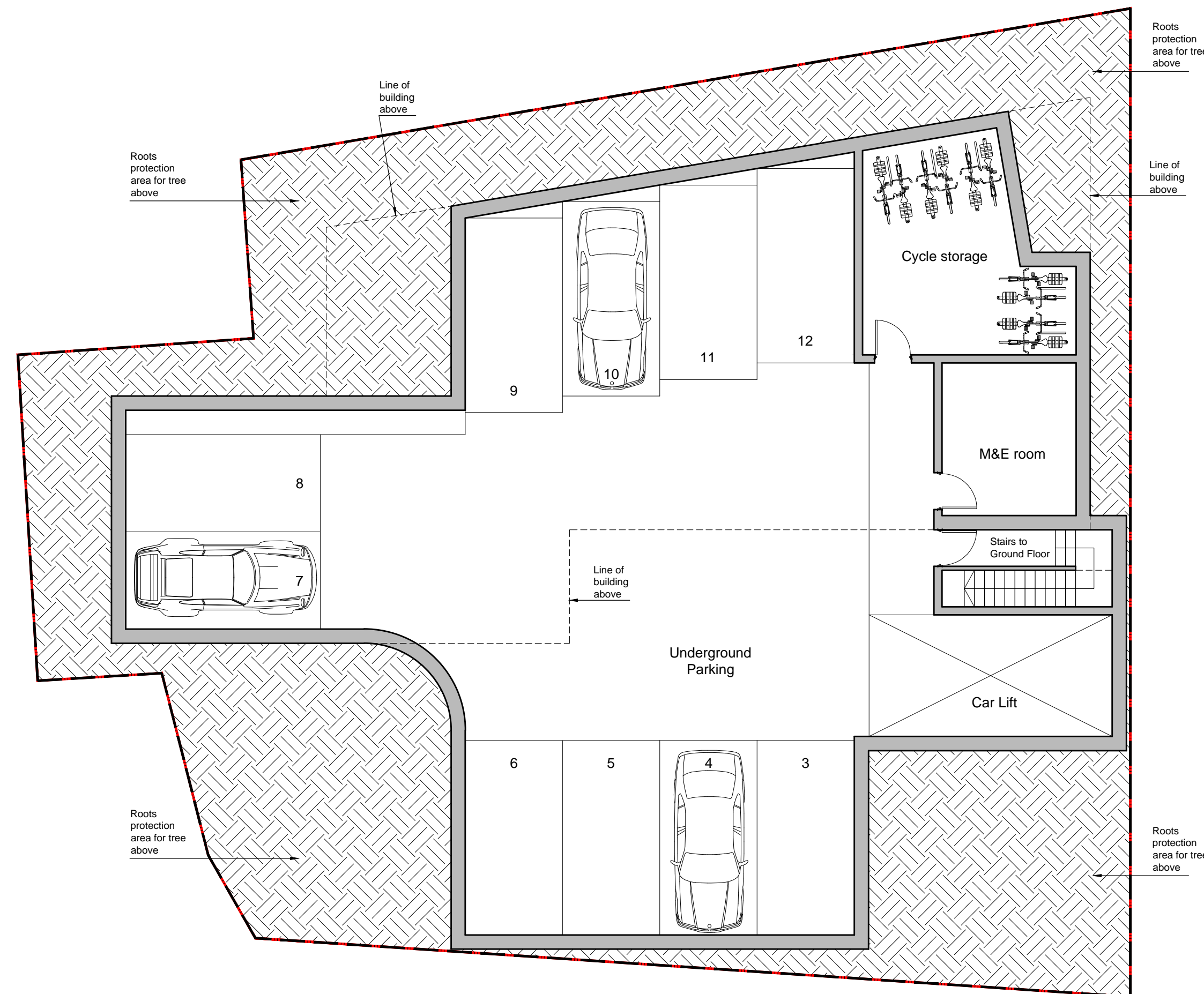
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PLANNING STATEMENT:

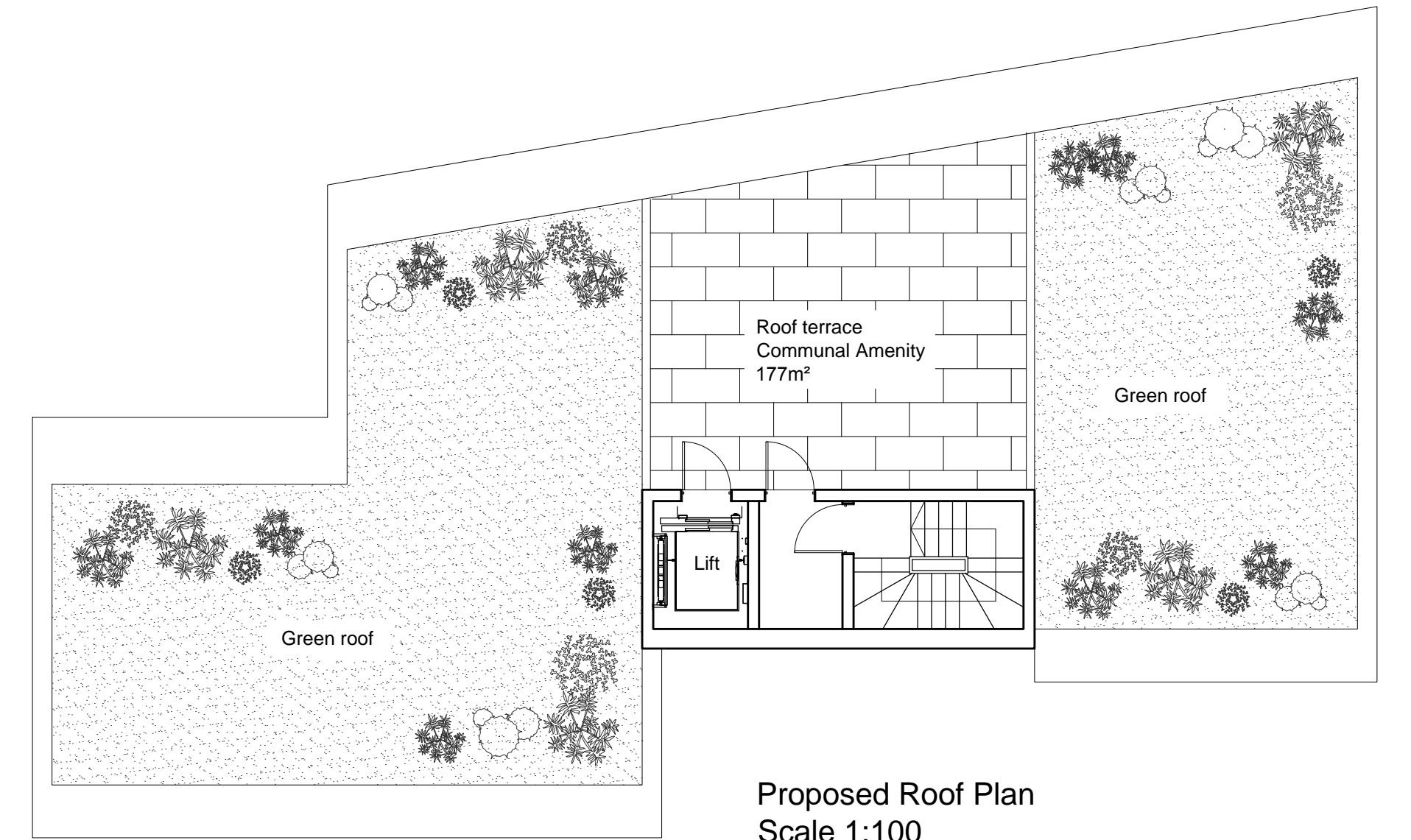
- Floor areas of each unit - See proposed plans and table below
- Room sizes - See proposed plans
- Parking facilities - 12no. car parking spaces (incl. 1no. disabled car park - No.2) - See proposed ground floor
- Amenity areas - See table below
- Refuse / recycling facilities - See proposed ground floor

