

# **Appendices – Virginia Blackman**

The London Borough of Ealing (The Green, Southall) Compulsory Purchase Order 2021

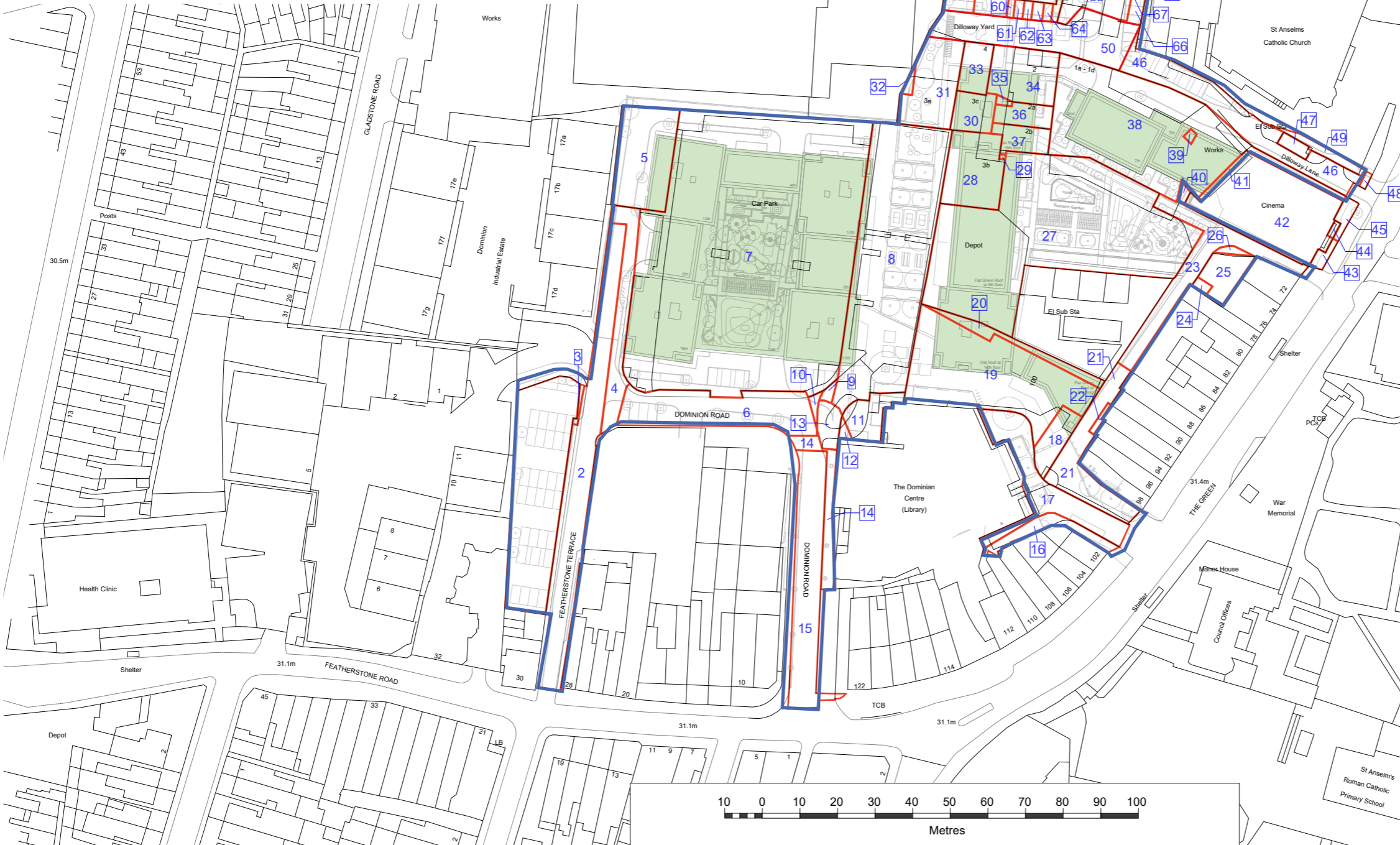
18 September 2022

# Map referred to in The London Borough of Ealing (The Green, Southall) Compulsory Purchase Order 2021

The common seal of  
LONDON BOROUGH OF EALING  
Was hereunto affixed on the      day of  
November 2021 in the presence of:-

Authorised Signatory.....

