

## **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)   | (3)  |   |                            |   |
|-----|---|--|---|----------------------------|---|
|     |   | Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address   | Owners or reputed owners  | Lessees or reputed lessees | Tenants or reputed tenants (other than lessees)   |
| 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<br>East Ham Town Hall<br>Barking Road<br>London<br>E6 2RP<br>and<br>Newham Docks<br>1000 Docks Road<br>London<br>E16 2QU | Manoranjitham Saravanamuthu<br>Flat 128<br>James Riley Point<br>Carpenters Road<br>Stratford<br>London<br>E15 2HZ<br><i>(in respect of Flat 128, James Riley Point as registered at the Land Registry under title number EGL440584)</i> |                            | Manoranjitham Saravanamuthu<br>Flat 128<br>James Riley Point<br>Carpenters Road<br>Stratford<br>London<br>E15 2HZ<br><i>(in respect of Flat 128, James Riley Point)</i><br><br>Pirakalathan Saravanamuthu<br>Flat 128<br>James Riley Point<br>Carpenters Road<br>Stratford<br>London<br>E15 2HZ<br><i>(in respect of Flat 128, James Riley Point)</i><br><br>Vinayagamorthy Saravanamuthu<br>Flat 128<br>James Riley Point<br>Carpenters Road<br>Stratford<br>London<br>E15 2HZ<br><i>(in respect of Flat 128, James Riley Point)</i><br><br>Piraveena Saravanamuthu<br>Flat 128<br>James Riley Point<br>Carpenters Road<br>Stratford<br>London<br>E15 2HZ<br><i>(in respect of Flat 128, James Riley Point)</i><br><br>Meena Saravanamuthu<br>Flat 128<br>James Riley Point<br>Carpenters Road<br>Stratford<br>London<br>E15 2HZ<br><i>(in respect of Flat 128, James Riley Point)</i> |

| Number on Map<br>(1) | Extent, description and situation of the land<br>(2)  | Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address<br>(3)  |   |   |  |
|----------------------|---|--|---|---|--|
|                      |   | Owners or reputed owners   | Lessees or reputed lessees  | Tenants or reputed tenants (other than lessees) | Occupiers  |
|                      |   |  | London Power Networks Plc<br>Newington House<br>237 Southwark Bridge Road<br>London<br>SE1 6NP<br><i>(in respect of Transformer Chamber, James Riley Point)</i>         |   | London Power Networks Plc<br>Newington House<br>237 Southwark Bridge Road<br>London<br>SE1 6NP<br><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<br>East Ham Town Hall<br>Barking Road<br>London<br>E6 2RP<br>and<br>Newham Dockside<br>1000 Dockside Road<br>London<br>E16 2QU | Manoranjitham Saravanamuthu<br>Flat 128<br>James Riley Point<br>Carpenters Road<br>Stratford<br>London<br>E15 2HZ<br><i>(in respect of Flat 128, James Riley Point)</i> |   | Manoranjitham Saravanamuthu<br>Flat 128<br>James Riley Point<br>Carpenters Road<br>Stratford<br>London<br>E15 2HZ<br><i>(in respect of Flat 128, James Riley Point)</i><br><br>Pirakalathan Saravanamuthu<br>Flat 128<br>James Riley Point<br>Carpenters Road<br>Stratford<br>London<br>E15 2HZ<br><i>(in respect of Flat 128, James Riley Point)</i><br><br>Vinayagamoorthy Saravanamuthu<br>Flat 128<br>James Riley Point<br>Carpenters Road<br>Stratford<br>London<br>E15 2HZ<br><i>(in respect of Flat 128, James Riley Point)</i><br><br>Piraveena Saravanamuthu<br>Flat 128<br>James Riley Point<br>Carpenters Road<br>Stratford<br>London<br>E15 2HZ<br><i>(in respect of Flat 128, James Riley Point)</i><br><br>Meena Saravanamuthu<br>Flat 128<br>James Riley Point<br>Carpenters Road<br>Stratford<br>London<br>E15 2HZ<br><i>(in respect of Flat 128, James Riley Point)</i> |

| Number on Map<br>(1) | Extent, description and situation of the land<br>(2)  | Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address<br>(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<br>East Ham Town Hall<br>Barking Road<br>London<br>E6 2RP<br>and<br>Newham Dockside<br>1000 Dockside Road<br>London<br>E16 2QU | London Power Networks Plc<br>Newington House<br>237 Southwark Bridge Road<br>London<br>SE1 6NP<br><i>(in respect of Transformer Chamber, James Riley Point as registered at the Land Registry under title number EGL507258)</i> |   | London Power Networks Plc<br>Newington House<br>237 Southwark Bridge Road<br>London<br>SE1 6NP<br><i>(in respect of Transformer Chamber, James Riley Point)</i> |

