

**NOTICE OF CONFIRMATION (OTHER THAN BY AN ACQUIRING
AUTHORITY) OF A COMPULSORY PURCHASE ORDER**

**THE LONDON BOROUGH OF HOUNSLOW (LAND SOUTH OF BRENTFORD HIGH STREET)
COMPULSORY PURCHASE ORDER 2017**

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

THE TOWN AND COUNTRY PLANNING ACT 1990

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 16 February 2018 confirmed the London Borough of Hounslow (Land South of Brentford High Street) Compulsory Purchase Order 2017 submitted by the London Borough of Hounslow.
2. The order as confirmed provides for the purchase of the land described in Schedule 1 hereto for the purposes of facilitating the carrying out of development, redevelopment and improvement on or in relation to such land consisting of a mixed-use regeneration scheme to the south of Brentford High Street including demolition works and the delivery of a mix of town centre uses including new residential, retail, leisure, commercial and other complementary uses, and provision of new infrastructure and public realm improvements, which will contribute to the promotion and improvement of the economic, social and environmental well-being of the London Borough of Hounslow's area.
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 at the London Borough of Hounslow's offices at (i) London Borough of Hounslow Offices, Civic Centre, Lampton Road, Hounslow TW3 4DN (open Monday - Thursday 9am-5pm and Friday 9am-4.45pm) and (ii) Brentford Library, Boston Manor Road, Brentford TW8 8DW (open Monday 9.30am-8pm, Tuesday 9.30am-5.30pm, Thursday 9.30am-8pm, and Saturday 9.30am-5.30pm) and on the Council's website at www.hounslow.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 London Borough of Hounslow may acquire any of the land described in Schedule 1 below by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981. A statement of 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 the 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 London Borough of Hounslow at Civic Centre, Lampton Road, Hounslow TW3 4DN 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 AND RIGHTS COMPRISED IN THE ORDER AS CONFIRMED

DESCRIPTION OF LAND

The land and buildings specified in the order and identified on the map referred to in the order, being land and buildings within an area of land of 4.79ha located within Brentford Town Centre between the High Street (London Road) and the River Brent and Grand Union Canal to the south and bound to the west by Augustus Close and by Heidelberg Graphic Equipment Limited (69-76 High Street, Brentford) to the east.

DESCRIPTION OF NEW RIGHTS

The new rights sought in the order are in summary (a) to carry out works to the river wall and other related works; (b) to drain into the river; (c) to undertake works to land and to buildings within or adjacent to the order land; (d) of way; and (e) to oversail cranes.

SCHEDULE 2

PART 1

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

Power to Make General Vesting Declaration

1. Once the London Borough of Hounslow (Land South of Brentford High Street) Compulsory Purchase Order 2017 has become operative, the London Borough of Hounslow (hereinafter called the "Council") 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 paragraph 3 and 5 below, of vesting the land in the Council at the end of the period mentioned in paragraph 2 below.

Notices concerning general vesting declaration

2. As soon as may be after the Council make 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 Council together with the right to enter on the land and take possession of it. Every person on whom the Council 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", i.e. 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 Council 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

PART 2

FORM FOR GIVING INFORMATION

**THE LONDON BOROUGH OF HOUNSLOW (LAND SOUTH OF BRENTFORD HIGH STREET)
COMPULSORY PURCHASE ORDER 2017**

To: The London Borough of Hounslow
C/O Bevan Brittan LLP (Ref 101332-3/KL), Kings Orchard, 1 Queen Street, Bristol, BS2 0HQ.

[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 of 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)*

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.....

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

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.....

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, eg name of building society and roll number.*

Dated this 26th Day of April 2018

**Signed: Michael Sudlow
Director, Asset Management & Major Projects
The London Borough of Hounslow**