THE LONDON BOROUGH OF HARINGEY (TANGMERE AND NORTHOLT) COMPULSORY PURCHASE ORDER 2021

# THE LONDON BOROUGH OF HARINGEY (TANGMERE AND NORTHOLT) COMPULSORY PURCHASE ORDER 2021

#### **SECTION 17 OF THE HOUSING ACT 1985**

#### THE ACQUISITION OF LAND ACT 1981

The Mayor and Burgesses of the London Borough of Haringey (in this order called "the Acquiring Authority") makes the following Order: -

- 1. Subject to the provisions of this Order, the Acquiring Authority is under Section 17 of the Housing Act 1985 hereby authorised to purchase compulsorily the interests described in paragraph 2 for the following purpose:
  - i. To facilitate the demolition of Tangmere and Northolt blocks; and
  - ii. To facilitate the delivery of a qualitative gain in housing in that location; and
  - iii. To facilitate the removal and relocation of the two existing substations, their physical structures together with all supports (cables and equipment) and foundations; and
  - iv. Overall to facilitate the improvement of that part of the Broadwater Farm Estate
- 2. The interests authorised to be purchased compulsorily under this Order are described in the Schedule and delineated and shown edged red (and coloured pink) on a map prepared in duplicate, sealed with the common seal of the Acquiring Authority and marked "Map referred to in The London Borough of Haringey (Tangmere and Northolt) Compulsory Purchase Order 2021"

Table 1

Number on	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)			
map (1)	(2)	Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
1	All interests in approximately 6,414 square metres of land and dwellings consisting of flats 13 to 70 (inclusive) known as Tangmere, Willan Road, London, N17 6NB and flats 71 to 128 (inclusive) Tangmere, Willan Road, London, N17 6NW. Commercial premises being offices situated at 108, 108a, 108b and 108c Gloucester Road and electricity sub-station D site (ref: TANGMERE TQ 3297 9012), including all associated; stairs, lifts, walkways, housing amenity land and communal areas, with car parking and storage plant units at ground floor (street level), also other plant cables, pipes and apparatus situated to the east side of Gloucester Road and south of Willian Road, except those owned by the acquiring authority	The Mayor & Burgesses of The London Borough of Haringey Civic Centre High Road Wood Green London N22 8LE	Iessees Newlon Housing Trust 4 Daneland Walk Hale Village London N17 9FE (in respect of parts of lower and upper levels)  REDACTED Flat 26 Tangmere Willan Road London N17 6NB  REDACTED Flat 26 Tangmere Willan Road London N17 6NB  REDACTED Flat 27 Tangmere Willan Road London N17 6NB  REDACTED Flat 27 Tangmere Willan Road London N17 6NB  REDACTED Slat 27 Tangmere Willan Road London N17 6NB  REDACTED 31 Parsons Mead Abingdon Oxford OX14 1LS (in respect of flat 29,	(other than lessees)	REDACTED Flat 26 Tangmere Willan Road London N17 6NB  REDACTED Flat 26 Tangmere Willan Road London N17 6NB  REDACTED Flat 27 Tangmere Willan Road London N17 6NB  REDACTED Flat 27 Tangmere Willan Road London N17 6NB  REDACTED Flat 27 Tangmere Willan Road London N17 6NB  REDACTED Flat 27 Tangmere Willan Road London N17 6NB  REDACTED Flat 27 Tangmere Willan Road London N17 6NB

Number on	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and act (3)			- name and address
map (1)	(2)	Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
1		<u> </u>	REDACTED	(cine: man issess)	REDACTED
(cont'd)			31 Parsons Mead		Flat 43
(00111 4)			Abingdon		Tangmere
			Oxford		Willan Road
			OX14 1LS		London
			(in respect of flat 29,		N17 6NB
			Tangmere)		1111 5112
			rangmere)		REDACTED
			REDACTED		Flat 43
			Flat 43		Tangmere
			Tangmere		Willan Road
			Willan Road		London
			London		N17 6NB
			N17 6NB		
					Unoccupied
			REDACTED		(in respect of flats 13 to 25
			20 Parish Close		28 to 42, 44 to 128
			Broadstairs		Tangmere)
			Kent		,
			CT10 2UJ		Eastern Power Networks
			(in respect of flat 72,		plc
			Tangmere)		Newington House
			,		237 Southwark Bridge
			REDACTED		Road London
			61 Brookfield Gardens		SE1 6NP
			Cheshunt		(in respect of electricity
			Waltham Cross		sub-station D)
			EN8 0QB		
			(in respect of flat 122,		Virgin Media Limited
			Tangmere)		500 Brook Drive
					Reading
					RG2 6UU
					(in respect of apparatus)
					,