Flat No.	No. of bedrooms / persons	Habitable rooms over / under 20m ²	Amenity required	Terrace / Winter Garden area	Min. London Plan 2011 flat area	Actual flat area
F1	2b3p	1 / 2	20m ²	23.8m ²	61m ²	61m ²
F2	1b2p	1 / 1	15m ²	33.3m ²	50m ²	50m ²
F3	2b3p	1 / 2	20m ²	24.7m ²	61m ²	61.0m ²
F4	2b3p	1 / 2	20m ²	3.4m ²	61m ²	61m ²
F5	1b2p	1 / 1	15m ²	3.9m ²	50m ²	50.5m ²
F6	1b2p	1 / 2	20m ²	3.7m ²	61m ²	61m ²
F7	3b5p	1 / 3	25m ²	7.5m ²	86m ²	87m ²
F8	3b5p	1 / 3	25m ²	3.9m ²	86m ²	86m ²

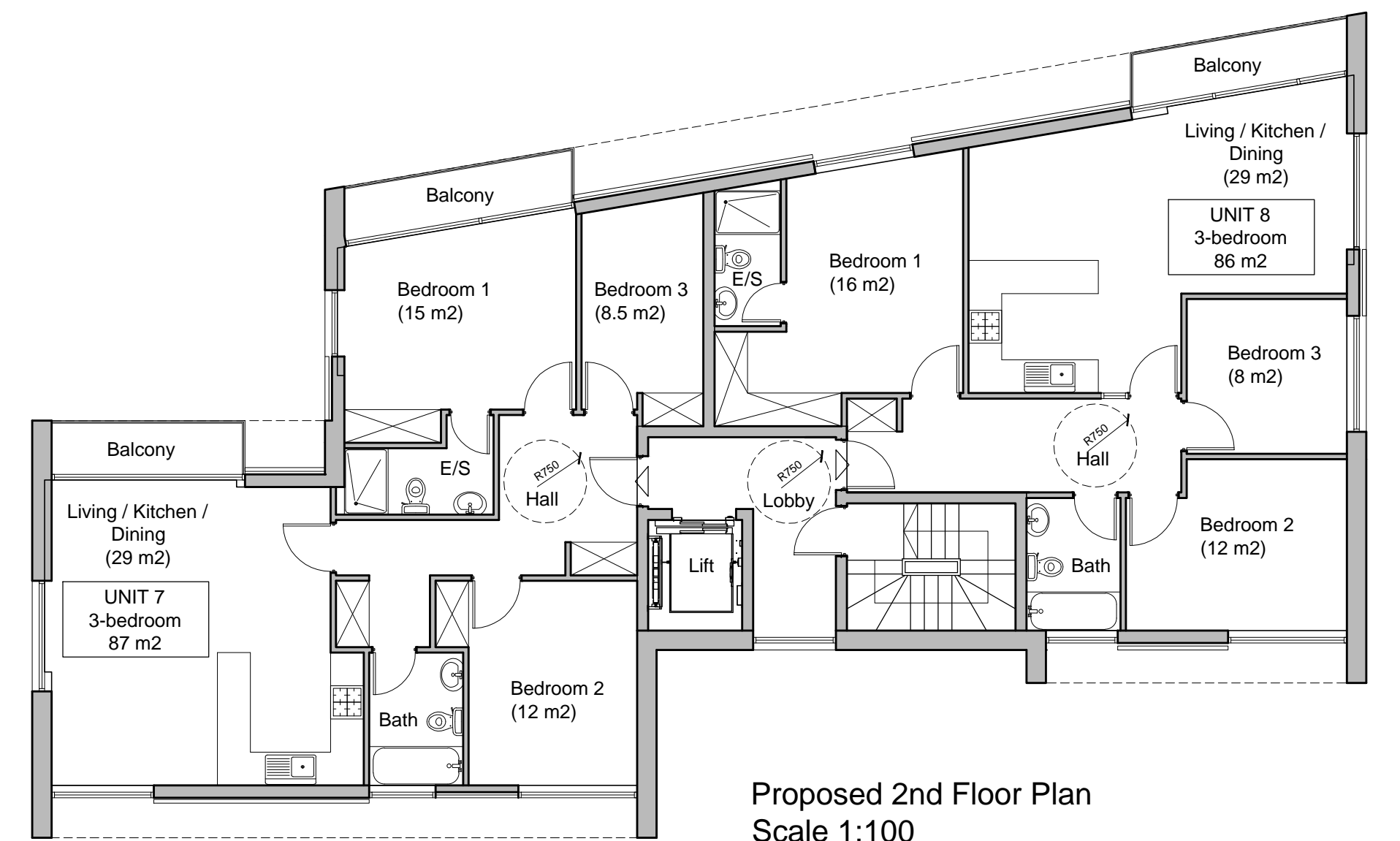
Total required amenity:	160m ²
Communal amenity (Roof garden):	177m ²
Total private amenity:	104.2m ²
Total amenity:	281.2m ²



