

Byrne, Tim

From: Jessica Learmond-Criqui <jlc@lawlcs.com>
Sent: 29 January 2020 11:20
To: BURNS, Andrew
Cc: MCHALE, Sharon
Subject: RE: Hampstead police station - Use by Met Police

Thanks. If you could give us a heads up if you are going to go to the market, that would be appreciated.

Best Regards

Jessica

Jessica Learmond-Criqui
Learmond Criqui Sokel, Solicitors
Partner – Employment & Executive Immigration Law

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From: BURNS, Andrew <Andrew.BURNS@education.gov.uk>

Sent: 29 January 2020 11:14

To: Jessica Learmond-Criqui <jlc@lawlcs.com>

Cc: MCHALE, Sharon <Sharon.MCHALE@education.gov.uk>

Subject: RE: Hampstead police station - Use by Met Police

Jessica,

Thanks for your understanding. If we decide to sell the building it will be subject to the usual processes for disposal. As far as I know that means on the open market. I can certainly let you know at the point it hits market.

Kind regards,

Andrew

Andrew A. Burns B. Env. D. MAPM

Project Manager

Capital Group | Operations Directorate |

Sanctuary Buildings, Level 5 | Great Smith Street | Westminster | London | SW1P 3BT

andrew.burns@education.gov.uk

Mobile: 074 64 64 88 66



**Department
for Education**

From: Jessica Learmond-Criqui <jlc@lawlcs.com>

Sent: 29 January 2020 11:03

To: BURNS, Andrew <Andrew.BURNS@education.gov.uk>

Cc: MCHALE, Sharon <Sharon.MCHALE@education.gov.uk>

Subject: RE: Hampstead police station - Use by Met Police

Thanks for the update Andrew. If you do decide to sell on the station, would you consider letting us buy the cottage part of it and give us an option on it?

Best Regards

Jessica

Jessica Learmond-Criqui

Learmond Criqui Sokel, Solicitors

Partner – Employment & Executive Immigration Law

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From: BURNS, Andrew <Andrew.BURNS@education.gov.uk>

Sent: 29 January 2020 10:51

To: Jessica Learmond-Criqui <jlc@lawlcs.com>

Cc: MCHALE, Sharon <Sharon.MCHALE@education.gov.uk>

Subject: RE: Hampstead police station - Use by Met Police

Jessica,

Following the refusal of planning permission last year the DfE is considering its options with regards to the Police Station. As such, we won't be able to progress any commercial discussions at this point in time.

Kind regards,

Andrew

Andrew A. Burns B. Env. D. MAPM

Project Manager

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andrew.burns@education.gov.uk

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**Department
for Education**

From: Jessica Learmond-Criqui <jlc@lawlcs.com>

Sent: 28 January 2020 13:41

To: BURNS, Andrew <Andrew.BURNS@education.gov.uk>

Cc: MCHALE, Sharon <Sharon.MCHALE@education.gov.uk>

Subject: RE: Hampstead police station - Use by Met Police

Dear Andrew,

Is there any chance to progress talks on purchasing the cottage attached to the old station?

Best Regards

Jessica

Jessica Learmond-Criqui

Learmond Criqui Sokel, Solicitors

Partner – Employment & Executive Immigration Law

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From: Jessica Learmond-Criqui <jlc@lawlcs.com>

Sent: 22 August 2019 11:02

To: BURNS, Andrew <Andrew.BURNS@education.gov.uk>

Cc: MCHALE, Sharon <Sharon.MCHALE@education.gov.uk>

Subject: Re: Hampstead police station - Use by Met Police

Thats fine. Just want to have a figure so if people ask me whats the fig I can give an indication.

Best Regards,

Jessica

----- Original message -----

From: "BURNS, Andrew" <Andrew.BURNS@education.gov.uk>

Date: 22/08/2019 10:59 (GMT+00:00)

To: Jessica Learmond-Criqui <jlc@lawlcs.com>

Cc: "MCHALE, Sharon" <Sharon.MCHALE@education.gov.uk>

Subject: RE: Hampstead police station - Use by Met Police

Jessica,

From a personal view only, I would have thought between £3m and £5m but who knows what the market might look like at the time we action the disposal.