Number on	Extent, description and situation of the land	Qualifying persons		Acquisition of Land Act 1981 (3)	1981 - name and address	
map (1)	(2)	Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers	
1 (cont'd)			REDACTED 61 Brookfield Gardens Cheshunt Waltham Cross EN8 0QB (in respect of flat 122, Tangmere)  Eastern Power Networks plc Newington House 237 Southwark Bridge Road London SE1 6NP (in respect of electricity sub-station D)		Cadent Gas Limited Ashbrook Court Prologis Park Central Boulevard Coventry CV7 8PE (in respect of pipes)  Openreach Limited Kelvin House 123 Judd Street London WC1H 9NP (in respect of cables and apparatus)  Thames Water Limited Clearwater Court Vastern Road Reading RG1 8DB (in respect of pipes)  UK Power Networks (Operations) Limited Newington House 237 Southwark Bridge Road London SE1 6NP (in respect of cables and apparatus)	

Extent, description and situation of the land				
(2)	Owners or reputed owners	Lessees or reputed	Tenants or reputed tenants	Occupiers
All interests in approximately 980		Ties Solicitors		REDACTED
				Flat 1
				Northolt
		•	Griffin Road	Griffin Road
				London
				N17 6HY
			REDACTED	REDACTED
	1122 022			Flat 4
				Northolt
				Griffin Road
		deceasedy		London
		REDACTED		N17 6HY
			1417 0111	1417 0111
			PEDACTED	REDACTED
authority				Flat 5
				Northolt
				Griffin Road
		NI7 OF I		
		REDACTED		London
		_	N17 6HY	N17 6HY
			DED A OTED	DED A OTED
			_	REDACTED
				Flat 23
				Northolt
		N17 6HY		Griffin Road
				London
			N17 6JA	N17 6HY
				REDACTED
		Griffin Road	Flat 58	Flat 34
		London	Northolt	Northolt
		N17 6HY	Griffin Road	Griffin Road
			London	London
			N17 6JA	N17 6HY
	the land (2)  All interests in approximately 980 square metres of Residential premises known as flats 1 to 54 (inclusive) Northolt, Griffin Road, London, N17 6HY and flats 55 to 102 (inclusive) Northolt, Griffin Road, London N17 6JA, Energy Centre and electricity sub-	the land (2)  Owners or reputed owners  All interests in approximately 980 square metres of Residential premises known as flats 1 to 54 (inclusive) Northolt, Griffin Road, London, N17 6HY and flats 55 to 102 (inclusive) Northolt, Griffin Road, London N17 6JA, Energy Centre and electricity substation C (ref: NORTHOLT Q3303 9022K) including associated stairs, lifts, walkways, services and common areas, Moselle River in Culvert, also other plant cables, pipes and apparatus situated to the east side of Griffin Road, except those owned by the acquiring	the land (2)  Owners or reputed owners  All interests in approximately 980 square metres of Residential premises known as flats 1 to 54 (inclusive) Northolt, Griffin Road, London, N17 6HY and flats 55 to 102 (inclusive) Northolt, Griffin Road, London N17 6JA, Energy Centre and electricity substation C (ref: NORTHOLT Q3303 9022K) including associated stairs, lifts, walkways, services and common areas, Moselle River in Culvert, also other plant cables, pipes and apparatus situated to the east side of Griffin Road, except those owned by the acquiring authority  The Mayor & Burgesses of Ties Solicitors c/o Olubunmi Omotoso Imperial House 64 Willoughby Lane London N17 0SP (in respect of flat 1, Northolt) (as Executor of the estate of Margaret Amma Boakye, deceased)  REDACTED Flat 21 Northolt Griffin Road London N17 6HY  REDACTED Flat 21 Northolt Griffin Road London N17 6HY  REDACTED Flat 23 Northolt Griffin Road London N17 6HY	the land (2)  Owners or reputed owners  All interests in approximately 980 square metres of Residential premises known as flats 1 to 54 (inclusive) Northolt, Griffin Road, London, N17 6HY  Northolt, Griffin Road, London, N17 6JA, Energy Centre and electricity substation C (ref: NORTHOLT Q3303 9022K) including associated stairs, lifts, walkways, services and common areas, Moselle River in Culvert, also other plant cables, pipes and apparatus situated to the east side of Griffin Road, except those owned by the acquiring authority  Methods of the London on Northolt Griffin Road London Northol