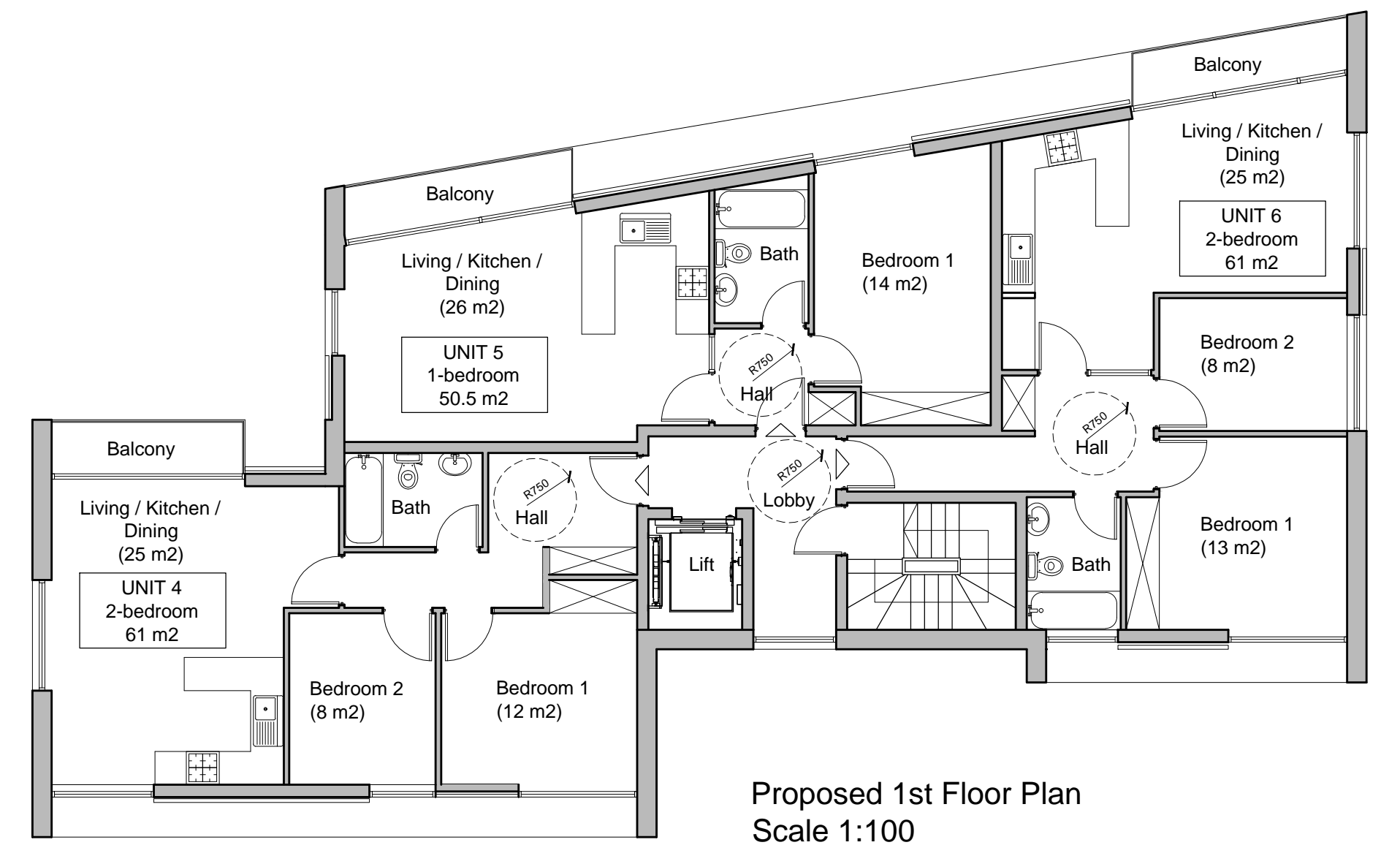
Proposed Basement Plan
Scale 1:100



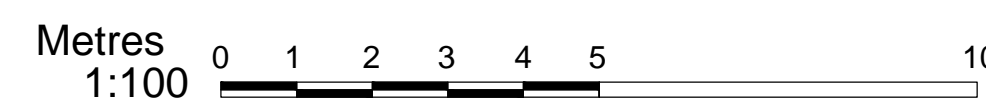
Proposed Roof Plan
Scale 1:100



Proposed 2nd Floor Plan
Scale 1:100



Proposed 1st Floor Plan
Scale 1:100



General Notes

Local authorities (Planning Group or Building Control) might request for additional items / information to be added / revised.

Contractor, sub-contractor or supplier is to report any errors, omission or discrepancies on the drawings, and shall not vary any work shown on the drawings without obtaining prior approval from the architect. Contractor, sub-contractor or supplier is responsible for requesting any additional information from the architect for the correct execution of the works.

Contractor, sub-contractor or supplier shall supply to the architect all shop drawings, illustrations, specifications, etc. of all specialist work to be incorporated into the main contract works, and shall immediately inform the architect if any work shown on this drawing is not in accordance with the relevant codes of practice recognised as good practice throughout the industry or if it does not comply with the relevant local authority bye-laws or building regulations.

Contractor to verify all dimensions on site before commencing any work on site or preparing any shop drawings. Figured dimensions to take precedence over scaled dimensions.

Contractor, sub-contractor or supplier shall immediately advise the architect / quantity surveyor of the effect upon programme and cost of any alterations to the proposed works shown on this drawing.

All materials, components and workmanship to comply with the relevant British Standards, Codes of Practice and appropriate manufacturers' recommendations that from time to time shall apply.

This drawing supersedes all previous issues of the same drawing number with earlier revisions.