**Table 2**  
**Schedule**

| Number on Map<br>(4) | Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981<br>(5) |  | Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 - not otherwise shown in<br>Tables 1 & 2<br>(6) |   |
|----------------------|---|--|--|---|
|                      | Name and address  | Description of Interest to be acquired | Name and address   | Description of the land for which the person in adjoining<br>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   |

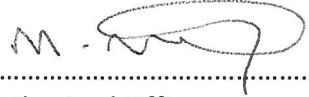
**General  
Entries Schedule**

| <b>Name and Address</b>   | <b>Capacity</b>                            | <b>Qualification</b>                               |
|---|--|--|
| Cadent Gas Limited<br>Cadent, Pilot Way Ansty, Coventry, CV7 9JU                          | As statutory gas undertaker                | In respect of gas mains, pipes and other apparatus |
| Fulcrum Pipelines Limited<br>2 Europa View, Sheffield Business Park,<br>Sheffield, S9 1XH | As statutory gas undertaker                | In respect of gas mains, pipes and other apparatus |
| Neos Networks Limited<br>Inveralmond House, 200 Dunkeld Road, Perth,<br>PH1 3AQ           | As statutory telecommunications undertaker | In respect of telecommunications facilities        |
| Zayo Group UK Limited<br>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: )



  
.....  
Authorised Officer

MANDOOR MEHTA  
.....  
Name of Authorised Officer

LBN/3029

The Secretary of State for the Department for Levelling Up,  
Housing and Communities confirms the above Order.

Signed by authority of the Secretary of State

Inspector Graham Wyatt BA (Hons) MRTPI  
23<sup>rd</sup> April 2024



A3  
Original  
Size



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

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

Authorised Officer

MANDEEP MEHAT  
Name of Authorised Officer



LBN/3029

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

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

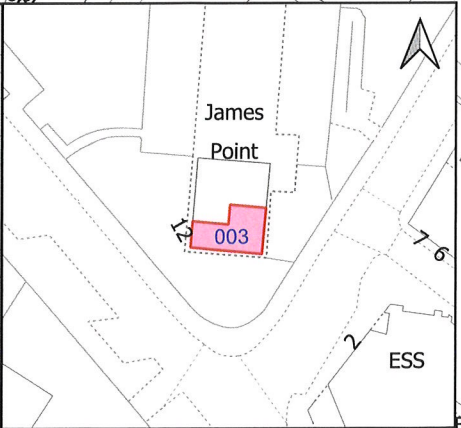
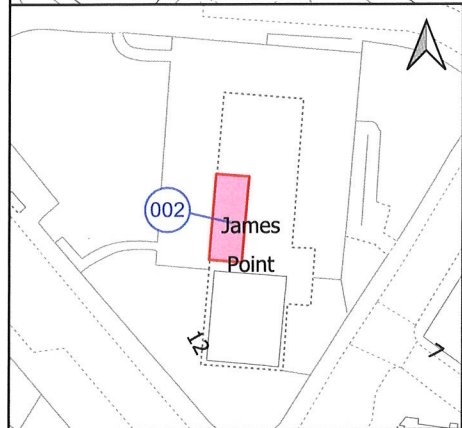
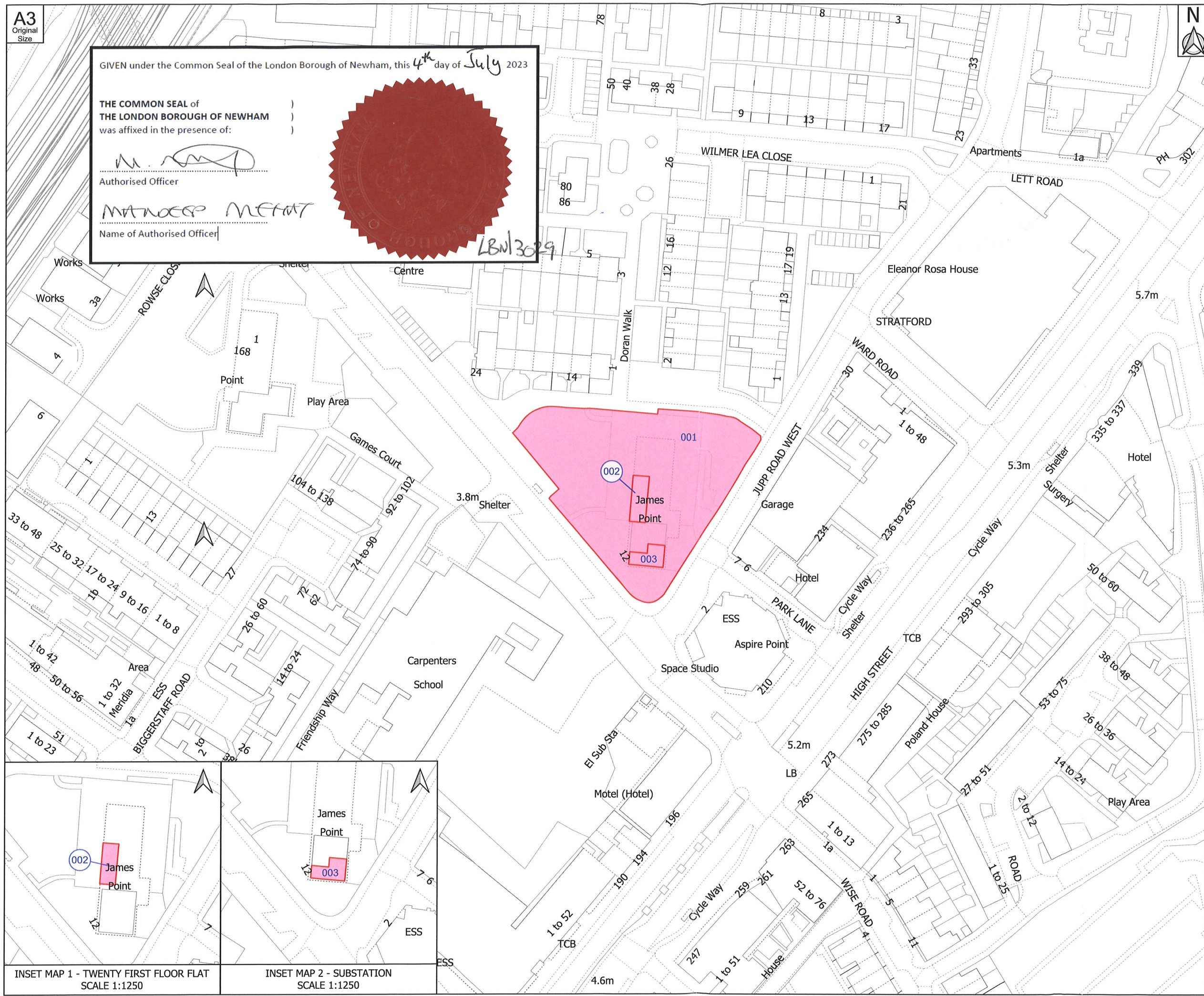