Number on	Extent, description and situation of the land	of Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and (3)			- name and address
map (1)	(2)	Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
2			REDACTED	REDACTED	REDACTED
(cont'd)			35 Edward Road	Flat 62	Flat 36
(			Harrow	Northolt	Northolt
			London	Griffin Road	Griffin Road
			HA2 6QA	London	London
			(in respect of flat 34, Northolt	N17 6JA	N17 6HY
			110101010	REDACTED	REDACTED
			REDACTED	Flat 75	Flat 39
			35 Edward Road	Northolt	Northolt
			Harrow	Griffin Road	Griffin Road
			London	London	London
			HA2 6QA	N17 6JA	N17 6HY
			(in respect of flat 34,		_
			Northolt	REDACTED	REDACTED
				Flat 82	Flat 43
			REDACTED	Northolt	Northolt
			Flat 36	Griffin Road	Griffin Road
			Northolt	London	London
			Griffin Road	N17 6JA	N17 6HY
			London		
			N17 6HY		REDACTED
					Flat 43
			REDACTED		Northolt
			Flat 43		Griffin Road
			Northolt		London
			Griffin Road		N17 6HY
			London		
			N17 6HY		REDACTED
					Flat 43
			REDACTED		Northolt
			Flat 48		Griffin Road
			Northolt		London
			Griffin Road		N17 6HY
			London		
			N17 6HY		
			_		

Number on	Extent, description and situation of the Acquisition of Land Act 198 the land (3)			981 - name and address	
map (1)	(2)	Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
2 (cont'd)			REDACTED Flat 22 171 Seymour Place London W1H 4AT (in respect of flat 57, Northolt  REDACTED 57 Beeston Drive Cheshunt Waltham Cross EN8 0QS (in respect of flat 62, Northolt)  REDACTED Flat 85 Northolt Griffin Road London N17 6JA		REDACTED Flat 48 Northolt Griffin Road London N17 6HY  REDACTED Flat 48 Northolt Griffin Road London N17 6HY  REDACTED Flat 57 Northolt Griffin Road London N17 6JA  REDACTED Flat 57 Northolt Griffin Road London N17 6JA  REDACTED Flat 57 Northolt Griffin Road London N17 6JA  REDACTED Flat 58 Northolt Griffin Road London N17 6JA

(1)ownerslessees(other particular	nts or reputed tenants Occupiers other than lessees)
2 REDACTED	tilei tilali lessees)
Flat 95 Northolt Griffin Road London N17 6JA  REDACTED Flat 101 Northolt Griffin Road London N17 6JA  Eastern Power Networks plc Newington House 237 Southwark Bridge Road London SE1 6NP (in respect of electricity sub-station C)	REDACTED Flat 62 Northolt Griffin Road London N17 6JA  REDACTED Flat 62 Northolt Griffin Road London N17 6JA  REDACTED Flat 75 Northolt Griffin Road London N17 6JA  REDACTED Flat 82 Northolt Griffin Road London N17 6JA  REDACTED Flat 82 Northolt Griffin Road London N17 6JA  REDACTED Flat 85 Northolt Griffin Road

#### THE SCHEDULE

Number on	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)				
map (1)	(2)	Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers	
2					REDACTED	
(cont'd)					Flat 95	
,					Northolt	
					Griffin Road	
					London	
					N17 6JA	
					REDACTED	
					Flat 101	
					Northolt	
					Griffin Road	
					London	
					N17 6JA	
					REDACTED	
					Flat 101	
					Northolt	
					Griffin Road	
					London	
					N17 6JA	
					Unoccupied (in respect of flats 2, 3, 6 at 22, 24 to 33, 35, 37, 38, 4 to 42, 44 to 47, 49 to 56, 5 to 61, 63 to 74, 76 to 81, 88, 86 to 94, 96 to 100 and 102 Northolt)	

