

Our Ref: CTE/02B817723

27<sup>th</sup> October 2022London Borough of Harrow  
Civic Centre  
Station Road  
Harrow  
HA1 2YFor the attention of: Julian Wain**COMMERCIALLY SENSITIVE AND CONFIDENTIAL**

Dear Sirs

**Harrow Strategic Development Partnership – Grange Farm Estate Regeneration Phases 2 & 3**

We write as instructed to provide advice in respect of the proposed development of Grange Farm Estate Regeneration Phases 2 and 3, which is to be brought into the Harrow Strategic Development Partnership (HSDP).

The process for the addition of future opportunities and community facilities is set out in Schedule 8 of the HSDP's Members' Agreement. The process under Schedule 8 does not fix a price for the land or the financial outcome for the Partnership and landowner. The value of the Council's interest in the land will be determined later as part of the process provided under the Members' Agreement; it will be the same process that was applied to the three sites that were included at the outset, Poets Corner, Byron Quarter and Peel Road.

There is no requirement on the Council as part of the process of selecting sites to be put forward under Schedule 8 to dictate or obtain a given return or to demonstrate that it has secured best consideration per s123 Local Government Act 1972. The initial business plan, which is being brought forward by the HSDP for approval, will be iteratively worked up to the point a final scheme has been agreed and planning application secured. It is only once the conditions precedent under the Development Agreement are satisfied and a scheme fix has been arrived at that a formal s123 best consideration opinion can be provided or is required.

Yours faithfully



**Charles Trustram Eve MRICS, RICS Registered Valuer**  
**Director**  
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**For and on behalf of Avison Young (UK) Limited**