|                  |                    |
|------------------|--------------------|
| Plotted By<br>CK | Date<br>24/05/2023 |
| Checked By<br>CD | Date<br>24/05/2023 |

|  |
|--|
| Project Title<br><b>Newham Council</b>   |
| Plan Name<br><b>Land Plan</b>            |
| Scheme Title<br><b>James Riley Point</b> |
| Status: DRAFT                            |

|                       |  |
|-----------------------|--|
| Scale @ A3<br>1:1,250 |  |
|-----------------------|--|

LOCATION: (x) 538477, (y) 183911  
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Ordnance Survey 0100031673



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

INSET MAP 2 - SUBSTATION  
SCALE 1:1250

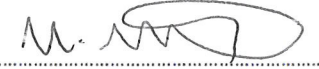


A3  
Original  
Size



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





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

  
Authorised Officer

MANDEEP MEHTA  
Name of Authorised Officer



LBN/3029

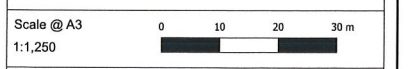
- Key:
-  ORDER LIMITS
  -  FREEHOLD ACQUISITION
  -  BLUE NUMBERING REFER TO PLOT NUMBERS IN THE SCHEDULE OF INTERESTS
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**Map referred to  
in The London  
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Newham (James  
Riley Point)  
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Purchase Order  
2023**