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Additional Notes

REV	DATE	INITIALS	REVISION

PROJECT	New-built block of 8no. flats The Lodge, Victoria Park, Long Lane London, N3 2PY
CLIENT	The Lodge Victoria Park Ltd

ZONE	A	DISCIPLINE	ARCHITECTURE	STATUS	PLANNING
LEVEL	A	DRAWING NUMBER	LL-PP1-05	REVISION	
PAPER SIZE	A1 SHEET				
DRAWING TITLE	Proposed Basement and Upper Floors Plans				
SCALE	1:100	DATE	08/07/2016	DRAWN	MS
		CHECKED	YS		

TAL ARC LTD.
ARCHITECTURE | DESIGN

2A CRESCENT ROAD
LONDON N3 1HP, U.K.
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PROJECT TITLE The Lodge, Victoria Park, Long Lane

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MAUNDER TAYLOR

Chartered Surveyors • Estate Agents • Managing Agents

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Fax: 020 8446 7086

Direct Tel 020 8492 5507

Email: brmt@maundertaylor.co.uk

The Victoria Park Trust
c/o Property Services and Valuation
The London Borough of Barnet
North London Business Park
Oakleigh Road South
London N11 1NP

BRMT/BHC
16 March 2015

RECEIVED
16 MAR 2015

Dear Sirs,

Re: Former Park Keeper's Lodge, Victoria Park, Long Lane, London N3 2PY

I confirm your instructions to prepare a report pursuant to S.119 of the Charities Act 2011 following the marketing of the above property for sale.

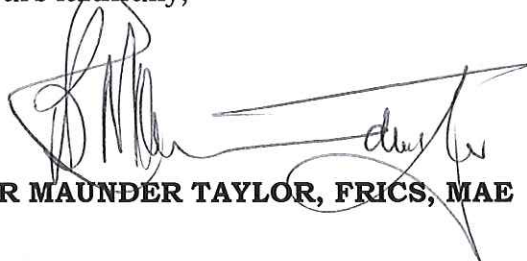
Pursuant to S.119 (1) (a), I confirm that I am a Fellow of the Royal Institution of Chartered Surveyors and I act exclusively for the Charity in regard to this matter.

Pursuant to S.119 (1) (b), I confirm that the property has been advertised on our Internet web pages, the portals of Rightmove and Zoopla, together with two advertisements in the local *Times* Group newspaper. A For Sale board was also erected for the duration of the marketing.

Pursuant to S.119 (1) (c), I confirm that over 50 parties viewed the property and that 14 offers have been received (copies attached). The offers varied from £255,000 from William Pears Group up to £623,000 from Nathan Gruber. Mr Gruber's offer is stated to be a cash purchase, unconditional and with an immediate exchange of contracts available.

I have no hesitation in recommending to the Trustees Mr Gruber's offer of £623,000 for acceptance and am of the view that the Trustees will have acted in the best interests of the Charity should they proceed with that offer.

Yours faithfully,



B R MAUNDER TAYLOR, FRICS, MAE

www.maudertaylor.co.uk

B R Maunder Taylor FRICS, MAE • N B Maunder Taylor BSc (Hons), MRICS
M H Maunder Taylor MSc, MIRPM, AssocRICS

Associates: S E Maunder Taylor MIRPM • B A Ewen MNAEA • J D Mellor DipSurv Pract
Consultant: C Maunder Taylor FRICS, FICPD



FOR SALE by way of INFORMAL TENDER on behalf of TRUSTEES

Unless Sold Prior – Terms Overleaf

A UNIQUE OPPORTUNITY TO ACQUIRE A DETACHED TWO BEDROOM PARK SIDE COTTAGE



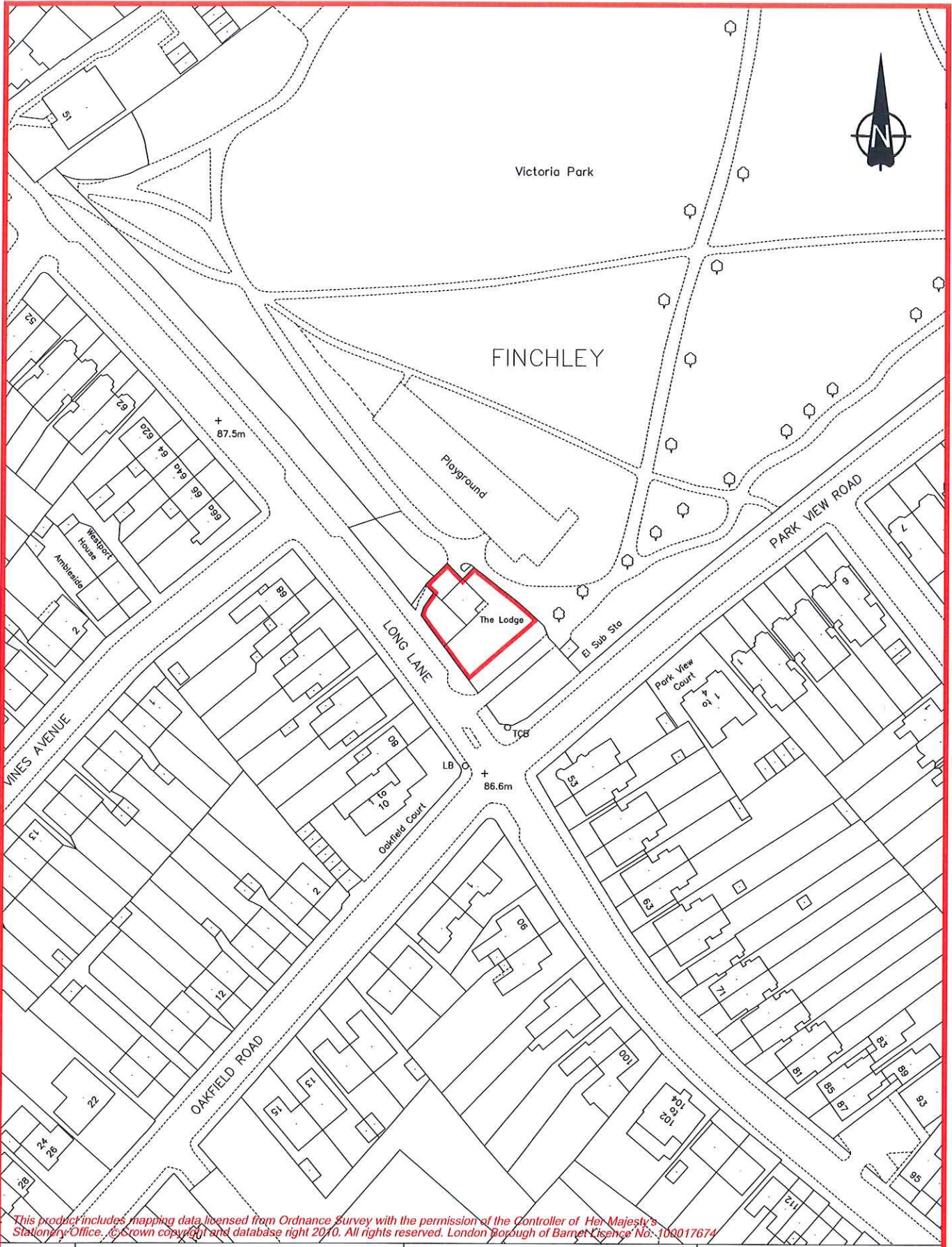
THE LODGE, VICTORIA PARK, LONG LANE, FINCHLEY CENTRAL, N3 2PY

