

THE LONDON BOROUGH OF BARNET (GRAHAM PARK REGENERATION AREA)

COMPULSORY PURCHASE ORDER (No. 2) 2022

The Town and Country Planning Act 1990 Section 226(1)(a)

and the 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 24 August 2023 confirmed without modifications the London Borough of Barnet (Graham Park Regeneration Area) Compulsory Purchase Order (No.2) 2022 (“the Order”) submitted by the London Borough of Barnet (“the Council”).
2. The Order as confirmed provides for the purchase of land for the purpose of facilitating the carrying out of development, redevelopment or improvement on or in relation to Plots 10,11 and 12 of the Grahame Park Estate namely: the demolition of existing buildings on the land and the erection of new residential dwellings, associated buildings, landscaping and public realm works and associated highway works, described in Schedule 1 hereto.
3. A copy of the Order as confirmed by the Secretary of State for Levelling Up, Housing and Communities and of the Map referred to therein have been deposited and may be seen during normal working hours by prior arrangement at the following locations:
 1. Reception, Hendon Town Hall, The Burroughs, London, NW4 4BG;
 2. Reception, Barnet Council Offices, 2 Bristol Avenue, Colindale, London, NW9 4EW.
3. 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.
4. Once the Order has become operative the Council 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 on the effect of Parts 2 and 3 of that Act is set out in Schedule 2 below.
5. 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

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the Council at Barnet Council Offices, 2 Bristol Avenue, Colindale, London, NW9 4EW, 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.

Dated: 04/09/23

Signed: 

Cath Shaw

Deputy Chief Executive

For & on behalf of London Borough of Barnet

SCHEDULE 1

LAND COMPRISED IN THE ORDER AS CONFIRMED

A. The land particularised in the Order and in the accompanying map, to be acquired, (except those of the acquiring authority) includes the following:

B. Plot number	Description
1	All interests, other than those of the acquiring authority, in 472 square metres or thereabouts, of adopted footpath known as Flare Path, situated southeast of St Augustine Church, NW9 5SY
2	All interests, other than those of the acquiring authority, in 776 square metres or thereabouts, of former ground floor retail premises known as The Dental Surgery, 7B The Concourse and residential premises known as 1 - 13 (inclusive) and 16 - 42 (inclusive) Napier, The Concourse, London, NW9 5UN and part width of adopted highway known as The Concourse, London
3	All interests, other than those of the acquiring authority, in 170 square metres or thereabouts, of grassed verge and part width of adopted highway known as Long Mead, London, NW9
4	All interests, other than those of the acquiring authority, in 30 square metres or thereabouts, of car parking spaces forming part of adopted highway known as Long Mead, London, NW9
5	All interests, other than those of the acquiring authority, in 2409 square metres or thereabouts, of car park and whole width of adopted highway known as Long Mead, NW9
6	All interests, other than those of the acquiring authority, in 1557 square metres or thereabouts, of car park, footway and grass verge situated west of adopted highway known as Corner Mead and east of adopted highway known as Long Mead, London, NW9
7	All interests, other than those of the acquiring authority, in 12 square metres or thereabouts, of unnumbered gas governor kiosk situated west of adopted highway known as Corner Mead and east of adopted highway known as Long Mead, London, NW9
8	All interests, other than those of the acquiring authority, in 16 square metres or thereabouts, of car parking space, formerly a garage, situated east of adopted highway known as Long Mead, London, NW9

