

THE LONDON BOROUGH OF NEWHAM (JAMES RILEY POINT) COMPULSORY PURCHASE ORDER 2023

**The Town and Country Planning Act 1990
and
The Acquisition of Land Act 1981**

The London Borough of Newham (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 226(1)(a) of the Town and Country Planning Act 1990 hereby authorised to purchase compulsorily the land described in paragraph 2 below for the purpose of facilitating the carrying out of the comprehensive scheme of development, redevelopment and improvement of James Riley Point, Carpenters Road, London E15 2HZ to deliver high quality refurbished homes, community centre and improved public realm which will contribute to achieving the promotion or improvement of the economic, social and environmental wellbeing of the area.
2. The land authorised to be purchased compulsorily under this Order is the land described in the Schedule hereto and is delineated and shown edged red and coloured pink on the map prepared in duplicate, sealed with the common seal of the acquiring authority and marked “Map referred to in The London Borough of Newham (James Riley Point) Compulsory Purchase Order 2023”

**Table 1
Schedule**

(1)	(2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
001	All interests in 3484.937 square metres of residential building known as James Riley Point Building, Carpenters Road, London E15 2HZ and James Riley point Garden and pavement surrounding James Riley Point other than those of (i) the acquiring authority; (ii) the leaseholders of Flat 41, James Riley Point, Carpenters Road, London E15 2HY registered at the Land Registry under title number EGL453128; (iii) the leaseholders of Flat 44 James Riley Point, Carpenters Road, London E15 2HY registered at the Land Registry under title number EGL465632; and (iv) the leaseholders of Flat 98 James Riley Point, Carpenters Road, London E15 2HZ registered at the Land Registry under title number EGL379290.	The Mayor and Burgesses of the London Borough of Newham East Ham Town Hall Barking Road London E6 2RP and Newham Dockside 1000 Dockside Road London E16 2QU	Manoranjitham Saravanamuthu Flat 128 James Riley Point Carpenters Road Stratford London E15 2HZ <i>(in respect of Flat 128, James Riley Point as registered at the Land Registry under title number EGL440584)</i>		Manoranjitham Saravanamuthu Flat 128 James Riley Point Carpenters Road Stratford London E15 2HZ <i>(in respect of Flat 128, James Riley Point)</i> Pirakalathan Saravanamuthu Flat 128 James Riley Point Carpenters Road Stratford London E15 2HZ <i>(in respect of Flat 128, James Riley Point)</i> Vinayagamoorthy Saravanamuthu Flat 128 James Riley Point Carpenters Road Stratford London E15 2HZ <i>(in respect of Flat 128, James Riley Point)</i> Piraveena Saravanamuthu Flat 128 James Riley Point Carpenters Road Stratford London E15 2HZ <i>(in respect of Flat 128, James Riley Point)</i> Meena Saravanamuthu Flat 128 James Riley Point Carpenters Road Stratford London E15 2HZ <i>(in respect of Flat 128, James Riley Point)</i>

Number on Map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
			London Power Networks Plc Newington House 237 Southwark Bridge Road London SE1 6NP <i>(in respect of Transformer Chamber, James Riley Point)</i>		London Power Networks Plc Newington House 237 Southwark Bridge Road London SE1 6NP <i>(in respect of Transformer Chamber, James Riley Point)</i>
002	All interests, other than those of the acquiring authority, in 83.1 square metres of residential building on the twenty first floor known as Flat 128, James Riley Point, Carpenters Road, London E15 2HZ	The Mayor and Burgesses of the London Borough of Newham East Ham Town Hall Barking Road London E6 2RP and Newham Dockside 1000 Dockside Road London E16 2QU	Manoranjitham Saravanamuthu Flat 128 James Riley Point Carpenters Road Stratford London E15 2HZ <i>(in respect of Flat 128, James Riley Point)</i>		Manoranjitham Saravanamuthu Flat 128 James Riley Point Carpenters Road Stratford London E15 2HZ <i>(in respect of Flat 128, James Riley Point)</i> Pirakalathan Saravanamuthu Flat 128 James Riley Point Carpenters Road Stratford London E15 2HZ <i>(in respect of Flat 128, James Riley Point)</i> Vinayagamorthy Saravanamuthu Flat 128 James Riley Point Carpenters Road Stratford London E15 2HZ <i>(in respect of Flat 128, James Riley Point)</i> Piraveena Saravanamuthu Flat 128 James Riley Point Carpenters Road Stratford London E15 2HZ <i>(in respect of Flat 128, James Riley Point)</i> Meena Saravanamuthu Flat 128 James Riley Point Carpenters Road Stratford London E15 2HZ <i>(in respect of Flat 128, James Riley Point)</i>