Dated.....



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Ver	Date	Comments	Drm	Chk	App

Key:

- Land to be acquired
- Outline of Proposed Development
- Planning boundaries

Business Unit: Land Referencing		Status: Final			
Approved By MHE	Date Approved 09/11/2021	Checked By LMCK	Date Checked 09/11/2021	Drawn By RCA	Date Drawn 09/11/2021

Title:  
**Map referred to in The London Borough  
of Ealing (The Green, Southall)  
Compulsory Purchase Order 2021**

Date of Issue: 09/11/2021	Project Code: 1837 - 8004	Scale: 1:1,250 @A3
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Drawing Reference: 1837 - 8004_000165	Version: 4.0
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Plot Numbers	Interest	Address	Representing Agent	Agent Fees and Agreement	Objection Reference	Offer Made	Summary of Negotiations
5	Jadeep Singh Kular, Kulbinder Kaur Kular	Highway Coaches, Featherstone Terrace, Southall	none		32, 50, 51, 52	Y - 26.07.2021	13.02.2019 Original letter sent from AY to Jagdeep and Kulbinder Kaur. 15.06.2021 Meeting between AY & HC 26.07.2021 AY send offer letter to Jagdeep and Kulbinder Kular, based on a owner occupier ownership. Recommended to get a surveyor. 27.08.2021 Tasmin Barnes follow up to the offer.
8,11,17	Trustees Of The Indian Workers Association.	Dominion Centre	Darren Mills : Geoffrey Leaver Solicitors		2	Y - 02.06.2021.	13.02.2019 AY letter to IWA asking them to meet and explaining AY instruction . and CH met Mr Vaid and other members to introduce and answer any questions. 26.02.19 AFW 12.06.2021 Meeting. VB and EY give update on the scheme. Dscussed employing surveyor. IWA provide details on land/lease. 04.07.19 AFW 27.06.19 Spoke to Iqbal at the consultation event. Concerned about loss of parking. meeting with Iqbal Vaid for walk of property and to discuss requirement offer and invite to have a call. 08.06.2021 TB emails IWA with (TB) stating he's been instructed by IWA to advise. Stating proposed fees. Refers to previous offer and requests a copy of site map. 06.09.2021 KM email to Tamsin Barnes 08.09.2021 TB email to KM stating agree fee reimbursement cap 09.09.2021 TB sends KM copy offer and plan sent to Cirr Dhami 8th June 2021. 13.09.2021 KM emails TB asking for indicative drawing showing extent of the land take for development 23.0.2022 KM email to TB stating met with client and IWA to explain process stating delay on getting back until IWA meeting late October 2021. 25.10.2021 TB emails KM asking for update 5.10.2021 KM replies stating respond next week. 08.11.2021 TB email KM asking for update. 12.11.2021 KM replies stating in the meeting a previous valuation report was introduced and KM was asked to review it which he did and it didn't alter his view of his report. Waiting for IWA to meet again within the month to provide comments on his view. 23.11.2021 Virginia Blackman (VB) emails KM informing CPO has been made and expect to hear about it tomorrow inviting to continue discussion. 23.11.2021 KM replies thanking for info and will await IWA instruction. AY informed KM no longer instructed. Dec 2021 - EY meets IWA and discusses offer. LBE & AY review prior valuation report. March 2022 EY responds to explain why cannot base offer on 2015 valuation report.
16	Tarique Mahmood Sheikh, Tasneem Kauser Sheikh	Land to North East of Dominion Centre	None			No	14.11.2019 AY letter to Tarique Mahmood. Stating letter was sent in June and September regarding consultation events for redevelopment of the green. Stating will be in the area during December 2019. 04.12.2019 AY letter inviting communication to start and will be in the area 10.12.2019. 10.12.2019 AY approach shop to speak to Tarique whom was absent. No response to further letters or notices
