

Appendix B: Schedule of negotiations and contact with third parties.									
Date	Plot 8 F/H R&BBC + SCC as highway authority. Rochpion LLH,	Plots 8-15 LLH Rochpion Properties (Coop) Investment.	Plot 9 F/H R&BBC,Rochpion LLH.	Plot 11 F/H R&BBC, Rochpion LLH, 22 High Street.	Plot 12 F/H R&BBC, Rochpion LLH 20 High Street.	Plot 13 F/H R&BBC, LLH Rochpion 18 High Street.	Plot 18 F/H Residential Freeholds Ltd + SCC as highways. Parking spaces let out variously.	Plot 20 F/H Ekom Ltd. Others with rights.	Plot 21 F/H Broadreach Investments Ltd. Flats 2, 4 & 7 16-18 Station Road
	Occupational interest to Argos Ltd. Controlled by Rochpion, the head leaseholder.	Long leasehold interest controlled by Rochpion.	Occupational interest controlled by Rochpion, the head leaseholder. Occupied by Oxfam.	Occupational interest controlled by Rochpion, the head leaseholder. Occupied by Coral Estates.	Occupational interest controlled by Rochpion, the head leaseholder. Occupied by Mama Mia Restaurant. Mr Gomes.	Occupational interest controlled by Rochpion, the head leaseholder. Occupied by British Heart Foundation.	Various parking occupiers	Unoccupied	Unoccupied
03/09/2016				Nick Doyle met Juliana Crump of Corals at public exhibition for scheme.	Nigel Riley visited Mr Gomes at his restaurant to discuss the scheme and his potential relocation.				
04/01/2016	Email to Stuart Charlton at Argos saying we are appointed to negotiate.		Email to Stuart Smith of Oxfam, providing timescale and public documents and requesting a meeting.			Email to Chris Besant of British Heart Foundation, providing timescale and public documents and requesting a meeting.			
04/06/2016	Holding email from Stuart Charlton Argos.								
14/04/2016		Phone conversation with Richard White of Rochpion, he has appointed SHW to advise him.			Letter sent to Mr Gomes by NMR, offering further meeting and to pay for him to receive advice.				
18/04/2016		Phone call from Richard Pyne at SHW acting for Rochpion							
20/04/2016		Telephone call with Richard Pyne.		NMR Meeting with Corals property manager Juliana Crump on site.					
22/04/2016				Email sent to Corals by Nigel Riley along with list of available premises in Redhill.					
26/04/2016	Chasing email to Stuart Charlton. Response from SC saying waiting for advice.	Chased R Pyne by phone and email.							
27/04/2016		Chased R Pyne by phone and email.							
12/05/2016		Offer of sale at £200,000 from R Pyne. MER requested supporting evidence for this figure.							
17/05/2016					Arranged for letter to be sent to Mr Gomes from Council reinforcing the need to engage on a possible relocation.				
18/05/2016		Phone message left with R Pyne	Email to Stuart Smith, confirming planning application submitted and requesting they contact NMR.			Email to Chris Besant, confirming planning application submitted and requesting they contact NMR.			
19/05/2016						Telephone conversation and email exchange with Joanna Cecil (property manager). Meeting on site to be arranged.			
20/05/2016		Email chased Rochpion agent Richard Pyne, SHW.	Telephone conversation and email with Steve Smith of Oxfam (property manager). Meeting on site to be arranged.						
24/05/2016			Meeting arranged 15th June 12 noon with Stuart Smith Regional Estates Surveyor.						
25/05/2016	Stuart Charlton chased again with a request for engagement.	Chased by phone R Pyne.							