Number on Map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
003	All interests, other than those of the acquiring authority, in 76.1 square metres of ground floor Transformer Chamber, James Riley Point, Carpenters Road, London E15 2HY	The Mayor and Burgesses of the London Borough of Newham East Ham Town Hall Barking Road London E6 2RP and Newham Dockside 1000 Dockside Road London E16 2QU	London Power Networks Plc Newington House 237 Southwark Bridge Road London SE1 6NP <i>(in respect of Transformer Chamber, James Riley Point as registered at the Land Registry under title number EGL507258)</i>		London Power Networks Plc Newington House 237 Southwark Bridge Road London SE1 6NP <i>(in respect of Transformer Chamber, James Riley Point)</i>

**Table 2
Schedule**

Number on Map (4)	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)	
	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
001	N/A	N/A	N/A	N/A
002	N/A	N/A	N/A	N/A
003	N/A	N/A	N/A	N/A

**General
Entries Schedule**

Name and Address	Capacity	Qualification
Cadent Gas Limited Cadent, Pilot Way Ansty, Coventry, CV7 9JU	As statutory gas undertaker	In respect of gas mains, pipes and other apparatus
Fulcrum Pipelines Limited 2 Europa View, Sheffield Business Park, Sheffield, S9 1XH	As statutory gas undertaker	In respect of gas mains, pipes and other apparatus
Neos Networks Limited Inveralmond House, 200 Dunkeld Road, Perth, PH1 3AQ	As statutory telecommunications undertaker	In respect of telecommunications facilities
Zayo Group UK Limited 100 New Bridge Street, London, EC4V 6JA	As statutory telecommunications undertaker	In respect of telecommunications facilities

GIVEN under the Common Seal of the London Borough of Newham, this 04 day of July 2023

THE COMMON SEAL of)
THE LONDON BOROUGH OF NEWHAM)
was affixed in the presence of:)



M. [Signature]
Authorised Officer

MANDER MEHAT
Name of Authorised Officer

LBN/3029

A3
Original
Size



GIVEN under the Common Seal of the London Borough of Newham, this 4th day of July 2023





THE COMMON SEAL of
THE LONDON BOROUGH OF NEWHAM
was affixed in the presence of:


Authorised Officer


Name of Authorised Officer


LBN/3029



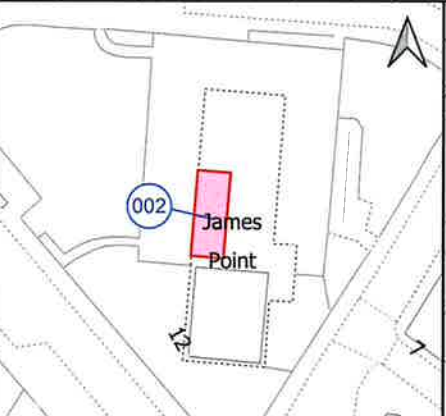
- Key:**
-  ORDER LIMITS
 -  FREEHOLD ACQUISITION
 -  001 BLUE NUMBERING REFER TO PLOT NUMBERS IN THE SCHEDULE OF INTERESTS
 -  002

**Map referred to
in The London
Borough of
Newham (James
Riley Point)
Compulsory
Purchase Order
2023**



Plotted By CK	Date 24/05/2023
Checked By CD	Date 24/05/2023
Project Title Newham Council	
Plan Name Land Plan	
Scheme Title James Riley Point	
Status: DRAFT	
Scale @ A3 1:1,250	
	
<small>LOCATION: (x) 538477, (y) 183911 © Crown copyright and database rights 2022 Ordnance Survey 0100031673</small>	

INSET MAP 1 - TWENTY FIRST FLOOR FLAT
SCALE 1:1250



INSET MAP 2 - SUBSTATION
SCALE 1:1250