Number on	Extent, description and situation of the land	Qualifying persons u		Acquisition of Land Act 1981 (3)	- name and address
map (1)	(2)	Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
2 (cont'd)					Eastern Power Networks plc Newington House 237 Southwark Bridge Road London SE1 6NP (in respect of electricity sub-station C)  Unknown (in respect to Moselle Rive Culvert)  Virgin Media Limited 500 Brook Drive Reading RG2 6UU (in respect of apparatus)  Cadent Gas Limited Ashbrook Court Prologis Park Central Boulevard Coventry CV7 8PE (in respect of pipes)  Openreach Limited Kelvin House 123 Judd Street London WC1H 9NP (in respect of cables and apparatus)

#### THE SCHEDULE

Number on	Extent, description and situation of the land	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)			
map (1)	(2)	Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
2 (cont'd)					Thames Water Limited Clearwater Court Vastern Road Reading RG1 8DB (in respect of pipes)  UK Power Networks (Operations) Limited Newington House 237 Southwark Bridge Road London SE1 6NP (in respect of cables and apparatus)

Table 2

Number on map		nder section 12(2A)(a) of the Acquisition of Land Act 1981 (5)	Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 & 2 (6)		
(4)	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim	
1	REDACTED 87 Hornsey Park Road London N8 0JU	The power to sell, convey or release the land in respect to flat 43, Tangmere, Willan Road, N17 6NB registered under title EGL270169		Restrictive covenants as more particularly described in a Transfer dated 10 December 1999, registered under title AGL202990, AGL323131, AGL271624 and AGL317848 for the benefit of unknown land	
	The Mayor & Burgesses of The London Borough of Haringey The Mayor's Parlour	Restrictions relating to transfer, disposal and provisions as more particularly described in the title AGL271624, in respect of flat 72, Tangmere, Willan Road, N17 6NW	Wood Green		
	Civic Centre High Road Wood Green N22 8ZW	Land Charges registration number 94612 dated 27 August 1934 protecting Land Charge Class D(ii) against The Tottenham Urban District Council registered under title AGL202990		The land is subject to rights of way over any joint accessways and rights to use the drains, water, soil, gas and electricity and or services, rainwater gutters and other conducting media and rights of entry registered under title AGL202990 for the benefit of unknown land	
				Right of way over unknown accessways and pathways registered under title AGL202990 for the benefit of unknown adjoining or neighbouring land	
			Eastern Power Networks plc Newington House 237 Southwark Bridge Road London SE1 6NP	Rights granted as particularly described in a Transfer dated 10 December 1999 registered under title AGL202990 for the benefit of unknown land	

Number	Other qualifying persons u	nder section 12(2A)(a) of the Acquisition of			
on map		Land Act 1981 (5)		herwise shown in Tables 1 & 2 (6)	
(4)	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim	
2	The Mayor & Burgesses of The London Borough of Haringey The Mayor's Parlour Civic Centre High Road Wood Green N22 8ZW  Elderbridge Limited Target House	Equitable charge created by an Interim charging order dated 4 March 2016 in the County Court at King's Lynn under court reference 143KL390 registered under title AGL358782, in respect of flat 1, Northolt, Griffin Road, London, N17 6HY  As Mortgagee to <b>REDACTED</b> in respect to flat 21, Northolt, Griffin Road, London, N17 6HY	The London Borough of	Restrictive covenants as more particularly described in a Transfer dated 10 December 1999, registered under title AGL203240, AGL366296 and AGL397508 for the benefit of unknown land  Unknown restrictive covenants as particularly described in a Deed dated 25 August 1934 registered under title EGL400865 for the benefit of unknown land	
	Cowbridge Road East Cardiff CF11 9AU  Hoist Portfolio Holding 2 Limited c/o Robinson Way Limited	registered under title AGL155923  Equitable charge created by an Interim charging order dated 4 October 2017 in the County Court Money Claims Centre under court reference C6AL67N1 registered under title		The land is subject to rights of way over any joint accessways and rights to use the drains, water, soil, gas and electricity and or services, rainwater gutters and other conducting media and rights of entry registered under title AGL203240 for the benefit of unknown land	
	Carolina Way Quays Reach Salford Manchester M50 2ZY	AGL155923, in respect to flat 21, Northolt, Griffin Road, London, N17 6HY  As Mortgagee to <b>REDACTED</b> in respect to flat	The Drapers' Company c/o BDB Pitmans LLP One Bartholomew Close London EC1A 7BL	Entry B7 of the Proprietorship Register flat 57, Northolt, Griffin Road, London, N17 6JA registered under title AGL145007	
	National Westminster Bank plc 250 Bishopsgate London EC2M 4AA	57, Northolt, Griffin Road, London, N17 6JA registered under title AGL145007			
	Amicus Asset Finance Group Limited First Floor 33 Cornhill London EC3V 3ND	As Mortgagee to <b>REDACTED</b> in respect to flat 57, Northolt, Griffin Road, London, N17 6JA registered under title AGL145007			