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17/01/2017	Asked for update from Argos's agent, Tim Earl.								
15/02/2017	Emailed Tim Earl asking for update following his Argos meeting.			Contacted new property manager Gavin Robinson via email. Updated him on planning requested he call me.					
08/03/2017				Contacted Gavin via email suggesting a possible relocation into the scheme. Unit 12.					
17/03/2017									Contact with owner, Mr Luxford by council.
03/04/2017				Chased up Corals regarding potential relocation into the scheme.					
06/04/2017				Gavin Robson of Corals came back to NMR with questions regarding lease and rent. Simon Morris of GCW contacted GR as he knows him. He will discuss with Corals.					
11/04/2017	Tim Earl confirms, Without Prejudice, Argos closure by end of August. Asks whether R&BBC would want to acquire their interest and on what terms.				Mr Gomes' has appointed a surveyor. Surveyor asks for an update.				
12/04/2017	NMR emailed saying council would take an assignment and reimburse reasonable legal and surveyor's costs.								
13/04/2017					NMR confirms that council would like to agree a compensation package and forwards details of vacant premises in Redhill to Mr Gomes' surveyor.				
19/04/2017		Email to Agent for Rochpion offering to take a surrender of their lease. £10,000 plus legal and surveyors fees.	Email to Oxfam offering to assist with relocation and providing details of available premises.			Email to BHF offering to assist with relocation and providing details of available premises.			
03/05/2017	Agreed terms to purchase Argos interest.	Spoke to Richard White seeking feedback to email. RW had sent to Agent. Invited me to Chase him 10 days							
18/05/2017		Voice message for Richard W no contact since 3rd May.							
25/05/2017		Spoke with Richard White. Suggested he obtains a Red Book as evidence of value that we can consider. Currently he can't settle below £150,000 as this was SHW advice last year.							
30/05/2017		Email to Nigel Amos, CPO advisor to Rochpion acknowledging undertaking request.							

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31/05/2017		Confirmed undertaking to Nigel Amos as to surveyor's costs to be provided subject to cap of £2,500.		Tel con Simon Morris GCW. He contacted Corals again chasing regarding offer of unit in scheme. Corals not keen due to void time (2 yrs) and increased rent. Their machines heavily used in all three locations in Redhill.	Spoke to James Dillon for Mr Gomes. Meeting to be arranged.				
02/06/2017					Meeting arranged with Mr Gomes and JD. Information regarding vacant unit at 22 Station Road sent.				
14/06/2017					Meeting with Mr Gomes and James Dillon at premises.				
10/10/2017 and 11/10/2017								Telephone conversation with Mr Frankie So Wing Lau 20 Station Rd. Meeting arranged for 13 Oct 10.30 to discuss impact of scheme.	
11/10/2017							Tel con, David Labett "owner" of parking bay 12.		
16/10/2017								Tel con with owner of William Hill premises 30 Station Road. (Mr Munday 07739395650) and tenancies above. General discussion regarding impact, CPO and compensation.	
02/11/2017									Email to Mr Green owner of flats 4 & 7 requesting alternative mailing address and providing my contact details.
03/11/2017							Tel con and emails regarding Mr Labbett (licencee of car space) and car parking area 12 to the rear of Marylebone House.		
06/11/2017									Email from Mr Luxford regarding timing of CPO and other info.
07/11/2017	Email from Guy Allen regarding lack of progress with the assignment of the lease from his perspective.								Email to Mr Luxford regarding the process, future access and bin storage arrangements.
15/11/2017	Email to Guy Allen of Argos responding on Argos assignment to Council.								
16/11/2017			Details sent of 28 Station Road, an available shop. Update on CPO timing also.	Details sent of 28 Station Road, an available shop. Update on CPO timing also.	Details sent of 28 Station Road, an available shop. Update on CPO timing also.	Details sent of 28 Station Road, an available shop. Update on CPO timing also.			Email from Mr Luxford.