18,19,20, 38, (41), 66	Upgrade Events Ltd in respect of Milan Palace, Monsoon, 1A-1D Dilloway Yard		Tony Chase Gerald Eve		8	Yes, latest September 2021	08.03.19 Meeting between AY and Mr Mahli, hosted at the Centre Southall. Medina Dairy present. 17.04.2019 Meeting between AY and Mr Mahli & Medina Dairies at AY offices. AY stated Council planning team and Montagu Evans view that site would be unlikely to achieve Planning permission in isolation. AY presented summary appraisal. MM disputed inputs but expressed desire to sell site at right price. MM valued their site on higher number of units to give higher value 30.05.2019 Meeting at Unit 1 Dilloway. AY gained greater insight into Mr Mahli ownership and took measurements. 17.06.19 Consultation letter sent to Mr Mahli. Sent to the The Centre Banqueting, Upgrade Events Limited and Bromleigh Properties Limited addresses. Also sent email to Mr Mahli with letter attached to confirm the best address going forward (Upgrade - 20 Merrick Road). 27.06.19 Spoke to Bajit Mahli (brother of Mr Mahli) at the consultation event. Mentioned they were making agreements with dilloway yard to do their own scheme. 06.09.19 2nd stage consultation letter sent to Mr Mahli 03.10.2019 EY to Mr Mahli asking for a good time for a site visit. 04.10.2019 Mr Mahli agrees to meet 8th October. 08.10.2019 Meeting between AY and Mr Mahli and Medina Dairies at The Centre Southall. with the purpose to continue discussion on compensation and market value. Mr Mahli planning agent, suggested Mr Mahli could bring Scheme forward. AY said Peabody comprehensive scheme brings wider benefits compared to solo schemes. Mr Mahli agreed next step is to appoint surveyor so can agree on values. AY provided info on CPO process and entitlements. 09.10.2019 Nick Sutton representing Mr Mahli & Medina Dairies emailed AY stating appointed to oversee the preparation of a no scheme world proposal and asking for fees to be covered. 15.10.19 Nick chases AY 15.10.19 AY email to Nick stating a fee proposal would need to be put forward 16.10.19 Nick requests meeting minutes and asks again for architect and transport consultants costs to be covered. 16.10.2019 AY confirm meeting notes coming. 17.10.2019 Minutes of meeting sent by AY to Nick. 31.10.2019 Nick replies to AY with changes to minutes. 01.11.2019 AY reply referring to April 24th meeting and the mention of appraisals presented at this stage from colliers. Asking for update on the recruitment of surveyors used for updated appraisal. Also provides commentary on the points made about the AY minutes. 07.11.2019 Nick states will reply once team been constructed. and asking when planning application is likely to be submitted. 13.11.2019 AY asking when appraisal will be due and planning application due to be submitted late November/ September. 04.12.2019 AY asking for updated to appraisal. and suggested a call later in the week. 04.12.2019 Nick stating will be sent over early new year and asking for planning application submission. 05/12/2019 AY states application will be in the new year 25.06.20 EY emailed NS to state delay due to Covid 19 07.03.21 AY/Peabody/LBE meet Mr Mahli, Medina Dairies. 08.03.21 NS email to EY stating 2019 offer too low. 10.03.21 EY response to NS asking for basis of their view of value. 08.04.21 AY sent offers to Mr Mahli and Medina Dairies. 12.04.21 - NS requests further info on offers and discussion via correspondence. 30.04.21 - NS emailed to confirm Gerald Eve instructed and providing valuations from Gerald Eve. 04.05.21 Teams meeting Gerald Eve, AY, Peabody and NS. 26.05.21 AY/GE meeting to discuss details of EUV. 15.06.21 site visit and meeting. 17.06.21 and 14.07.21 - correspondence and meeting AY/GE to discuss valuations. 20.08.21 - meeting respective planners to discuss development potential. Discussions ongoing. 17.09.21 - revised offer by AY to GE to purchase all properties. Discussion on potential deal structure and terms. 18.10.21 GE email offer rejected and revised valuations of Milan Palace and Units 1A-1D Dilloway Yard provided. 16.11.21 Meeting GE/AY and then Mr Mahli and GE/AY. Discussions on relocation requirements for Milan Palace and sicussion of possible land swap. Ongoing discussions with GE re relocation and potential for view on valuation changing.