CASH BUYERS ONLY – A rare opportunity to acquire an attractive yet somewhat neglected detached cottage on the fringes of the delightful Victoria Park (formerly the park keeper's lodge). The property requires considerable refurbishment but offers the new owner the framework to create a truly unique home in an attractive setting.

Nestled in its own gardens, we consider there is able space to extend, subject of course, to Local Authority planning consent. Please note, no unaccompanied viewings, the premises are subject to security patrols – call for details of allotted viewing times. The premises are currently boarded up and therefore lack natural light so you may wish to bring your own torch and wear suitable footwear.

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.






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Initiated by A.S.	SCHEME: VICTORIA PARK LODGE	Craig Cooper, Commercial Director.	
Drawn by K.E.B.	LONG LANE, FINCHLEY, N3 2PY		
Checked by A.S.	TITLE: PROPOSED DISPOSAL	London Borough of Barnet, North London Business Park, Oakleigh Road South, New Southgate, London, N11 1NP. Tel. 020 8359 2000	DRAWING No.
Date 21/06/10	Scales 1:1250		24158

MAUNDER TAYLOR

Chartered Surveyors • Estate Agents • Managing Agents

1320 High Road, London N20 9HP T: 020 8446 0011 Also at Potters Bar



RESIDENTIAL
TOTTERIDGE
Coming on soon, a three bedroom semi detached chalet for refurbishment
£625,000 Freehold




RESIDENTIAL
WHESTONE
Ground floor two bedroom retirement flat, convenient location
£237,500 Leasehold




RESIDENTIAL
SOUTHGATE
Vastly extended, four double bedroom, 3 bathroom, 3 reception house
£675,000 Freehold




RESIDENTIAL
WHESTONE
Coming on soon, three bedroom semi offered chain free
EPOA Freehold



COMMERCIAL
FINCHLEY CENTRAL
Smart former A2 unit in a visible High Road location, approx 811 sq ft
TO RENT £22,500 PAX



COMMERCIAL
NORTH FINCHLEY
Self contained office building (business not affected - relocating)
FOR SALE by INFORMAL TENDER



COMMERCIAL
POTTERS BAR
Self contained office, minutes from station, approx 650 sq ft
TO RENT £1,000 PCM



COMMERCIAL
POTTERS BAR
Serviced office, ideal for 2 persons, approx 209 sq ft, lift
TO RENT £460 PCM INC



FINCHLEY CENTRAL

Cash buyers only, a rare opportunity to acquire a detached former park keepers lodge requiring complete refurbishment.

For sale by informal tender

CALL FOR FURTHER DETAILS

REFURBISHMENT/POTENTIAL REDEVELOPMENT OPPORTUNITY STPP



020 8446 0011

For all residential and commercial listings visit our web site
www.maudertaylor.co.uk

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RESIDENTIAL

FORTIS GREEN
Coming soon, a newly constructed top floor one bedroom apartment
CALL FOR FURTHER DETAILS



RESIDENTIAL

NORTH FINCHLEY
Detached four bedroom house including loft conversion
£700,000 Freehold



RESIDENTIAL

WHETSTONE
Much improved five bed character semi in a High Road location
OIRO £850,000 Freehold



RESIDENTIAL

OAKLEIGH PARK
Capacious detached six/seven bedroom residence
£2,250,000 Freehold



COMMERCIAL

HIGH BARNET
Ground and first floor self contained offices with useful basement, street door entrance
RENT £15,000 PAX



COMMERCIAL

POTTERS BAR
Self contained office building on two floors, parking for 4 cars, close station
RENT Comm £17,500 PAX + VAT



COMMERCIAL

NEW BARNET
Ground floor self contained office suite with own entrance, easy reach of station
RENT £11,820 PAX



COMMERCIAL

HIGH BARNET
Rarely available office/workshop unit (not suitable for the motor trade)
RENT £10,000 PAX



FINCHLEY CENTRAL

Cash buyers only, a rare opportunity to acquire a detached former park keepers lodge requiring complete refurbishment.

For sale by informal tender

CALL FOR FURTHER DETAILS

REFURBISHMENT/POTENTIAL REDEVELOPMENT OPPORTUNITY STPP



020 8446 0011

For all residential and commercial listings visit our web site
www.maunder-taylor.co.uk

From: R.albani
Sent: 23 January 2015 19:28
To: Ben Ewen
Cc: Rania Majeed
Subject: RE: Placing of bid offer - The Lodge, Long Lane

Dear Ben,

I'd like to change my current bid of £450,000 to £500,000 for the below property.

Best,

Rania Majeed

Sent from Samsung Mobile

From: O'Brien Ingrid (THE WHITTINGTON HOSPITAL NHS TRUST)
Sent: 19 February 2015 11:35
To: Ben Ewen
Subject: re: offer on 2 bedroom detached house for sale, long lane, N3

Morning
My name is Ingrid O'Brien
Address: 6a crescent road
Finchley
N3 1hp
Contact number: 07954218286
Offer: £400,000

Regards
Ingrid

From: Ben Ewen [bewen@maundertaylor.co.uk]
Sent: 19 February 2015 15:15
To: O'Brien Ingrid (THE WHITTINGTON HOSPITAL NHS TRUST)
Subject: RE: offer on 2 bedroom detached house for sale, long lane, N3

Ingrid, offer received with thanks.

It will be held on file until tender day (26th Feb)– in the meantime please confirm how you will finance the purchase if your offer is accepted.