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9	All interests, other than those of the acquiring authority, in 497 square metres or thereabouts, of grass verge, footpath and treeline situated north east of residential premises known as Nardini, The Concourse, London, NW9 5UP
10	All interests, other than those of the acquiring authority, in 730 square metres or thereabouts, of ground floor retail premises known as 20 The Concourse, London, NW9 5XB and residential premises known as 1 - 24 (inclusive) Nardini, The Concourse London, NW9 5UP
11	All interests, other than those of the acquiring authority, in 5559 square metres or thereabouts, of public benches, Postbox (Postbox Number NW9 58), telephone box and paved adopted public footpath known as The Concourse, London, NW9
12	All interests, other than those of the acquiring authority, in 708 square metres or thereabouts, of ground floor retail premises known as 13 to 16B (inclusive) The Concourse, London, NW9 5XA and residential premises known as 1 - 20 (inclusive) Moorhouse, The Concourse, London, NW9 5UA
13	All interests, other than those of the acquiring authority, in 4883 square metres or thereabouts, of car park, bus stops, turning area and whole width of adopted highway known as Quakers Course, London, NW9
14	All interests, other than those of the acquiring authority, in 1155 square metres or thereabouts, of car park situated west of residential premises known as Mitchell, The Concourse, London, NW9 5UB
15	All interests, other than those of the acquiring authority, in 22 square metres or thereabouts, of electricity sub station numbered (Q216 490715) Quakers Course , situated east of adopted highway known as Quakers Course and south west of residential premises known as Mitchell, The Concourse, London, NW9 5UB
16	All interests, other than those of the acquiring authority, in 900 square metres or thereabouts, of ground floor retail premises known as 20 The Concourse, London, NW9 5XA, ground floor retail premises known as 21 The Concourse, London, NW9 5XA, formerly known as the Hind and Hart Public House, and residential premises known as 1 - 26 (inclusive) Mitchell, The Concourse, London, NW9 5UB and part width of adopted highway forming walkway known as The Concourse, London

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17	All interests, other than those of the acquiring authority, in 1387 square metres or thereabouts, of ground floor retail premises known as 1 - 9 (inclusive) The Concourse, London, NW9 5XB and residential premises known as 1 - 4 (inclusive), 6 - 60 (inclusive), Moineau, The Concourse, London, NW9 5UR
18	All interests, other than those of the acquiring authority, in 926 square metres or thereabouts, of car park situated west of adopted highway known as Long Mead, London, NW9
19	All interests, other than those of the acquiring authority, in 613 square metres or thereabouts, of private car park, and grass verge situated east of adopted highway known as Long Mead, London, NW9
20	All interests, other than those of the acquiring authority, in 218 square metres or thereabouts, of adopted footpath situated east of adopted highway known as Long Mead, and south west of adopted highway known as Corner Mead, London, NW9
21	All interests, other than those of the acquiring authority, in 132 square metres or thereabouts, of grass verge situated south west of adopted highway known as Corner Mead, and west of adopted highway known as South Mead, London, NW9
22	All interests, other than those of the acquiring authority, in 2579 square metres or thereabouts, of ground maintenance store, boiler house, electricity sub station numbered TQ217 69071 and yard being former multi storey car park, Grahame Park Garages, The Concourse, London, NW9 5XB.
23	All interests, other than those of the acquiring authority, in 32 square metres or thereabouts, of landscaped area, situated north of residential premises known as Flat 6, Lynx, South Mead, NW9 5QS
24	All interests, other than those of the acquiring authority, in 382 square metres or thereabouts, of adopted footpath situated west of residential premises known as Leckie, Everglade Strand, London, NW9 5QR
25	All interests, other than those of the acquiring authority, in 142 square metres or thereabouts, of private car park, situated north west of residential premises known as Flat 6, Lynx, South Mead, NW9 5QS
26	All interests, other than those of the acquiring authority, in 1068 square metres or thereabouts, of car park situated east of Grahame Park Health Centre, The Concourse, NW9 5XT

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27	All interests, other than those of the acquiring authority, in 1201 square metres or thereabouts, of ground floor community centre known as former Flightways Resource Centre, The Concourse, London, NW9 5UX and residential premises known as 1 - 20 (inclusive) March, The Concourse, London, NW9 5XS
28	All interests, other than those of the acquiring authority, in 751 square metres or thereabouts, of ground floor retail premises known as 10 - 12A (inclusive) The Concourse, London, NW9 5XB and residential premises known as 1 - 45 (inclusive) Martynside, The Concourse, London, NW9 5UT and part width of adopted highway forming walkway known as The Concourse, London
29	All interests, other than those of the acquiring authority, in 674 square metres or thereabouts, of community centre known as The Old Library, The Concourse, NW9 5XA
30	All interests, other than those of the acquiring authority, in 1336 square metres or thereabouts, of footpath and bus shelters (0103 5007 and 0103 5008), situated east of adopted highway known as Quakers Course, London
31	All interests, other than those of the acquiring authority, in 950 square metres or thereabouts, of educational premises formerly known as The Orion Starbeam Nursery, The Concourse, London, NW9 5XN
32	All interests, other than those of the acquiring authority, in 92 square metres or thereabouts, of adopted footway, situated west of residential premises known as Merlin, The Concourse, London, NW9 5XP
33	All interests, other than those of the acquiring authority, in 1016 square metres or thereabouts, of ground floor educational premises formerly known as The Orion Starbeam Nursery, The Concourse, London, NW9 5XN and residential premises known as 1 - 39 (inclusive) and 42 - 50 (inclusive) Mercury, The Concourse, London, NW9 5XN and part width of adopted highway forming walkway known as The Concourse, London
34	All interests, other than those of the acquiring authority, in 908 square metres or thereabouts, of community centre and sports facility known as Grahame Park Community Centre, The Concourse, London, NW9 5XB
35	All interests, other than those of the acquiring authority, in 326 square metres or thereabouts, of residential premises known as 1 - 24 (inclusive) Kemp, The Concourse, London, NW9 5XR