	Plot Numbers	Interest	Address	Representing Agent	Agent Fees and Agreement	Objection Reference	Offer Made	Summary of Negotiations
	18,19,20, 21	Leaseholder / Occupier Monsoon Banqueting		John Davies JLL	Agreed	19		<p>13.02.2019 &amp; 16.04.2019 AY letter to option holders            Thanking for a letter sent 16.04.2019 and stating they would like to meet.            business and potential relocation parameters.            09.07.2019 Mr Singh emails Cllr Bell stating worried about impacts on Monsoon and that the redevelopment should rotate around the hall whilst still providing ample parking. Stating they are happy to relocate to an appropriate location.            prior phone call. Suggesting some potential relocation sites.            Singh stating the potential location is a development site with an 8 million asking price.            they are keeping an eye on suitable relocation options.            13.11.2019 Mr Singh emails AY stating they've employed Monarch and to contact them directly.            21.11.2019 Mr Singh Emailing AY following up on prior phone call. Suggesting some potential relocation sites            04.12.2019 AY email Mr Singh stating they have emailed Monarch. Also stating they have received a voicemail which has been deleted re a relocation option, AY have asked for clarity on this.            04.12.2019 AY email to Monarch asking whether they have been instructed.            they've received email and will be in touch.            stating there is a site available in Norwood Green which suits their criteria and whether AY will investigate this.            22.02.2020 Mr Singh email to AY asking for clarity on bookings and asking for a call to provide clarity.            26.02.2020 AY email Mr Singh confirming wont need site until earliest August 2021.            previous phone call. AY summarise the call. Stating waiting for cabinet decision from, LBE to use CPO powers. Peabody are preparing a planning application soon. Visiting 14th June inviting to meet.            07.12.2021 AY phone call with Mr Singh            prior call. Also seeking clarity on relocation requirements. Also suggest they instruct a surveyor.            13.12.2021 Mr Singh to AY stating he will contact surveyors. He has said he lived in Southall his for 50 years. There is nothing on the market and that he will accept a financial compensation offer by tomorrow.            Singh. Asking for answers to prior questions to give a better indication into what the relocation compensation package will be built upon.            14.12.2021 Mr Singh emails AY stating he's not happy with position. Stating waste of time to seek a relocation location. Stating they object to development and also open to option.            25.05.2022 AY meeting with Mr Singh to provide update and to assess relocation options. 16.06.22 AY email to Mr Singh confirming reviewing relocation options. 04.07.2022 AY confirm earliest date when property will be required. 15.07.22 Mr Singh appoints JLL to represent. 21.07.22 AY confirm February 2023 date to Mr Singh and provide undertaking on fees to JLL.            10.08.22 AY / JLL call 19.08.22 AY email to JLL updating possession date to March 2023 and updates following call. AY/JLL call 14.09.22 re relocation options and potential extinguishment of business. AY continuing to review relocation options.</p> <p>17.04.2019 Mr Singh email to AY.            30.04.2019 Meeting between AY and Mr Singh which provides context on the            21.11.2019 Mr Singh Emailing AY following up on            23.09.2019 AY emails Mr Singh stating they will look into these properties            23.09.2019 AY email to Mr            13.11.2019 AY email to Mr Singh chasing whether they have employed an agent. Stating            14.11.2019 AY email Mr Singh thanking for update.            04.12.2019 Monarch reply stating            17.01.2020 Mr Singh email to AY            04.06.2021 AY email to Mr Singh following up from            13.12.2021 AY email to Mr Singh thanking for the            14.12.2021 AY email to Mr</p>
	22	Bhopindarpaul Kaur Ahluwalia, Ranjit Singh Ahluwalia						No response following standard letters. Small area of hardstanding adjacent Dominion Centre
	23	Khosla Investment Ltd					[February 2022]	<p>02.07.2021 TB spoke on the phone to Khosla. Happy properties aren't being acquired only access road. Supports general idea of scheme. Doesn't want to meet at this point.            23.11.2021 AY in contact stating the CPO order will soon be made. Setting out information on the use of the road during and after the construction process.            30.11.2021 TB states wants to acquire land by agreement. Suggesting a site meeting. and recommends them getting a Surveyor. Site meeting 9 December 2021.            23.12.2021 TB thanking Anup for site visit. Apologies for delay in offer but expect to send offer post Christmas. Offer made [February 2022] No substantive response.</p>
	24	Tara Singh Chatha	land adjacent St Anselms Church					No substantive discussions
	25, 27	Medina Property Limited, Medina Dairy Limited		Tony Chase Gerald Eve		7	Yes, latest September 2021	<p>April 2017: Mr Butt Approached the council stating he is working with other land owners to bring forward a scheme.            04/05/2017 meeting with Mr Butt and the Council.            Council            (Milan Palace) but Saqib Butt(medina) that different architects were acting. Did not subsequently hear from Mr Butt            25/05/17 Further discussions with Ms Wakelin took place.            17.06.2019 Letter thanking for inspection and informing Mr butt on 2 upcoming public consultations.            06.09.2019 2nd stage consultation letter (engaged) sent to Saaqib (Harlington address and Medina Dairy) Joint negotiations with Upgrade Events from 2019 until September 2021. Discussion on potential relocation and / or extinguishment and distruance compensation October 2021 onwards.            2021. Discussion on potential relocation and / or extinguishment and distruance compensation October 2021 onwards.            reiewing.</p> <p>05/06/2017 meeting with Mr Butt and the            2017: Ealing were contacted by Rachel Wakelin on behalf of the Mahlis            30.05.2019 Inspection            30.08.22 claim for disturbance received from GE. AY</p>