Is the purchase for a home, investment, or re-development?

Regards

Ben Ewen
MNAEA
Associate

Maunder Taylor
020 8446 0011

From: O'Brien Ingrid (THE WHITTINGTON HOSPITAL NHS TRUST)
Sent: 19 February 2015 15:32
To: Ben Ewen
Subject: RE: offer on 2 bedroom detached house for sale, long lane, N3

Afternoon Ben,
I am about to complete on my flat, so the cash will be in my bank account.
Regards
I

From: O'Brien Ingrid (THE WHITTINGTON HOSPITAL NHS TRUST)
Sent: 19 February 2015 15:34
To: Ben Ewen
Subject: RE: offer on 2 bedroom detached house for sale, long lane, N3

Apologies, Its for a home for us to live.
Regards
I

From: Chris Savva
Sent: 23 February 2015 15:58
To: Ben Ewen
Subject: The Lodge Victoria Park , Long Lane ,N3 2PY

H Ben,

We would like to make formal cash offers for the above.

1. £400,000 to be bought outright (as is)
2. £455,000 with vehicle access onto site
3. £375,000 cash now with £85 per square foot of any additional square footage of any granted planning consent to be paid within 28 days of such consent. We are willing for the vendors to register a charge or caution to be registered upon title for the vendors security also successes in title for additional security. For example if planning was obtained for 9 flats with total square footage of 6,750 square feet minus the existing 1,000 the vendors will receive an additional £488,750.

Our solicitors Solomon Taylor and Shaw Attention of Barry Shaw 0207 431 1912 , will be happy to confirm in writing that he has such cleared funds in his clients account of ours.

We are in a position on whichever option to exchange and complete within a week.

Kind Regards.

Chris Savva

From: af
Sent: 25 February 2015 10:06
To: Ben Ewen
Subject: offer for The lodge

Dear Sir/Madame

Re: my offer to buy the lodge long lane London N3 2PY

my company is a property company with long experience in property letting and refurbishment, in this case I'm looking to buy it for my older daughter as her home. I can offer the sum of £550,000 for the above property. i got the funds in cash ,will not need to carry out a survey or valuation and can exchange with in 7 days from receipt of the legal pack.

please contact my solicitor Mr David Pearl for confirmation on 0208 202-6202
i can send you proof of funds if so require

please confirm receipt of this email
Yours sincerely

A.FRIEDMAN

NEW WAY INVESTMENTS LTD

YOSSI SHAHAR 8 DOLLIS ROAD,
LONDON N3 1RG - U.K.

Maunder Taylor Estate agents,

25 February 2015

Dear Sir, Madam

Sent By email

Re: The lodge, Victoria Park, Long Lane, N3 2PY

Further to my site visit to the above address, I formally write to offer the purchase of the above property for the sum of £575,500 (five hundred and seventy five thousand pounds), subject to contract.

The purchase will be by cash purchase with no need to obtain a mortgage for this purchase.

Exchange on the property can be within 7 days.

This purchase is unconditional.

I will be able to forward to you my solicitor details once requested.

Please feel free to contact me should you require any further information..

Thank you

Yossi Shahar

From: Nati Gruber
Sent: 26 February 2015 07:55
To: Ben Ewen
Subject: Official Offer To buy "The Lodge" ,Victoria park , Long lane Finchley central N3 2PY

25/02/2015

Dear Roy

Official Offer To buy "The Lodge" ,Victoria park , Long lane Finchley central N3 2PY

I would like to officially offer the sum of £623,000 for the above property.

My position with regards to the purchase is a cash buy (I do not require to raise a mortgage against the property) and if your vendor have his legal pack ready we will proceed to immediate exchange .
My offer is unconditional and subject to contract only.

My solicitor is:

Mr Henry Druker From Sinclairs Solicitors

Yours sincerely
Nathan Gruber

From: 张于嫣
Sent: 26 February 2015 09:24
To: Ben Ewen
Subject: Informal Tender_2 bedroom detached house for sale LONG LANE, London, N3

Hello Ben,

Here is the information you need for the informal tender:

Full Name: Yuyan Zhang

Address: Flat 3, 1 Furlong Road, Islington, N7 8LA

Contact Number: 07928511906

Offer Amount: 350,000 GBP

Kinds Regards,

Yuyan Zhang

From: 张于嫣
Sent: 02 February 2015 10:16
To: Ben Ewen
Cc: 罗曼
Subject: 2 bedroom detached house for sale LONG LANE, London, N3
Importance: High

Hello Ben,

I am Yuyan Zhang. My partner and I are very interested in the 2 bedroom detached house for sale at long lane. We are based in Islington.

We would like to come over to discuss further information about the property, ideally after work (about 7 pm). Could you please arrange a time this week for us ?

Kind Regards,
Yuyan Zhang

-----Original Message-----

From: Adam Lipman
Sent: 26 February 2015 10:56
To: Ben Ewen
Subject: Offer for The Lodge, Long Lane, N3 2PY

Hi,

Many thanks for showing me around the above property.

I would like to offer £425,000 for the unconditional purchase of the above (subject to contract).

We can exchange within two working days and are completely cash buyers.

We do not need a survey or valuation of the property.

Completion can happen thereafter to suit the vendors.

Please let me know if the vendors wish to proceed with our offer.

Regards,

Adam Lipman

Rexton Law LLP

Solicitors and Commissioners for Oaths

Website: www.rextonlaw.co.uk



By email –
bewen@maundertaylor.co.uk
Mr B Ewen
Maunder Taylor

26 February 2015

Our Ref: DZ PL
Your Ref:

Dear Sirs

The Lodge, Victoria Park, Long Lane, London, N3

We act on behalf of Jongems Limited of County House, 14/15 Hatton Garden, London, EC1N 8AT who would like to propose a bid of £485,000 for the above freehold property. This offer is made Subject to Contract and Without Prejudice.

Our client is a cash buyer and the money to cover this purchase is in the company bank account.

The accountant acting for Jongems Limited is Harold Everett Wreford LLP of 2nd floor, 38 Warren Street, London, W1T 6AE whose telephone number is 020 7874 7000.

Our client's main contact is Jonathan Hajioff who can be reached on 020 7242 4818 or 07850 358040.

Yours faithfully

A handwritten signature in black ink, appearing to read 'B Ewen'.