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36	All interests, other than those of the acquiring authority, in 678 square metres or thereabouts, of health centre known as Grahame Park Health Centre encompassing The Everglade Medical Practice and Parkview Surgery, The Concourse, London, NW9 5XT
37	All interests, other than those of the acquiring authority, in 2049 square metres or thereabouts, of adopted footpath, known as Flight Approach, situated west of Saint Margaret Clitherow Catholic Church and north of adopted highway known as Percival Avenue, London, NW9
38	All interests, other than those of the acquiring authority, in 1776 square metres or thereabouts, of residential premises and gardens, known as 1 - 6 (inclusive), 8 - 24 (inclusive) and 26 - 47 (inclusive) Hudson, Near Acre, London, NW9 5YL
39	All interests, other than those of the acquiring authority, in 468 square metres or thereabouts, of residential premises known as 1 - 30 (inclusive, including 1A, 1B, 1C, 6A, 7A, 18A, 19A and 30A) Merlin, The Concourse, London, NW9 5XP and part width of adopted highway forming walkway known as The Concourse, London, NW9
40	All interests, other than those of the acquiring authority, in 2421 square metres or thereabouts, of car park, disused underground car park, disused recreational play area and sports court, situated south of residential premises known as Merlin the east of adopted highway known as Lanacre Avenue, London, NW9
41	All interests, other than those of the acquiring authority, in 2576 square metres or thereabouts, of whole width of adopted highway known as Lanacre Avenue, London, NW9
42	All interests, other than those of the acquiring authority, in 26 square metres or thereabouts, of electricity sub station numbered (Q2162 9060N) Near Acre, west of residential premises known as Merlin, The Concourse, London, NW9 5XP
43	All interests, other than those of the acquiring authority, in 116 square metres or thereabouts, of garages 13 - 21 (<i>inclusive</i>), Near Acre, London, NW9 5YL
44	All interests, other than those of the acquiring authority, in 109 square metres or thereabouts, of garages 22 - 30 (<i>inclusive</i>), Near Acre, London, NW9 5YL
45	All interests, other than those of the acquiring authority, in 799 square metres or thereabouts, of whole width of adopted highway known as Near Acre, London, NW9

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46	All interests, other than those of the acquiring authority, in 1816 square metres or thereabouts, of car park and footpaths, situated east of adopted highway known as Lanacre Avenue, London, NW9
47	All interests, other than those of the acquiring authority, in 1510 square metres or thereabouts, of residential premises and gardens known as 1 - 20 (inclusive) Heracles, Five Acre, London, NW9 5FJ
48	All interests, other than those of the acquiring authority, in 1596 square metres or thereabouts, of residential premises and gardens known as 1 - 6 (inclusive), 8 - 14 (inclusive), 17 - 22 (inclusive) and 24 - 30 (inclusive) Hector, Five Acre, London, NW9 5YN
49	All interests, other than those of the acquiring authority, in 2208 square metres or thereabouts, of residential premises and gardens known as 1 - 8 (inclusive), 10 - 16 (inclusive), 19 - 26 (inclusive) and 28 - 34 (inclusive) Gauntlet, Five Acre, London, NW9 5YP
50	All interests, other than those of the acquiring authority, in 1077 square metres or thereabouts, of car park, verge and whole width of adopted highway known as Five Acre, London, NW9
51	All interests, other than those of the acquiring authority, in 97 square metres or thereabouts, of public footpath situated west of adopted highway known as Lanacre Avenue, London, NW9
52	All interests, other than those of the acquiring authority, in 30 square metres or thereabouts, of public footpath situated west of adopted highway known as Lanacre Avenue, London, NW9
53	All interests, other than those of the acquiring authority, in 336 square metres or thereabouts, of land formerly known as garages numbered 16 - 29 (inclusive) and car park situated south west of residential premises known as Gates and east of adopted highway known as Lanacre Avenue, London, NW9
54	All interests, other than those of the acquiring authority, in 118 square metres or thereabouts, of garages numbered 35 - 43 (inclusive), Five Acre, London, NW9
55	All interests, other than those of the acquiring authority, in 2054 square metres or thereabouts, of car park and access way known as Five Acre and Flight Approach, London, NW9
56	All interests, other than those of the acquiring authority, in 305 square metres or thereabouts, of land formerly known as garages numbered 30 - 34 (inclusive) and 45 - 51 (inclusive) and car park situated west of residential premises known as Gates and east of adopted highway known as Lanacre Avenue, London, NW9