Kind regards,

Andrew

Andrew A. Burns B. Env. D. MAPM

Project Manager

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**Department
for Education**

From: Jessica Learmond-Criqui <jlc@lawlcs.com>

Sent: 22 August 2019 00:21

To: BURNS, Andrew <Andrew.BURNS@education.gov.uk>

Cc: MCHALE, Sharon <Sharon.MCHALE@education.gov.uk>

Subject: RE: Hampstead police station - Use by Met Police

Thanks. Any idea now of how much the sale price might be?

Best Regards

Jessica

Jessica Learmond-Criqui

Learmond Criqui Sokel, Solicitors

Partner – Employment & Executive Immigration Law

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From: BURNS, Andrew <Andrew.BURNS@education.gov.uk>

Sent: 21 August 2019 17:12

To: Jessica Learmond-Criqui <jlc@lawlcs.com>

Cc: MCHALE, Sharon <Sharon.MCHALE@education.gov.uk>

Subject: RE: Hampstead police station - Use by Met Police

Hi Jessica,

I have read the I Love Hampstead updates regularly since I took on this project. I think it is a great idea and respect your energy as a community leader. The proposal to buy the cottage for use as a base for the SNTs is a great example of philanthropy and is more than possible given the local wealth.

With regards to the disposal process the DfE must navigate; it is obliged to commission a property review which will conclude with a minimum value being determined by an independent body. The property then must be placed on the open market. There is usually a process for public bodies to offer up properties to each other before this but, as the Met has said it won't buy it back, it may be that the NHS or LB Camden take an interest. I suppose that will depend on their local strategy at the time. The DfE would not be in a position to offer a special price to a buyer no matter what the proposed use.

For your own knowledge the entirety of the building, including the cottage, is Sui Generis in planning terms. Having been excluded from the planning application, the cottage will remain so if we secure permission for the school (D1) and the business and enterprise suite (B1). This was done to limit the school's ability to move into the cottage but the side-effect obliges any potential developer to obtain planning permission no matter which use class they wish to secure; be it a police station, patrol base, residential or otherwise.

I hope this helps to inform your proposal.

Kind regards,

Andrew

Andrew A. Burns B. Env. D. MAPM

Project Manager

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andrew.burns@education.gov.uk

Mobile: 074 64 64 88 66



**Department
for Education**

From: Jessica Learmond-Criqui <jlc@lawlcs.com>

Sent: 21 August 2019 16:19

To: BURNS, Andrew <Andrew.BURNS@education.gov.uk>

Subject: RE: Hampstead police station - Use by Met Police

Hi Andrew,

I send an email to about 2,000 residents in NW3 every week about "stuff" going on in Hampstead or info which may be of interest. You can see some of the stuff that I do on my facebook page called I Love Hampstead – NW3. Do see the post I will make when I send the next one out on

Sunday so you can see what is in my mind. We have discussed this before and you have suggested that the DofE may offer the cottage at a special price if it would be used for the Met. The below is the best structure I can think of given the commercial interests investors may have. Do let me know if the special price may still be on the table if this is used for the Met, but bearing in mind that people may wish to sell after a while – although I hope that I attract long term investors. But, we would want the cottage to be refurbished so that no further work needed to be done I would posit.

Conversation with Hampstead residents

I am sending this on email only and not putting on facebook as I wish to have a conversation only with residents of Hampstead and Frognal and Fitzjohns on this one. As some of you know, I have been trying for some time to achieve a base for our bobbies on the beat in our area – and specifically in the old Hampstead police station.

The idea is that the Safer Neighbourhood Teams for Frognal and Fitzjohns, Hampstead Town, Belsize and Gospel Oak in the first instance would be based in the venue. It would not be a front desk operation but solely a base out of which the PCs can do their work. The options are first, if Abacus obtains planning permission to see if they can have some space for these SNTs and second to buy the cottage next to the old police station (which forms part of it) and use that for the base. I will be chatting to the school to see if space for the SNTs is achievable and workable.