Rexton Law

Head Office: Rexton Law LLP Catalyst House 720 Centennial Court Centennial Park Elstree Herts WD6 3SY
T: 020 8819 5899 F: 020 8736 4550 E: admin@rextonlaw.co.uk DX: 89559 Radlett
and at: The Old Post Office 38 South Riding Bricket Wood St Albans Hertfordshire AL2 3NE
In association with BSG Solicitors LLP

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MJL INVESTMENTS LTD

SUBJECT TO CONTRACT

Dear Ben,

Re: The Lodge, Victoria Park, Long Lane, Finchley Central, N3 2PY

Further to the informal tender process that you are running on behalf of the trust, I am interested in acquiring the property.

I would like to submit two different offers, as follows.

Offer 1: Purchase price of £380,000 with the only condition being that vehicular road access to the property is made available.

Offer 2: Initial purchase price of £365,000, subject to vehicular road access being granted as above. In addition an additional payment of £65,000 payable to the trust on receipt of planning permission to build two or more dwellings on the plot, thereby bringing the total to £430,000.

The property will be purchased through our investment company, MJL Investments Ltd, Registration Number SC230090, and registered address 3 Fitzroy Place, Glasgow G3 7RH.

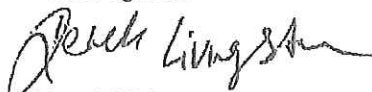
The purchase will be funded from existing cash reserves in the company. Further details can be provided on request. Please note we do not require bank funding for this transaction.

Our solicitor is James Compton of Comptons Solicitors, 90/92 Parkway, Regents Park, London NW1 7AN. Telephone: 020 7485 0888. James' email is jc@comptons.co.uk.

Should you have any questions or clarifications my telephone number is 07984 619 124.

I look forward to hearing the results of the tender.

Kind regards



Derek Livingstone

MJL Investments Ltd

WR Opportunities LLP
47 Oakleigh Park North
London
N20 9AT
jameswardaca@gmail.com
07771867975

SUBJECT TO CONTRACT

26 February 2015

Dear Ben,

Re: The Lodge, Victoria Park, Long Lane, Finchley Central, N3 2PY

Further to the informal tender process that you are running on behalf of the trust, we are interested in acquiring the property.

We submit herein two different offers, as follows:

Offer 1: Purchase price of £377,000

Offer 2: Initial purchase price of £363,000 and an additional payment of £67,000 payable to the trust on receipt of planning permission to build two or more dwellings on the plot, thereby bringing the total to £430,000.

The property will be purchased through our investment partnership, WR Opportunities LLP.


We have cleared funds to complete sitting in a First Direct Bank account. Proof of the funds in the form of an online bank screen shot showing the funds will be provided within 24 hours of the offer being accepted.

Our solicitor is David Seal of Lawrence Stephens solicitors and his email is dseal@lawstep.co.uk

We await the results of the auction.

Should you have any questions or clarifications my telephone number is 07771867975.

Kind regards



Pinnacle Advisory Solutions

707 High Road, Finchley
London
N12 0BY

26th February 2015

SUBJECT TO CONTRACT OFFER

The Lodge, Victoria Park, Long Lane, Finchley Central N3 2PY

The offer:

We write to offer, subject to contract for the above. The consideration proposed is £557,000.00 (FIVE HUNDRED AND FIFTY SEVEN THOUSAND POUNDS) for the Freehold interest in the property.

Exchange:

We propose to exchange within three weeks with the usual 10% deposit with completion scheduled within 8 weeks.

Costs:

Each Party is responsible for their own legal costs.

Funding:

This is a cash offer. Proof of funding is attached to the email.

About Us:

The purchase of the above will be undertaken in a SPV (special purpose vehicle), yet to be formed. The key parties to this transaction are Heron Shamash, Robert Grant and Yossi Shahr.

Solicitor details:

Should the offer be deemed acceptable to you, our solicitor details are as follows:

Michael Conn Goldsobel

C/O Sivan Gelb (Partner)

24 Queen Ann Street, London, W1G 9AX

Sivan.gelb@mcglaw.co.uk

Tel: 0207 580 8902

FAX: 0207 580 9145

We look forward to hearing from you.

From: Mia Freedman
Sent: 26 February 2015 12:09
To: Ben Ewen
Subject: Re: Victoria Park

Ok £350k subject to planning permission to build a 2 storey house.

On 26 Feb 2015, at 12:07, Ben Ewen <bewen@maundertaylor.co.uk> wrote:

Noon – 10 minutes ago , but if you're quick..... I am still printing off the offers that have come in at the last moment!

Ben Ewen MNAEA

Associate

Maunder Taylor
1320 High Road
London
N20 9HP

Direct: 020 8492 5518 Switchboard: 020 8446 0011
www.maunder-taylor.co.uk

The William Pears Group

Clive House Old Brewery Mews Hampstead London NW3 1PZ
Telephone: 020 7433 3333 Fax: 020 7433 3343

Ben Ewen
Maunder Taylor

BY EMAIL: bewen@maundertaylor.co.uk

26th February 2015

Subject to Contract

Dear Ben,

Re: Long Lane, London N3

We would like to submit a firm cash offer of £255,000 for the above mentioned freehold interest, Subject to Contract only.

(TWO HUNDRED AND FIFTY FIVE THOUSAND POUNDS).

This purchase will be funded out of in house cash funds and we are able to proceed to exchange and completion expeditiously.

In the event that our offer is acceptable, our solicitors will be Messrs Solomon Taylor Shaw (3 Coach House Yard, London, NW3 1QF, 020 7431 1912 C/O Barry Shaw)

I look forward to hearing from you.

Yours sincerely,


Richard Pears

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MAUNDER TAYLOR

Chartered Surveyors • Estate Agents • Managing Agents

www.maudertaylor.co.uk

Direct Line: 020 8492 5518
bewen@maudertaylor.co.uk

Mr Ajay Thakerar
HB Public Law
Harrow Council
PO Box 2
Civic Centre
Station Road
Harrow, HA1 2UH

SUBJECT TO CONTRACT

Ref: BAE/dc

15th December 2015

Dear Mr Thakerar

Re: **Former Park Keepers Lodge, Victoria Park, Long Lane, Finchley, N3 2PY**

We have pleasure in enclosing details of the sale agreed of the above property by your client, The London Borough of Barnet, at a price of £623,000 for the freehold interest, subject to contract.

