



Our ref: L110117

Mr Michael Belcher
Residents of Burton End
C/O Burton Bury
Burton End
Stansted
Essex
CM24 8UE

6 February 2017

Dear Mr Belcher

Re: Development works at Stansted Airport (the "Airport") in the period 1999-2007 and Land Compensation Act 1973 (the "Act")

I am conscious that in the run-up to two of the recent STACC meetings you have queried the position under the Act of those individuals who owned a home in the vicinity of the Airport through all, or some part, of the 1999-2007 period but have since moved away. You may not be surprised to learn that this has also been raised with us by a former resident.

The view we have reached with our lawyers is that we do not believe these former residents will be able to meet the eligibility criteria under the Act. Specifically, they must have held a freehold or leasehold interest in the property on the day they brought their claim, and they must have been in occupation on that date too. Obviously, having sold their home some while ago, they have not been able to meet these requirements.

I hope that makes the Airport's position clear in what is a complex area. As you would expect, our lawyers have contacted directly those current claimants so affected and have repeated our recommendation that they seek independent advice as needs be.

Yours sincerely

KAREN SMART
Asset Management Director

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