	Plot Numbers	Interest	Address	Representing Agent	Agent Fees and Agreement	Objection Reference	Offer Made	Summary of Negotiations
	28, 52	Aspet Ohanian	Unit 3B Dilloway Yard	Tony Chase Gerald Eve		9	Yes latest September 2021	<p>13.02.2019 AY letter to option holders outlining situation and suggesting a meet. meeting</p> <p>26.02.2019 meeting</p> <p>26.06.2019: AY email with a market value plus heads of claim offer also listing some surveyors they recommend.</p> <p>17.07.2019 AY chasing and suggesting a meet. response to offer. Asking for update on agreement with Gurmali and Bajit Mahli. offer rejected by GE on behalf of landowner.</p> <p>26.02.2019 meeting with Mr Ohanian</p> <p>13.11.2019 AY chasing</p> <p>Joint negotiations with Upgrade events November 2019 onwards. September 2021</p>
	29, 30, 62	Amarjit Singh Jassy, Charanjot Kaur Jassy	Unit 3C Dilloway Yard	Keith Murray (now disinstructed)			Offer made on 19.07.2019.	<p>13.02.2019 AY letter to Charanjit and Amarjit Jassy outlining AY are now leading site assembly. Intentions to acquire property by agreement and an invite to meet.</p> <p>30.04.2019 Site inspection and meeting. where freehold info was given.</p> <p>19.07.2019: AY email with a market value plus heads of claim offer also listing some surveyors they recommend.</p> <p>13.11.2019 AY email Mr Jassy chasing a response to the offer made 19.07.2019. Stating received a letter in October suggesting an agreement has been made with Gurmail and Mahli. No substantive response since then. Keith Murray instructed April 2022 but no longer instructed.</p>
	31, 53, 55	Balbir Singh Bhogal, Jasbir Kaur Bhogal	Unit 3A Dilloway Yard	Keith Murray (now disinstructed)	Agreed		Offer made on 19.09.2019.	<p>19.06.2019 AY to Mr Bhogal. Following up from letters in February, April and June asking for an inspection.</p> <p>29.07.2019 Mr Bhogal to AY. Replying saying they'd like to meeting with all unit landlords and not individually.</p> <p>06.08.2019: AY stating will reply to Mr Bhogal after week commencing 19.08.2019.</p> <p>27.08.2019: AY to Mr Bhogal. thanking for site visit 20.08.2019. and working on making an offer. provide key dates for project. AY state best case scenario would be if they relocate and suggest appointing a surveyor. suggests that a high level extinguishment estimate could be made if accounts are provided.</p> <p>19.09.2019 : AY email with a market value offer plus heads of claim offer also listing some surveyors they recommend. No substantive progress since then. Keith Murray instructed April 2022 but now disinstructed.</p>
	32, 35, 39	M.P. Investments Limited		none				In liquidation. Small areas of land within Dilloway Yard
	33, 58	Kuldip Panesar	Unit 4 & 6a Dilloway Yard	Keith Murray (now disinstructed) Kevin Davies Marchmont Surveyors	Agreed		Most recent offer August 2022	<p>13.02.2019 AY letter to Manohar S Panesar outlining AY are now leading site assembly. Intentions to acquire property by agreement and an invite to meet.</p> <p>20.08.2019 Meeting. measurements and took photos.</p> <p>27.08.2019 AY email thanking for meeting and that AY are in the process of making an offer. Stating best case scenario would be to relocate their business. Providing CPO info and the recommendation to appoint a surveyor.</p> <p>19.09.2019 AY email with a market value offer plus heads of claim offer also listing some surveyors they recommend</p> <p>13.11.2019 AY email Mr Panesar chasing a response to the offer made</p> <p>19.09.2019. Stating received a letter in October suggesting an agreement has been made with Gurmail and Mahli. June 2022 Kevin Davies Marchmont instructed. AY made offer 15.08.22. Awaiting response</p>
	33, 59	Gagandeep Singh Panesar & PB Autos Limited	Unit 4 & 6 Dilloway Yard	Kevin Davies - Marchmont Chartered Surveyors	not requested		Most recent offer August 2022	As above. Kevin Davies Marchmont acting on behalf of occupier also

