



**Department for
Communities and
Local Government**

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WC1X 8RW

Our Ref: LDN023/N5090/006/0005
Your Ref: PH/DJH/L1727/00010

10 September 2012

Dear Sir

**THE LONDON BOROUGH OF BARNET (STONEGROVE AND SPUR ROAD ESTATES
REGENERATION) COMPULSORY PURCHASE ORDER 2011**

**NOTIFICATION OF POWER TO CONFIRM, SECTION 14A OF THE ACQUISITION OF
LAND ACT 1981**

This letter accompanies a notice under section 14A of the Acquisition of Land Act 1981 empowering the London Borough of Barnet to confirm the above order.

The notice is served by the Secretary of State for Communities and Local Government on the basis that all the notice requirements of sections 11 and 12 of the 1981 Act in relation to the order have been met, that the order is unopposed – all the objections to the order having been withdrawn, and that it is capable of confirmation without modification and as a single order (i.e. not in stages).

The Council now needs to decide whether or not to confirm the order. The Council does not have the authority to modify the order on confirmation, or to confirm it in stages.

If the Council becomes aware of a defect in the order which could be corrected by a modification on confirmation, the order should be referred back to this office with details so that such a modification can be considered by the Secretary of State for Communities and Local Government if he decides to confirm the order.

As the notice explains, if the Council decide to confirm it, the sealed order (returned herewith) needs to be endorsed as such. A possible wording is given in the notice. The endorsement needs to be authenticated and dated by a person properly authorised by the Council to do so. The map does not need to be endorsed.

If the order is confirmed, no formal decision letter is required, as the case for its making will already have been explained in the Statement of Reasons and other documentation which accompanied the order when it was submitted for confirmation. Notices of confirmation will, however, need to be served, advertised and affixed on the order land in

accordance with section 15 of the 1981 Act. Form 11 in the Schedule to the Compulsory Purchase of Land (Prescribed Forms) (Ministers) Regulations 2004 prescribes the format for such a notice.

This office should be notified of the decision on the order as soon as reasonably practicable and, if it is confirmed, two copies of the endorsed order should also be sent to us for formal archiving. If the order is confirmed, please also inform this office of the date on which notice of confirmation of the order was first published in the press.

The Secretary of State for Communities and Local Government recognises the importance of minimising uncertainty in relation to interests in land included in compulsory purchase orders, and it is therefore his policy that all orders should be determined as quickly as practicable. If, therefore, this office has not received notification of a decision on the order within 6 weeks of the date of the section 14A notice, consideration will be given to whether that notice should be revoked.

The London Borough of Barnet should be aware that it is possible for other circumstances to arise which would necessitate the exercise of the power to revoke the section 14A notice before the order to which it relates is decided. An example might be where someone who is not named in the order schedule alleges he is a qualifying person for its purposes, and that he has been denied the opportunity to object because notices were not served on him. Such an allegation would need to be investigated, and it would therefore not be appropriate for the order to be confirmed by the acquiring authority whilst it was outstanding.

From the date on which the confirmation of the order is first published, the provisions of section 23 of the 1981 Act enabling an aggrieved person to challenge it in the High Court will apply.

Yours faithfully



Robert Putnam
Casework Manager



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REGENERATION) COMPULSORY PURCHASE ORDER 2011**

Notice is hereby given by the Secretary of State for Communities and Local Government under section 14A of the Acquisition of Land Act 1981 that the power to confirm the London Borough of Barnet (Stonegrove & Spur Road Estates Regeneration) Compulsory Purchase Order 2011 may be exercised by the London Borough of Barnet subject to the restrictions and requirements of that section.

I enclose the sealed order and map to which it refers.

If the order is confirmed this should be indicated on the sealed order by means of an endorsement with words to that effect (e.g. "The London Borough of Barnet hereby confirms this order"), duly dated and authenticated by a person with authority to do so.

Notification of the order decision should be sent to Robert Putnam at the address given below as soon as reasonably practicable after its determination. If the order is confirmed, two copies of the confirmed order should be enclosed with the notification.

This notice may be revoked at any time prior to the determination of the order and notification to the Secretary of State.

The requirements of section 15 of the 1981 Act in relation to notices after confirmation of an order apply to the order concerned.

Signed by authority of the Secretary of State for Communities and Local Government

Jean Nowak