I am continuing to think about what to do and wanted to float the following idea with residents to see if this has any legs so that I can pursue it further if so.

1. A group of residents come together to buy the cottage;
2. It would be using the vehicle of a private limited company with shareholdings to match contributions;
3. The cottage would be offered to the Met at no rent for its use. It's the only way that MOPAC may support this;
4. Residents would have the upside of the capital appreciation of the property over time (if any – assets can go up in value as well as down so this is not without risk) but no income in the meantime;
5. Clearly the upkeep of the property would require funds and the property would have to be managed;
6. There would need to be thought to an exit for shareholders should they want it. My thoughts were that initially the property would be offered to the Met for a 5 year term and then the position reviewed after that. There would also need to be thought about what to do if a shareholder wants to exit before the 5 year term is up.

Would anyone be interested in being part of this venture? If so, could you contact me on jessicalc@lawlcs.com and let me know in the first instance whether you are interested and up for a further chat?

Having a base would not be a solution to the existing type of crime we are suffering up here. But, it would provide more eyes and ears on our streets as the PCs go to and fro the base.

Do let me know if you have any comments.

Best Regards

Jessica

Jessica Learmond-Criqui

Learmond Criqui Sokel, Solicitors

Partner – Employment & Executive Immigration Law

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From: Jessica Learmond-Criqui

Sent: 21 August 2019 10:40

To: 'BURNS, Andrew' <Andrew.BURNS@education.gov.uk>

Cc: MCHALE, Sharon <Sharon.MCHALE@education.gov.uk>

Subject: RE: Hampstead police station - Use by Met Police

Separately, can you tell me more about the sale of the cottage eventually? Will the DofE refurbish it? How much will the DofE sell it for? I may try to get a group to buy it together and to then use it for the police.

Best Regards

Jessica

Jessica Learmond-Criqui

Learmond Criqui Sokel, Solicitors

Partner – Employment & Executive Immigration Law

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From: BURNS, Andrew <Andrew.BURNS@education.gov.uk>

Sent: 20 August 2019 17:04

To: Jessica Learmond-Criqui <jlc@lawlcs.com>

Cc: MCHALE, Sharon <Sharon.MCHALE@education.gov.uk>; Corey Gilbert <CGilbert@cftb.com>

Subject: RE: Hampstead police station - Use by Met Police

Jessica,

That is ambitious, but we must be if we are to succeed. The school has confirmed it would be pleased to share its staff room with the Hampstead / Belsize patrol as a starting point to achieving your goal. It may well be that the relationship is positive enough to expand to include other patrols within the school curtilage in time. I expect they would want to know the expectations of area from the police for a patrol base if it were to allow for so many teams in future. I don't know how many staff this would include but that would come out in discussions.

Unfortunately there is no scope for the DfE to give up unused space to the police or any other user at nil consideration. Only the appended house at 26 Rossllyn Hill is not part of the planning application. It is expected to be used as office and welfare facilities for the contractor until the building work is complete following which we are required to dispose of it on the open market. I hope that discussions with the school are positive when you make contact.

Kind regards,

Andrew

Andrew A. Burns B. Env. D. MAPM

Project Manager

Capital Group | Operations Directorate |

Sanctuary Buildings, Level 5 | Great Smith Street | Westminster | London | SW1P 3BT |

andrew.burns@education.gov.uk

Mobile: 074 64 64 88 66



**Department
for Education**

From: Jessica Learmond-Criqui <jlc@lawlcs.com>

Sent: 20 August 2019 12:01

To: BURNS, Andrew <Andrew.BURNS@education.gov.uk>

Cc: MCHALE, Sharon <Sharon.MCHALE@education.gov.uk>; Corey Gilbert <CGilbert@cftb.com>

Subject: RE: Hampstead police station - Use by Met Police

Thanks so much Andrew. My (ambitious) goal is to have the safer neighbourhood teams for Hampstead Town, Frognal and Fitzjohns, Belsize Park, Gospel Oak and perhaps Haverstock patrol out of the station. This will need a bit more than just a "touch down" space. Would there be any scope for the D of E to give some of the building which is not being given to the school to the police for this purpose or leasing at no cost to the police?