A copy of the EPC will be forwarded to you via email.

If you have any queries, please do not hesitate to contact me.

Yours sincerely



Ben A Ewen, **MNAEA**
ASSOCIATE

Enc.

HARROW COUNCIL LONDON
HB Public Law - Legal Services

16 DEC 2015

RECEIVED



1320 High Road, London N20 9HP • 020 8446 0011

B R Maunder Taylor FRICS, MAE • N B Maunder Taylor BSc (Hons), FRICS
M H Maunder Taylor MSc, MIRPM, AssocRICS

Associates: S E Maunder Taylor MIRPM, AssocRICS • B A Ewen MNAEA • J D Mellor DipSurv Pract
Consultant: C Maunder Taylor FRICS, FICPD

MAUNDER TAYLOR

Chartered Surveyors • Estate Agents • Managing Agents

www.maunder-taylor.co.uk

A SALE HAS BEEN AGREED, SUBJECT TO CONTRACT ON THE FOLLOWING:

10th September 2015 – UPDATED SOLICITOR purchaser 15.12.15

VENDOR

The London Borough of Barnet
North London Business Park
Oakleigh Road South
London
N11 1NP

Attention of: Mr Jeremy McDermott

VENDOR'S SOLICITOR

Mr Ajay Thakerar
HB Public Law
Harrow Council
PO Box 2
Civic Centre
Station Road
Harrow, HA1 2UH

Tel: 020 8424 1808

DX: 30450 Harrow 3

Email: ajay.thakerar@harrow.gov.uk

PROPERTY

Former Park Keepers Lodge, Victoria Park, Long
Lane, Finchley, N3 2PY

PRICE

£623,000 Freehold

PURCHASER

Mr Natan Gruber
6 Parkside
Mill Hill
London
NW7 2LH

Email: pref

natngruber@gmail.com

PURCHASER'S SOLICITOR

Mr David Pearl
Pearl & Co
166 Station Road
Hendon
London
NW4 3SP

Tel: 020 8202 6202

DX: 59334 Hendon

Email: david@pearlandco.co.uk

LOCAL AUTHORITY

London Borough of Barnet Tel: 020 8359 2000

TERMS

- This is a cash purchase - no outside funding is required.
- This offer is unconditional, subject ONLY to contract



1320 High Road, London N20 9HP • 020 8446 0011

B R Maunder Taylor FRICS, MAE • N B Maunder Taylor BSc (Hons), FRICS
M H Maunder Taylor MSc, MIRPM, AssocRICS

Associates: S E Maunder Taylor MIRPM, AssocRICS • B A Ewen MNAEA • J D Mellor DipSurv Pract
Consultant: C Maunder Taylor FRICS, FICPD

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**FOR SALE by way of
INFORMAL TENDER on behalf of TRUSTEES**

Unless Sold Prior – Terms Overleaf

**A UNIQUE OPPORTUNITY TO ACQUIRE A
DETACHED TWO BEDROOM PARK SIDE COTTAGE**

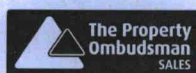


THE LODGE, VICTORIA PARK, LONG LANE, FINCHLEY CENTRAL, N3 2PY

CASH BUYERS ONLY – A rare opportunity to acquire an attractive yet somewhat neglected detached cottage on the fringes of the delightful Victoria Park (formerly the park keeper's lodge). The property requires considerable refurbishment but offers the new owner the framework to create a truly unique home in an attractive setting.

Nestled in its own gardens, we consider there is able space to extend, subject of course, to Local Authority planning consent. Please note, no unaccompanied viewings, the premises are subject to security patrols – call for details of allotted viewing times. The premises are currently boarded up and therefore lack natural light so you may wish to bring your own torch and wear suitable footwear.

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



Summary of the accommodation:

Ground Floor:

Reception Room: 15' plus large oriel bay x 9'6 plus door recess (4.57m x 2.90m)

Kitchen: 17' x 9'3 (5.18m x 2.82m)

Rear Lobby to back door and access to the:-

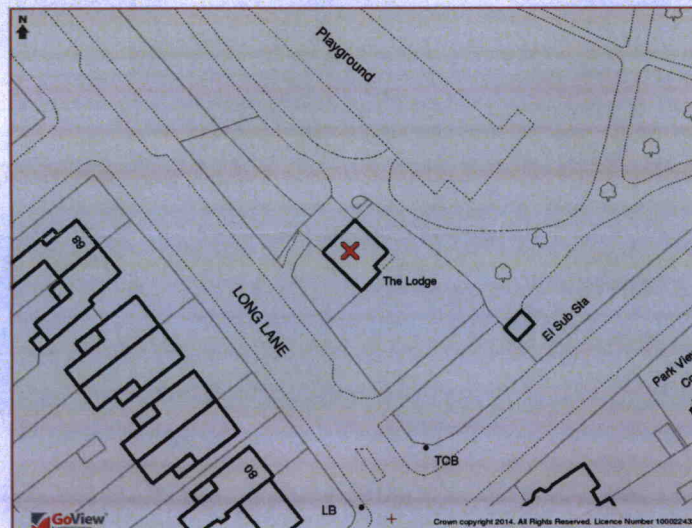
Bathroom/WC:

Bedroom One: 14' x 12'2 (4.27m x 3.71m) A dual aspect room.

Turning stairs ascend from the reception room to the:-

First Floor:

Bedroom Two: 15'3 max x 15'2 max (4.65m x 4.62m) – an irregular shaped room A dual aspect room with eaved ceilings in part.



Please note that the site plan is for general guidance only, its accuracy is not guaranteed.

TERMS AND CONDITIONS OF SUBMITTING AN INFORMAL TENDER BID – STC :

All offers must be submitted in **writing** to the offices of Maunder Taylor, 1320 High Road, Whetstone, N20 9HP. Offers can also be made via email to bewen@maundertaylor.co.uk

All offers must arrive by noon on Thursday 26th February 2015 and include the following:-

The full name, address and contact numbers, either of the individual or the company submitting the offer will be required.

Confirmation as to how the matter is to be financed along with contact details of either the lender, broker or accountant - whoever can verify the finances in writing.

Confirmation of the solicitors who will handle the conveyancing - should the offer be acceptable.