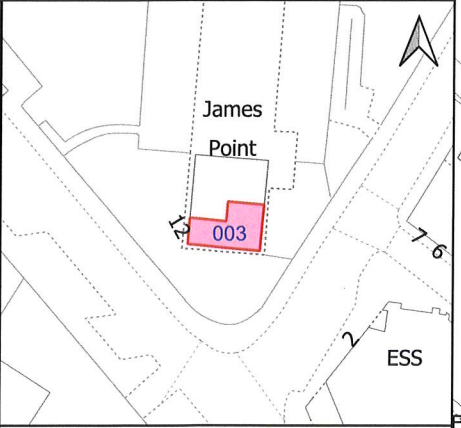
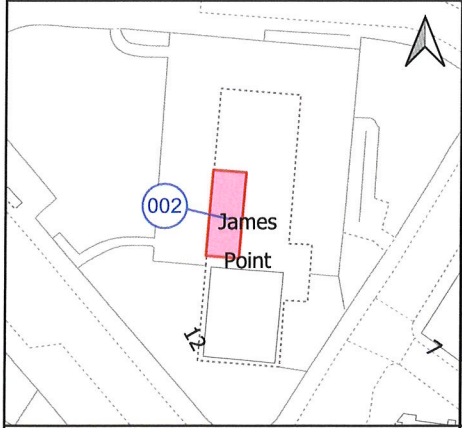
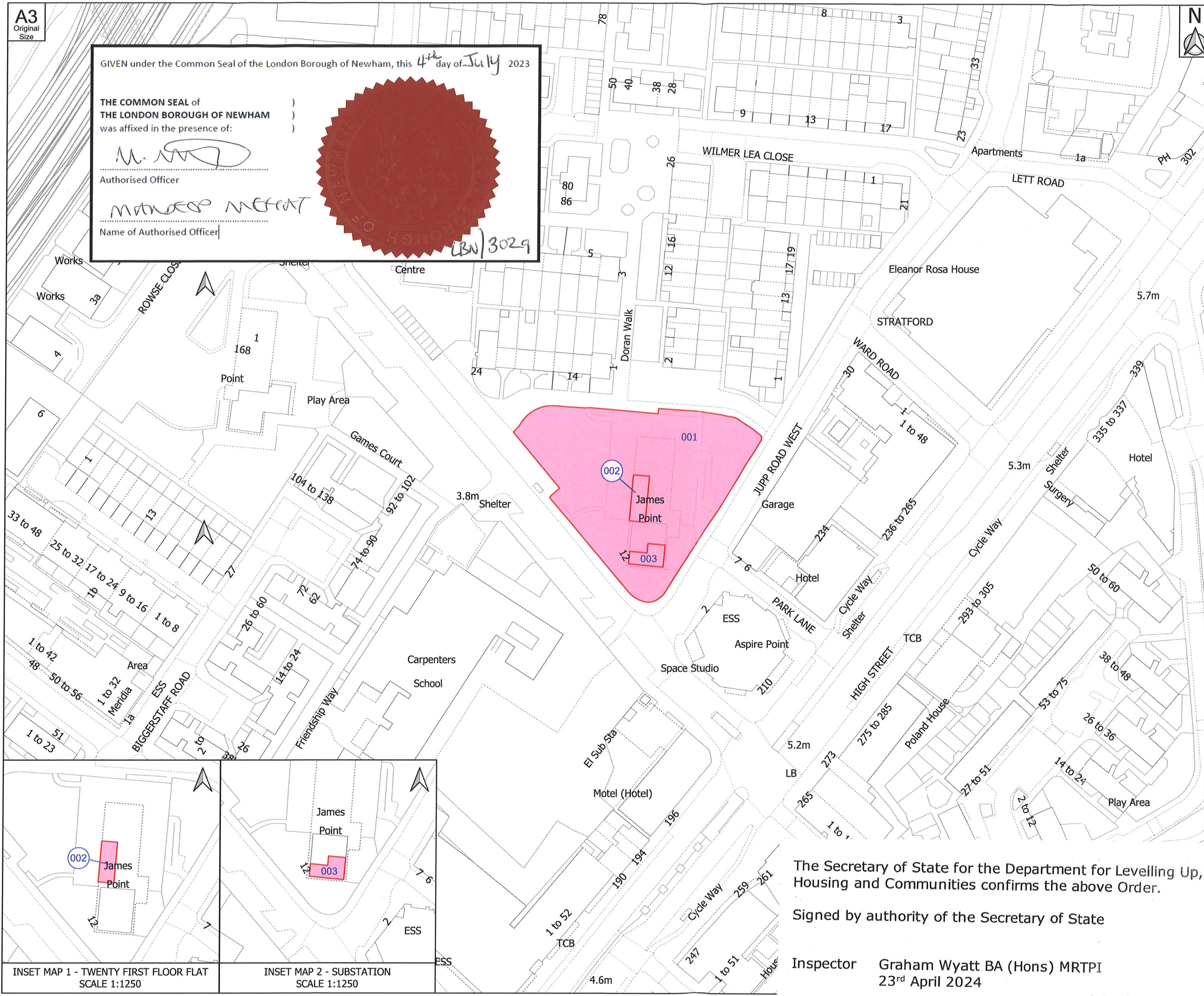


|                  |                    |
|------------------|--------------------|
| Plotted By<br>CK | Date<br>24/05/2023 |
| Checked By<br>CD | Date<br>24/05/2023 |

|               |                   |
|---------------|-------------------|
| Project Title | Newham Council    |
| Plan Name     | Land Plan         |
| Scheme Title  | James Riley Point |
| Status: DRAFT |                   |



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Ordnance Survey 0100031673



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

INSET MAP 2 - SUBSTATION  
SCALE 1:1250

The Secretary of State for the Department for Levelling Up,  
Housing and Communities confirms the above Order.

Signed by authority of the Secretary of State

Inspector **Graham Wyatt BA (Hons) MRTPI**  
23<sup>rd</sup> April 2024