

**TO THE OWNER, OCCUPIER AND ANY PERSON
HAVING AN INTEREST IN THE LAND
DESCRIBED BELOW:**

**THE LONDON BOROUGH OF HARINGEY (WARDS CORNER REGENERATION PROJECT)
COMPULSORY PURCHASE ORDER 2016**

**TOWN AND COUNTRY PLANNING ACT 1990
ACQUISITION OF LAND ACT 1981**

- 1 Notice is hereby given that the Secretary of State for Housing, Communities and Local Government, in exercise of his powers under the above Acts, on 23 January 2019 confirmed with modifications The London Borough of Haringey (Wards Corner Regeneration Project) Compulsory Purchase Order 2016 submitted by the Mayor and Burgesses of the London Borough of Haringey.
- 2 The order as confirmed provides for the purchase compulsorily of the land described in Schedule 1 for the purpose of facilitating the carrying out of development, redevelopment or improvement of land, being the demolition of existing buildings and erection of a mixed use development comprising class C3 residential, class A1/A2/A3/A4 uses with access, parking and associated landscaping and public realm improvements.
- 3 A copy of the order as confirmed by the Secretary of State for Housing, Communities and Local Government and of the map referred to therein have been deposited with Reference: LEG/PP/51533/JXK and may be seen at all reasonable hours at the following venues:
 - (i) Haringey Council Legal Services, 7th Floor Alexandra House, 10 Station Road, Wood Green, London N22 7TR and
 - (ii) Marcus Garvey Library Tottenham Green Leisure Centre, 1 Philip Lane, London N15 4JAElectronic copies of the confirmed order and order map can be provided on request:
Email: tottenhamregeneration@haringey.gov.uk.
- 4 The order as confirmed becomes operative on the date on which this notice is first published. A person aggrieved by the order may, by application to the High Court within 6 weeks from that date, challenge its validity under section 23 of the Acquisition of Land Act 1981. The grounds for challenge can be that the authorisation granted by the order is not empowered to be granted or that there has been a failure to comply with any relevant statutory requirement relating to the order.
- 5 Once the order has become operative the Mayor and Burgesses of the London Borough of Haringey may acquire any of the land described in Schedule 1 below by exercising a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981. A statement on the effect of Parts 2 and 3 of that Act is set out in Schedule 2 below.
- 6 Every person who, if a general vesting declaration were executed under section 4 of that Act in respect of the land comprised in the order (other than land in respect of which notice to treat has been given), would be entitled to claim compensation in respect of any such land, is invited to give information to the Mayor and Burgesses of

the London Borough of Haringey at Haringey Council Legal Services, 7th Floor Alexandra House, 10 Station Road, Wood Green, London N22 7TR (Reference LEG/PP/51533/JXK) about the person's name, address and interest in land, using a prescribed form. The relevant prescribed form is set out in Schedule 3 below.

SCHEDULE 1

LAND COMPRISED IN THE ORDER AS CONFIRMED

All interests except those already owned by the acquiring authority in the Order Land comprising land situated at Wards Corner, in the London Borough of Haringey including properties which lie within an area bounded by Seven Sisters Road, Suffield Road, West Green Road and the High Road including the sub soil of parts of those highways.

SCHEDULE 2

FORM OF STATEMENT OF EFFECT OF PARTS 2 AND 3 OF THE COMPULSORY PURCHASE (VESTING DECLARATIONS) ACT 1981

Power to execute a general vesting declaration

- 1** Once the London Borough of Haringey (Wards Corner Regeneration Project) Compulsory Purchase Order 2016 has become operative, the Mayor and Burgesses of the London Borough of Haringey (hereinafter called the "Acquiring Authority") may acquire any of the land described in Schedule 1 above by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 ("the Act"). This has the effect, subject to paragraphs 3 and 5 below, of vesting the land in the Acquiring Authority at the end of the period mentioned in paragraph 2 below.

Notices concerning general vesting declaration

- 2** As soon as may be after the Acquiring Authority execute a general vesting declaration, they must serve notice of it on every occupier of any of the land specified in the declaration (except land where there is one of the tenancies described in paragraph 4) and on every person who gives them information relating to the land in pursuance of the invitation contained in the confirmation notice of the order. When the service of notices of the general vesting declaration is completed, a period specified in the declaration, of not less than three months, will begin to run. On the first day after the end of this period the land described in the declaration will, subject to what is said in paragraphs 3 and 5, vest in the Acquiring Authority together with the right to enter on the land and take possession of it. Every person on whom the Acquiring Authority could have served a notice to treat in respect of his interest in the land (other than a tenant under one of the tenancies described in paragraph 4) will be entitled to claim compensation for the acquisition of his interest in the land, with interest on the compensation from the vesting date.
- 3** The "vesting date" for any land specified in a declaration will be the first day after the end of the period mentioned in paragraph 2 above, unless a counter-notice is served under Schedule A1 to the Act within that period. In such circumstances, the vesting date for the land which is the subject of the counter-notice will be determined in accordance with Schedule A1.

Modifications with respect to certain tenancies

- 4** In the case of certain tenancies, the position stated above is subject to modifications. The modifications apply where the tenancy is either a "minor tenancy", ie. a tenancy for a year or a yearly tenancy or a lesser interest, or "a long tenancy which is about to expire". The latter expression means a tenancy granted for an interest greater than a minor tenancy but having on the vesting date a period still to run which is not more than the period specified in the declaration for this purpose (which must be more than a year). In calculating how long a tenancy has still to run, where any option to renew or to terminate it is available to either party, it shall be assumed that the landlord will take every opportunity open to him to terminate the tenancy while the tenant will use every opportunity to retain or renew his interest.

- 5 The modifications are that the Acquiring Authority may not exercise the right of entry referred to in paragraph 2 in respect of land subject to a tenancy described in paragraph 4 unless they first serve notice to treat in respect of the tenancy and then serve every occupier of the land with a notice of their intention to enter and take possession after the period (not less than three months from the service of the notice) specified in the notice. The right of entry will be exercisable at the end of that period. The vesting of the land will be subject to the tenancy until the end of that period or until the tenancy comes to an end, whichever happens first

**SCHEDULE 3
FORM FOR GIVING INFORMATION**

The London Borough of Haringey (Wards Corner Regeneration Project) Compulsory Purchase Order 2016

To: Haringey Council Legal Services
7th Floor Alexandra House (Ref: LEG/PP/51553/JXK)
10 Station Road
Wood Green
London N22 7TR

(I) (We) being (a person) (persons) who, if a general vesting declaration were executed under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 in respect of all the land comprised in the compulsory purchase order cited above in respect of which notice to treat has not been given, would be entitled to claim compensation in respect of (all) (part of) that land, give you the following information, pursuant to the provisions of section 15 of, or paragraph 6 of Schedule 1, to the Acquisition of Land Act 1981.

1 Name and address of informant(s) (i)

2 Land in which an interest is held by informant(s) (ii)

3 Nature of interest (iii)

Signed

(on behalf of

Date

- (i) In the case of a joint interest insert the names and addresses of all the informants.
- (ii) The land should be described concisely.
- (iii) If the interest is leasehold, the date of commencement and length of term should be given. If the land is subject to a mortgage or other incumbrance, details should be given, e.g. name of building society and roll number.

Dated the 27th day of February 2019

BARTHOLOMEW RYAN

Bernie Ryan
BERNIE RYAN
Assistant Director of Corporate Governance
London Borough of Haringey