I would like to explore this first before going to the school. Do let me know.

Best Regards

Jessica

Jessica Learmond-Criqui

Learmond Criqui Sokel, Solicitors

Partner – Employment & Executive Immigration Law

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From: BURNS, Andrew <Andrew.BURNS@education.gov.uk>

Sent: 20 August 2019 11:58

To: Jessica Learmond-Criqui <jlc@lawlcs.com>

Cc: MCHALE, Sharon <Sharon.MCHALE@education.gov.uk>; Corey Gilbert <CGilbert@cftb.com>

Subject: RE: Hampstead police station - Use by Met Police

Jessica,

Thank you for your email. I'm glad you have followed up on this matter but not the unfortunate circumstances in which the community now finds itself, which are shocking.

Following our correspondence on 6 and 15 March this year (attached), I wonder if you had managed to make contact with Corey Gilbert, the property manager for the school Trust, with whom the final agreement would be struck?

I can re-confirm that the school is still interested in speaking with the Police about using space in the staff room as a touch-down point / patrol base which is entirely in line with the feedback you have received from Andrew Dismore below. As a community facility the school is keen to support in whichever way it can. It will, however, need planning permission to move to the building in order

to enable the offer of space and the proximity of police officers to Hampstead residents to be finalised.

I look to you to confirm how you would prefer to take this forward as we all see it as a very positive move for the local community.

Kind regards,

Andrew

Andrew A. Burns B. Env. D. MAPM

Project Manager

Capital Group | Operations Directorate |

Sanctuary Buildings, Level 5 | Great Smith Street | Westminster | London | SW1P 3BT |

andrew.burns@education.gov.uk

Mobile: 074 64 64 88 66



**Department
for Education**

From: Jessica Learmond-Criqui <jlc@lawlcs.com>

Sent: 17 August 2019 13:39

To: BURNS, Andrew <Andrew.BURNS@education.gov.uk>; THOMASON, Gareth

<Gareth.THOMASON@education.gov.uk>

Subject: Hampstead police station

Dear both,

I am writing regarding use of the old Hampstead police station as a police base once more. There is a lot of community feeling up here that we need a police presence as we have been suffering horrific violent home invasions recently. Here is one such report.

<https://www.dailymail.co.uk/news/article-7344951/How-affluent-suburb-terrorised-brazen-robbers-WANT->

[home.html?fbclid=IwAR1aFs9oMtElteWpLm7dYqEH473_FLY_Fk5hUvyDY0rUbH9D2B3EBuact90](https://www.dailymail.co.uk/news/article-7344951/How-affluent-suburb-terrorised-brazen-robbers-WANT-home.html?fbclid=IwAR1aFs9oMtElteWpLm7dYqEH473_FLY_Fk5hUvyDY0rUbH9D2B3EBuact90)

There have been about 8 or 9 that I know about in the last 2 months. There may be more. The footballers who have been targeted by gangs live up here too.

We had corresponded previously about whether the D of E would allow the police to use some of the building and you have said in the past you may be interested and wanted to know who to speak to.

I have corresponded with Andrew Dismore, Labour Assembly Member at City Hall. I asked if he would support our quest to have the police back at that site. His response is below.

"It depends. If the DfE will provide premises free of charge and it is not intended for the premises to be anything other than a patrol base not open to the public then ok. If open to the public, then that will take officers off the street with which I do not agree; and if DfE want the Met to pay, then no as that again will take money from the front line."

I know that you have a planning application in now for Abacus but could we look at using some of the building at no cost to the Met to help them to get back into our area? Can we have a word about this further please?

Best Regards

Jessica

Jessica Learmond-Criqui

Learmond Criqui Sokel, Solicitors

Partner – Employment & Executive Immigration Law

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