	Plot Numbers	Interest	Address	Representing Agent	Agent Fees and Agreement	Objection Reference	Offer Made	Summary of Negotiations
	34, 61	Ahmad Fazel	Units 2 and 2B	Keith Murray (now disinstructed)			offer made on 26.06.2019. Updated offer made on 11.03.2022	<p>13.02.2019 AY letter to Ahmed Fazel outlining AY are now leading site assembly. Intentions to acquire property by agreement and an invite to meet.</p> <p>30.04.19 Meeting and inspection.</p> <p>03.05.2019 AY email Mr Fazel thanking for the meeting and provides a list of surveyors they recommend to appoint.</p> <p>26.06.2019 AY email with a market value plus heads of claim offer also listing some surveyors they recommend</p> <p>17.07.2019 AY send chaser email to MR Fazel regarding offer and offer to meet 24.07.2019.</p> <p>13.11.2019 AY send chaser email to Mr Fazel. Stating received a letter in October suggesting an agreement has been made with Gurmail and Mahli. Also suggesting a meet.</p> <p>09.12.2021 Site meeting and inspection with AY and Mr Fazel.</p> <p>20.12.2021 AY email Mr Fazel thanking for meeting and site inspection. Asking for lease information to help form the basis of a new offer.</p> <p>12.01.2021 AY email Mr Fazel asking for the whole lease or whole agreement and confirmation of rental levels.</p> <p>16.01.2022 Mr Fazel replies with lease agreement including rental level.</p> <p>11.03.2022 AY email with a market value offer plus heads of claim offer also listing some surveyors they recommend No substantive response from Mr Fazel</p>
	36, 64	Mohamed Shahzad Mughal (t/a Ideal Woodworks)	Unit 2A Dilloway Yard	Keith Murray (now disinstructed)	Agreed			<p>13.02.2019 AY letter to Ashraf Mughal outlining AY are now leading site assembly. Intentions to acquire property by agreement and an invite to meet.</p> <p>19.02.2019 meeting</p> <p>28.02.2019 AY email to Mr Mughal thanking for meet on previous Tuesday. Email recommends the employment of a surveyor.</p> <p>13.09.2019 Email from AY to Mr Mughal informing of an up coming consultation, and asking if anyone has been appointed. Also asking for another inspection.</p> <p>13.11.2019 AY email to Mr Mughal chasing previous emails. Asking for confirmation of agreement with Malhi and Gurmail. Asking if he'd like to meet 20.11.2019.</p> <p>04.12.2019 AY email to Mr Mughal asking to meet 10.12.2019, also to inspect and take measurement.</p> <p>10.12.19 Meeting between AY and Mr Mughal following approach on site. AY state that Peabody have appointed them to acquire and Mr Mughal site is the last one to measure to make offers. Mr Mughal had a previous offer from Lance Cantor. Mention that existing use could be relocated within the scheme. Mr Mughal doesn't want to relocate. AY state they could value the business within the offer but would require accounts and tax records. Mr Mughal wants an offer direct although is part of Mahlis agreement.</p> <p>30.09.21 AY call with Mrs Shazam. AY explained they have been sending letters to Dilloway Yard since 2018 and previous discussions. Only learnt of home address. Recommended to get a qualified CPO surveyor. No further substantive discussions.</p>
	37, 63	Mohammed Ismail	Unit 2B Dilloway Yard	Arvind Ram			offer on 11.03.2022	<p>30.11.2021 Muhammad Ismail (MI) emails AY asking for information following phone conversation. Asking for surveyor suggestions.</p> <p>30.11.2021 AY reply with a list of recommended surveyors. Giving details to what a site visit would involve.</p> <p>30.11.2021 Muhammad responds with a holding email.</p> <p>06.12.2021 AY email Muhammad asking to meeting 09.12.2021.</p> <p>06.12.2021 Muhammad replies with agreement to meet..</p> <p>23.12.2021 AY email MR Muhammad thanking for meeting on 09.12.2021. Mention of £220 per week rent. AY requesting a copy of the lease to enable offer of the property.</p> <p>23.12.2021 Muhammed replies to AY email. Attached the lease.</p> <p>12.01.2022 AY reply asking for the whole lease agreement.</p> <p>13.01.2022 Muhammad replies to AY email saying rent is reviewed every few years.</p> <p>13.01.2022 AY request tenancy agreement again.</p> <p>18.01.2022 Muhammad replies to AY email stating he will try and find relevant paperwork.</p> <p>09.02.2022 AY chase tenancy agreement.</p> <p>01.03.2022 Muhammad sends lease agreement.</p> <p>11.03.2022 AY email with a market value offer plus heads of claim offer also listing some surveyors they recommend No substantive response</p>
	37	Ariana Autos	Occupier Unit 2B Dilloway Yard	Keith Murray now disinstructed	Agreed			No substantive discussions
	41, 42, 43,	Raymond Duncan	Tudor Rose	none				Property not to be acquired. Ongoing discussions on impact of scheme and how scheme integrates.