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57	All interests, other than those of the acquiring authority, in 165 square metres or thereabouts, of bin stores and sheds and residential premises known as 13 - 18 (inclusive) Gates, Five Acre, London, NW9 5FH
58	All interests, other than those of the acquiring authority, in 163 square metres or thereabouts, of bin stores and sheds and residential premises known as 7 - 12 (inclusive) Gates, Five Acre, London, NW9 5FH
59	All interests, other than those of the acquiring authority, in 246 square metres or thereabouts, of residential premises known as 1 - 6 (inclusive) Gates, Five Acre, London, NW9 5FH
60	All interests, other than those of the acquiring authority, in 996 square metres or thereabouts, of residential premises and gardens known as 1 - 16 (inclusive) Galy, Hundred Acre, London, NW9 5FG
61	All interests, other than those of the acquiring authority, in 111 square metres or thereabouts, of access way situated north of residential premises known as Folland, Hundred Acre, London, NW9 5YR
62	All interests, other than those of the acquiring authority, in 1160 square metres or thereabouts, of residential premises and gardens known as 1 - 22 (inclusive) Folland, Hundred Acre, London, NW9 5YR
63	All interests, other than those of the acquiring authority, in 485 square metres or thereabouts, of whole width of adopted highway known as Hundred Acre London, NW9
64	All interests, other than those of the acquiring authority, in 568 square metres or thereabouts, of car park and access way situated north of adopted highway known as Percival Avenue, London, NW9
65	All interests, other than those of the acquiring authority, in 1878 square metres or thereabouts, of car park and access way situated north of adopted highway known as Percival Avenue, NW9
66	All interests, other than those of the acquiring authority, in 78 square metres or thereabouts, of part width of adopted highway known as Percival Avenue, London, NW9
67	All interests, other than those of the acquiring authority, in 181 square metres or thereabouts, of entrance to car park and part width of adopted highway known as Percival Avenue, London, NW9
68	All interests, other than those of the acquiring authority, in 169 square metres or thereabouts, of grass verge and access to car park known as Hundred Acre, London, NW9

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69	All interests, other than those of the acquiring authority, in 1080 square metres or thereabouts, of whole width of adopted highway known as Lanacre Avenue, London, NW9
70	All interests, other than those of the acquiring authority, in 87 square metres or thereabouts, of part width of adopted highway known as Hazel Close, London, NW9
71	All interests, other than those of the acquiring authority in 578 square metres or thereabouts, of car park and verge, situated north of adopted highway known as Hazel Close, London, NW9
72	All interests, other than those of the acquiring authority, in 228 square metres or thereabouts, of footpath and car park, situated west of adopted highway known as Lanacre Avenue and north of adopted highway known as Hazel Close, London, NW9

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 Barnet (Graham Park Regeneration Area) Compulsory Purchase Order (No.2) 2022 has become operative, 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 paragraphs 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 executes 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

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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 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 date 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

London Borough of Barnet (Graham Park Regeneration Area) Compulsory Purchase Order (No.2) 2022

To: The Council of the London Borough of Barnet

[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)
2. Land in which an interest is held by informant(s)
3. Nature of interest (if leasehold, include date of commencement and length of term. Details should be given of mortgage or other incumbrance)

Signed.....

[on behalf of].....

Date.....