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23/11/2017				Email from Juliana Crump saying 28 Station Rd not suitable due to its location in Station Road.					Chase up email from Mr Luxford asking for answers. Response saying meeting tomorrow with team. Will contact him shortly.
24/11/2018									Email to Mr Luxford delaying response prior to meeting.
27/11/2017			Details of The Abbott pub to S Smith.	Details of The Abbott pub to Corals.	Details of The Abbott pub sent to James Dillon.	Details of The Abbott pub to BHF.			Email sent to Mr Luxford providing an update on timing and other matters, copied to Council lawyer.
28/11/2017									Flats 4 & 7 Mr Green, email sent with update on timing and access. Email received and sent - further clarification.
30/11/2017									Email from Mr Luxford asking for a date when his compensation will be addressed.
05/12/2017	Email from Guy Allen requesting update on assignment. He to chase his solicitors (Shoosmiths)								
06/12/2017	Email to Guy Allen, Argos, saying I did not believe his landlord has a case to delay the assignment over non occupation by council. And requested he contact me when he had an update from his lawyer.						Tel con David Labett regarding confirmation of right of access throughout (purchaser of his flat wants comfort). Tel con with JR on same point.		
08/12/2017							Tel con Mr Labett saying JR will be in touch regarding access.		
10/01/2018								Email to Mr Walia of Ekom requesting him contact me to discuss transfer of his land.	
19 & 22/01/2018		Two telephone calls and one voice message left with Richard White of Rochpion Properties.							
23/01/2018		Called R Pyne, no answer, left another voice message to discuss Argos assignment & purchase of head lease.							
02/02/2018	Email to Guy Allen in response to his request for an update on the assignment.								
09/02/2018									Email to Mr Luxford regarding the delay in responding to his request for information.
12/02/2018									Email from Mr Luxford who confirmed that he was not inherently opposed to the scheme but still had concerns about loss of value to his interest.

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02/03/2018			Email from Stuart Smith requesting update info on CPO. Replied with details on timing.						
08/03/2018							Message from Donald McShane who says he owns Boots unit and affected by scheme. Missed call and called back. No answer, left a message.		
12/03/2018							Txt to Mr McShane asking him to contact me. He txted back saying in Sri Lanka and would contact me on his return.		
13/03/2018						Tel con with Jo Cecil of BHF, who called to ask about timing of CPO. Will not be making objections.			
26/03/2018									Meeting on site with Chelsea Puccio managing agent for residential upper floors and Kevin Peacock long lessee of flat 6. Explained scheme. They wanted bins close to rear of premises and better security/reduced anti social behaviour.
04/04/2018							Tel con with Dominic Nevill owner of 3 and 6 High Street - Carpetright etc. Requesting info regarding CPO timescale.		
09/04/2018						Tel con with Jo Cecil, surveyor with BHF. They are negotiating on Unit 2 Warwick Quadrant. They are still holding over on their lease. Plan to take new unit, give notice on old.		Email to Mr Malik regarding his queries as to vehicular and pedestrian access to the rear of 26 Station Rd.	
12/04/2018							Call to Mr Nevill suggesting that as Carpetright are going to move out of Redhill we could help put Oxfam/Mr Gomez/Corals into a split unit.		
25/04/2018								Email to Mr Walia regarding Ekom's objection to the CPO and RCO.	

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27/04/2018					Tel con with surveyor at Batchelor Monkhouse agents for Mr Gomez. Introduced the concept of a single payment to go away at this stage. Mr G cant find anyware to mover to. Trying to get another meeting with Mr G and his surveyor.			Email to Mr Walia chasing my previous email for a reply. Chan Walia called to discuss his concerns.	
01/05/2018							Email to Moreland Estates Ltd agent for Residential Freeholds Ltd addressing their objection points, including a copy of the servicing plan and suggesting a meeting.	Email to Mr Walia including a copy of the servicing plan and offering to meet on site.	
03/05/2018								Email to Mr Lau, responding to his objection letters and requesting a meeting on site.	
08/05/2018							Email to Mr Freilich of Morland Estates Ltd. Requesting he contact me following my email to him addressing their objections, and offering a meeting on site.	Email to Mr Lau, asking him to respond to my email addressing his objections and offering a meeting. Email to Mr Walia regarding his ojection. Mr Walia called to discuss matters. He has a difficulty with his bank. Incurred £1,400 of costs - bank's legal fees.	
11/05/2018							Telephone conversation wiht Mr Nevill. Provided servicing plan and suggested he might accommodate relocating tenants in his premises.	I called Mr Walia to see if he was prepared to sell his property. He is still reluctant. Said he would consider matters futher. I suggested that we can do a commercial deal now.	
14/05/2018							Email to Mr Freilich of Morland Estates Ltd. confirming that we will committ to pay for Keith Murray to represent them in negotiations.		
15/05/018								Email to Mr Lau requesting he contact me to make a meeting on site.	
18/05/2018								Meeting with Mr Lau, on-site along with Barry Goode.	
22/05/2018						Telephone conversation with BHF, Joanna Cecil. Confirmed LA will pay 2x RV in compensation for moving out, conditional on relinquishing lease, not objecting etc.			
23/05/2018							Email to Carpetright asking that they withdraw objection. Objection withdrawn.	Email to Mr Lau asking that he withdraws his objection to the CPO and RCO following meeting.	