	Plot Numbers	Interest	Address	Representing Agent	Agent Fees and Agreement	Objection Reference	Offer Made	Summary of Negotiations
	46, 47, 48, 49, 50	The Westminster Roman Catholic Diocese Trustee	Land adjacent to St Anselms Church	Dicesan Surveyor Carol Haig		1		<p>30.05.2019 AY and Peabody meet with St Anselms with Parish - new priest Father Jovito and a new meeting was suggested. 2021.</p> <p>12.07.2021 AY email to Father Jovito. setting out meeting action plan, Haigh asking to start conversation given changes in red line boundary.</p> <p>13.08.2021 AY to Carol, providing info on revised planning application scheme email to Father Jovito. attaching updated plan. and information of the key measurements on land take etc.</p> <p>13.04.2022 AY email Father Jovito, Carol and colleagues. 29.07.22 AY email suggesting meeting to discuss issues and land acquisition. Following correspondence meeting fixed for 26.08.22 Discussed concerns raised by church on practical issues both in objection and in previous meetings. AY agreed to provide reassurance that scheme will maintain access for pedestrians and vehicles, maintain bin storage areas, and work with Church on security, location of replacement sub station and other matters through reserved matters planning process. AY preparing letter.</p> <p>28.06.2021 AY call with Parish - new priest Father Jovito and a new meeting was suggested. 2021.</p> <p>06.07.2021 AY and Peabody meeting with church.</p> <p>13.07.2022 AY email to Carol</p> <p>13.07.2021 Carol reply voicing concern about new plan. 03.09.2021 AY EY meeting with church 29.03.22</p>
	51, 56, 60, 68	Roshan Properties Limited	Units 6, 6b and 7 Dilloway Yard				offer made 04.12.2019	<p>30.04.2019 AY site visit.</p> <p>Mr Khan based on market value and appropriate heads of claim. Inviting to meet on 03.05.2019. And suggests they employ a surveyor.</p> <p>04.12.2019 AY email Offer to Roshan properties. On the basis of market value and other appropriate heads of claim. and rejects it. No substantive discussions</p> <p>31.07.2019 AY email offer to</p> <p>09.12.2019 MS S Khan replied to AY offer</p>
	51	Mr Panesar	Unit 6 Dilloway Yard	Marchmont			offer made on 15.08.2022	<p>23.06.2022 Email from Kevin Davies to AY stating he's been directed by London Borough of Ealing in relation to CPO. Saying they've been instructed by the owner of 2 units and their tenant in relation to a CPO claim. Asking for specifics on the CPO status and timetables.</p> <p>24.06.2022 AY reply to Kevin Davis with an update on the process.</p> <p>15.09.2022 AY email Kevin Davis an offer by email for two properties 4 &amp; 6 dilloway Yard. Including a market value and appropriate heads of claim. No response to date</p> <p>26.08.2022 Kevin Davis Emails AY</p>
	57, 67, 69, 70	Ack Properties Limited / Alan Kelly	Land adjacent St Anselms Church & Unit 8 Dilloway Yard	None				<p>19.07.2019 AY email to Mr Kelly confirming just spoken on the phone and AY will be at Dilloway Yard next Wednesday for an inspection if they are around. 20.08.2019 AY site inspection.</p> <p>19.09.2019 AY email with a market value offer plus heads of claim. Also listing some surveyors they recommend. 13.11.2019 AY follow up on offer. No substantive response</p>