Number	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 & 2 (6)	
on map (4)	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
2 (cont'd)	Elderbridge Limited Target House Cowbridge Road East Cardiff CF11 9AU	As Mortgagee to <b>REDACTED</b> in respect to flat 23, Northolt, Griffin Road, London, N17 6HY registered under title AGL136570		
	The Mayor & Burgesses of The London Borough of Haringey The Mayor's Parlour Civic Centre High Road Wood Green N22 8ZW	Unilateral Notice in respect of an Interim charging order dated 22 July 2009 in the County Court at Edmonton Court under court reference 9ED01075 registered under title AGL136570, in respect of Flat 23, Northolt, Griffin Road, London, N17 6HY  Unilateral Notice in respect of an Interim charging order dated 24 August 2015 in the County Court at Edmonton Court under court reference 3QT22697 registered under title AGL136570, in respect of flat 23, Northolt, Griffin Road, London, N17 6HY  Land Charges registration number 94612 dated 27 August 1934 protecting Land Charge Class D(ii) against The Tottenham Urban District Council registered under title AGL397508, in respect of flat 5, Northolt, Griffin Road, London, N17 6HY		

#### THE SCHEDULE

Number on map	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 & 2 (6)	
(4)	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
2 (cont'd)	Arrow Global Guernsey Limited 1st Floor Albert House South Esplanade St Peter Port Guernsey GY1 1AJ	Equitable charge created by an Interim charging order dated 6 September 2013 in the Southend County Court under court reference 3JX30136 registered under title AGL136570, in respect of flat 23, Northolt, Griffin Road, London, N17 6HY		
	HSBC UK Bank plc 1 Centenary Square Birmingham B1 1HQ	As Mortgagee to <b>REDACTED</b> in respect to flat 48, Northolt, Griffin Road, London, N17 6HY registered under title AGL132721		

# This Order includes land falling within special categories to which section 17(2), 18 or 19 of the Acquisition of Land Act 1981 apply The table below identifies such land

Parcel number	Section 17(2)	Section 18	Section 19
1	Land owned by Eastern Power Networks plc for the purpose of their undertaking	_	_
2	Land owned by Eastern Power Networks plc for the purpose of their undertaking	_	_

GENERAL ENTRIES

LIST OF STATUTORY UNDERTAKERS AND OTHER LIKE BODIES HAVING OR POSSIBLY HAVING A RIGHT TO KEEP EQUIPMENT OR HAVING THE BENEFIT OF EASEMENTS ON,
IN OR OVER THE LAND WITHIN THE ORDER

Party Name	Address
Zayo Group UK Limited	100 New Bridge Street, London, EC4V 6JA
BT Group plc	81 Newgate Street, London, EC1A 7AJ
Essex & Suffolk Water Limited	Northumbria House, Abbey Road, Pity Me, DH1 5FJ
National Grid Electricity Transmission plc	1-3 Strand, London, WC2N 5EH
National Grid Gas plc	1-3 Strand, London, WC2N 5EH
Virgin Media Limited	500 Brook Drive, Reading, RG2 6UU
Thames Water Limited	Clearwater Court, Vastern Road, Reading, RG1 8DB
UK Power Networks (Operations) Limited	Newington House, 237 Southwark Bridge Road, London, SE1 6NP
Hutchison 3G UK Limited	Star House, 20 Grenfell Road, Maidenhead, SL6 1EH
Mobile Broadband Network Limited	Sixth Floor, Thames Tower, Station Road, Reading, RG1 1LX
Cadent Gas Limited	Ashbrook Court Prologis Park, Central Boulevard, Coventry, CV7 8PE
Openreach Limited	Kelvin House, 123 Judd Street, London, WC1H 9NP
Transco Limited	1-3 Strand, London, WC2N 5EH

THE COMMON SEAL OF THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF HARINGEY WAS HEREUNTO AFFIXED IN THE PRESENCE OF:	) ) )
(AUTHORISED OFFICER)	
DATED THISDAY OF	)