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24/05/2018						Email to J Cecil, confirming that Council will guarantee compensation at 2X RV payable on relocation.			
04/06/2018							Email to Keith Murray, acting for owners of Marylebone House, with draft heads of terms.		Email to Steve Luxford trying to arrange date for a meeting.
05/06/2018									Email to Steve Luxford confirming date for meeting.
08/06/2018							Mr Silva, flat 6 Marylebone House. Sent details of new car spaces and refuse access.		
12/06/2018					Email to agent for Mr Gomes regarding payment of his fees.		Email Keith Murray, agent for Residential Freeholds Ltd, responding to his scheme queries.		
13/06/2018							Email to Keith Murray answering further queries.	Response to Mr Lau's email and answering questions raised therein.	
15/06/2018									Meeting with Mr & Mrs Luxford on site to discuss their objections to CPO & RCO
18/06/2018							Email to Mr Silva attaching layouts for the parking & servicing solutions to the rear of his flat, and an explanation as to why the scheme will not affect him as he fears. Email to Keith Murray attaching plans of revised permanent and temporary parking and servicing proposals.	Email to Mr Walia of Ekom, attaching layouts for the parking and servicing arrangements and an attempt to commence negotiations for the purchase of plot 20.	Email to Mr Luxford enclosing parking and servicing arrangements to the rear of his flat.
29/06/2018							Offer to settle sent to Mr Silva.	Offer to settle to Mr Walia.	Offer to settle sent to Mr Lau & Mr Luxford.
03/07/2018							Response to Mr Silva's request for a £70,000 payment. Taking client's instructions.		
11/07/2018							Plans of further alterations to parking and servicing in an attempt to reach agreement with Mr Murray's client.		
12/07/2018							Email to Mr Silva. Informed Mr Silva that the council are preparing their proofs.	Call to Mr Walia to try and negotiate a purchase of plot 20.	
13/07/2018								Email to Mr Lau asking for response to the Council's offer to settle dispute.	
17/07/2018							Email from KM regarding structure of agreement.		
24/07/2018							Revised parking plan submitted to KM.		

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25/07/2018							KM email confirming principles agreed.	Email to Mr Lau restating offer and addressing some of his points of concern.	
26/07/2018									
27/07/2018									Email from Mr Luxford outlining a proposed settlement.
01/08/2018								Email from Mr Lau, rejecting revised offer of compensation.	
03/08/2018									Email from Mr Luxford and response, waiting for instructions.
07/08/2018									Tel con with Mr Luxford confirming settlement has been put forward with a recommendation to agree.
08/08/2018								Tel con with Mr Walia. Offered £70,000 plus costs plus management time to settle. Email to Mr Lau suggesting that he might think about a relocation of his restaurant.	
14/08/2018							Email Keith Murray, surveyor for owner, with V2 of heads of terms.		Email from Mr Luxford implying his acceptance of main terms of settlement but proposing alternative agreement with legal fees.
15/08/2018							Email Keith Murray, with V3 of heads of terms.	Chase up email to Mr Lau, plus rang his mobile.	
16/08/2018								Metting with Mr Lau on site along with John Reed and Barry Goode (Coplan)	
21/08/2018								Email to Mr Lau with plan attached showing car parking, including disabled spaces in Redhill and distances from his restaurant.	
28/08/2018							Email from Mr Silva asking for information on negotiations with him.		
31/08/2018									Email from Mr Luxford regarding delays with his mortgage company.
04/09/2018							Email to Mr Silva, increasing the Council's offer to him to withdraw his objection to the Stopping Up Order.		
05/09/2018									Email from Mr Luxford regarding mortgage company and timing of documentation.