	65	Surinder Singh Choda	5 Dilloway Yard incl residential upper parts	Keith Murray (now disinstructed)	Agreed		<p>offer a made 05.08.2019.....</p> <p>Updated offer made on 11.03.2022</p>	<p>30.04.2019 Meeting between AY and Surinder Choda.</p> <p>11.10.2019 AY email Gurveer the son of Mr Chota providing email chain of the offer following a discussion on the phone. offer. Suggesting a meet 20.11.2019.</p> <p>04.12.2019 Mr Choda responds they will be there most morning for a meeting. Gurveer, asking for his assistance to organise a meeting for 10.12.2019 with his father.</p> <p>23.12.2021 AY to Mr Choda. AY thank for meeting on 09.12.2021. stating to expect an offer early 2022.</p> <p>offer plus heads of claim offer also listing some surveyors they recommend No substantive response</p> <p>05.08.2019 AY email with a market value offer plus heads of claim offer also listing some surveyors they recommend 19.09.2019 AY chase Mr Choda to respond to previous offer.</p> <p>13.11.2019 AY chase Mr Choda on previous offer.</p> <p>04.12.2019 AY email Mr Choda suggesting a meeting 10.12.2019.</p> <p>10.12.2019 Meeting between AY and Mr Choda. Detailed meeting notes in folder, discuss MR Mahli letter, offer, lances offer, valuation of business, market value of residential flat.</p> <p>11.03.2022 AY email with a market value</p>
	71	Trinack Consulting Limited	Unit 9 Dilloway Yard	none			offer made 19.09.2019.	<p>30.04.2019 AY met with Sam Gohil representative of Mr Patel. previous Tuesday and follow up with a list of surveyors.</p> <p>20.08.2019 AY email Mr Patel stating they are aware Mr Gohil is no longer acting on their behalf. Again informs entitlement to a surveyor. Asking whether Roshan Properties are correct in that they are working together going forward, and that future offers should be global including Mr Patel interests and Ack Properties.</p> <p>20.08.2019 Sanjay Patel replies to AY stating happy for Roshan properties to discuss on Mr Patels behalf and to be considered in the combined offer.</p> <p>20.08.2019 AY site inspection.</p> <p>19.09.2019 AY email with a market value offer plus heads of claim offer also listing. some surveyors they recommend</p> <p>14.11.2019 Mr Patel confirms Gurmail and Baljit Mahli to be point of contact for negotiations.</p> <p>12.2019 Mr Patel replying to AYs offer stating it is under and will welcome an improved offers. No further substantive discussions.</p> <p>03.05.2019 AY thanking I for meeting</p> <p>09.05.2019 AY to Manager of Hanwell house? stating sent a letter to Ack Properties, it was informed this didn't arrive. Asking for confirmation of above address and also attached a copy of the letter,</p> <p>13.09.2019 AY email to Mr Patel chasing response on previous offer. States received a letter in October that agreement has been met with Gurmail and Baljit Mahli. Inviting to meet 20.22.2019.</p> <p>04.12.2019 AY to Roshan properties explaining what proportion of offer for Trinack.</p>