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Our ref TRY001/0001/4154-7930-5037/2/RG
10 November 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.

We write in relation to the evidence given by Peter O'Brien and Selena Mason on behalf of the London Borough of Haringey and Lendlease respectively and to request that the following information/documentation is provided:

Library and Learning Centre ("LLC") and Moselle Square

As Ms Buono noted in cross-examination, although Mr O'Brien and Ms Mason state in their proofs of evidence that Lendlease are contractually obliged to deliver the Core Requirements (as set out in the Background section of the development agreement) neither specify which provisions they are referring to in making those statements. Ms Mason accepted in cross-examination that the provision Mr O'Brien was taken to in re-examination (clause 17.3 of the development agreement) controls how the development is to be delivered but not what form of development is to be delivered. Please would you therefore provide a note for the Inspector's benefit setting out:

- (a) what provisions in the CPO indemnity agreement, section 106 agreement or development agreement oblige Lendlease to deliver the LLC and Moselle Square (whether as "Core Requirements" or as "Council Facilities" as defined in the development agreement) and the circumstances in which any such obligations are triggered.
- (b) to the extent that there are such obligations what minimum floorspace/size is specified for LLC and Moselle Square.
- (c) If there is any obligation (contractual or otherwise) for the LLC to be delivered within Plot E.

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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tn.

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“Not before” date

Ms Mason referred to the offer made to our clients not to compulsorily acquire the Tryfonos Properties before the second quarter of 2026 (her rebuttal proof at paragraph 2.10). However, she also notes that demolition of plot E will not take place until the second quarter of 2028 (paragraph 8.4 of her main proof). Please would you confirm that the not before date can be extended to (say) the first quarter of 2028 and that the London Borough of Haringey will not exercise any compulsory purchase powers so as to take possession of the Tryfonos Properties before that date irrespective of whether an agreement is reached between our clients. If no such undertaking can be provided, please explain why it cannot.

Commercial Occupier Relocation Strategy

Mr O’Brien confirmed that the commercial relocation strategy required by clause 4 of the development agreement has been agreed and adopted by the Steering Group along with all of the other strategies referred to in clause 4. However, none of these strategies has been disclosed to the Inspector or the objectors. Please would you provide a copy of the Commercial Occupier Relocation Strategy?

We look forward to hearing from you as soon as possible so that your response and any enclosed documentation can be provided to the Inspector before the close of the inquiry and referred to in closing submissions in due course.

Yours faithfully

Raj Gupta
Partner
For Town Legal LLP

cc Nick McDonald, Pinsent Masons
Brenda Taplin, Programme Officer