

THE LONDON BOROUGH OF SOUTHWARK (PHASE 1A AYLESBURY ESTATE REGENERATION AREA) COMPULSORY PURCHASE ORDER 2008

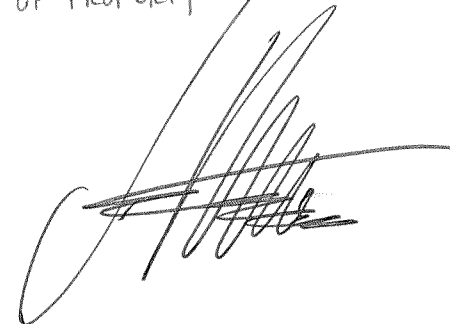
Section 226(1)(a) of the Town and Country Planning Act 1990 (as amended)

and The Acquisition of Land Act 1981

The Mayor and Burgesses of the London Borough of Southwark (in this order called "the acquiring authority") make 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 for the purpose of facilitating the carrying out of re-development and improvement of the land by the provision of a mixed use development consisting of dwellings, retail floorspace, a day centre and the provision of public open space and improvements to the public realm.
- 2 The land authorised to be purchased compulsorily under this order is the land described in the Schedule and delineated and shown 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 Southwark (Phase 1a Aylesbury Estate Regeneration Area) Compulsory Purchase Order 2008".

THE LONDON BOROUGH OF SOUTHWARK
HEREBY CONFIRMS THIS ORDER SIGNED
BY DELEGATED AUTHORITY OF THE
HEAD OF PROPERTY



27 JANUARY 2010

SCHEDULE

Table 1

(1) Number on map	(2) Extent, description and situation of the land	(3) Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
1	All interests in land at the corner of Boundary Lane and Red Lion Row London SE17 comprising of 15.5 sqm approx except interests of the acquiring authority	The Mayor and Burgesses of the London Borough of Southwark, Town Hall, Peckham Road, London, SE5 8UB	EDF Energy Networks (LPN) plc 40 Grosvenor Place London SW1X 7BN	-	Lessee
2	All interests in land to the east of the electricity substation and south of the building known as Bradenham comprising 1264.4 sqm approx except interests of the acquiring authority	The Mayor and Burgesses of the London Borough of Southwark, Town Hall, Peckham Road, London, SE5 8UB	EDF Energy Networks (LPN) plc 40 Grosvenor Place London SW1X 7BN	-	Lessee
3	All interests in the land known as 1-12 (even) Red Lion Close, London SE17 and 6-28 Westmoreland Road, London, SE17 comprising 1002.8 sqm approx in extent at ground level and including commercial premises at ground level with flats at all levels above except interests owned by the acquiring authority and interests of statutory undertakers.	The Mayor and Burgesses of the London Borough of Southwark, Town Hall, Peckham Road, London SE5 8UB	Mr & Mrs Ramos 1 Red Lion Close, Westmoreland Road, London, SE17 2BQ	-	Lessees or reputed lessees

(1) Number on map	(2) Extent, description and situation of the land	(3) Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
			-	-	Ms. Aminata Kamara 3 Red Lion Close Westmoreland Road London, SE17 2BQ
			-	-	Mrs Jennifer Nkechi Asouzu 4 Red Lion Close Westmoreland Road London, SE17 2BQ
			Miss Teale 5 Red Lion Close, Westmoreland Road, London SE17 2BQ	-	Lessees or reputed lessees
			-	-	Miss Ayo Adodo 6 Red Lion Close Westmoreland Road London, SE17 2BQ

(1) Number on map	(2) Extent, description and situation of the land	(3) Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
			Mr Brian Edward Stevens, Margaret Victoria Stevens and George Rupert Charles Stevens 7 Red Lion Close, Westmoreland Road, London SE17 2BQ	—	Lessees or reputed lessees
			—	—	Miss Arlette Natasha Roussety 8 Red Lion Close Westmoreland Road, London SE17 2BQ
			—	—	Mrs Jacqueline Prudence Bailey 9 Red Lion Close Westmoreland Road, London SE17 2BQ
			—	—	Miss Veena Shirley Mohun 10 Red Lion Close Westmoreland Road, London SE17 2BQ
			Ms Denise Jacqueline Moody 11 Red Lion Close, Westmoreland Road, London SE17 2BQ	Mr Holder 11 Red Lion Close Westmoreland Road, London SE17 2BQ	Lessees or reputed lessees and Tenants or reputed tenants (other than lessees)

(1) Number on map	(2) Extent, description and situation of the land	(3) Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
			-	-	Mrs Debbie Simpson and Mr Stephen James Simpson 12 Red Lion Close Westmoreland Road, London SE17 2BQ
			Florence Owolabi 6 Westmoreland Road, London SE17 2AY	-	Lessees or reputed lessees
			Phillip Dada 8 Westmoreland Road, London SE17 2AY	-	Lessees or reputed lessees
			Cynthia McDonald 14 Westmoreland Road, London SE17 2AY	-	Lessees or reputed lessees
			Durad Bokth 16 Westmoreland Road, London SE17 2AY	-	Lessees or reputed lessees
			John Ogunbiyi 67 Tidesley Path London SE28 0LY In respect of 18-22 Westmoreland Road, London SE17 2AY	-	Lessees or reputed lessees and YIN-BIS Ltd T/a John and Biola Foods 18 - 22 Westmoreland Road, London SE17 2AY and YIN-BIS Ltd T/a John and Biola Foods 9 Great Woodcote Park Purley, CR8 3QU

(1) Number on map	(2) Extent, description and situation of the land	(3) Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
			-	London Brook Advisory Centre 24-26 Westmoreland Road, London SE17 2AY	Tenants or reputed tenants
			Michael Adebisi 28A Westmoreland Road, London SE17 2AY	-	Lessees or reputed lessees
			Cynthia McDonald 28B Westmoreland Road, London SE17 2AY	-	Lessees or reputed lessees
4	All interests in the land known as 1-41 Bradenham, London SE17 comprising 2033.9 sqm approx in extent at ground level and including flats at all levels and garages, except interests of the acquiring authority and interests of statutory undertakers.	The Mayor and Burgesses of the London Borough of Southwark, Town Hall, Peckham Road, London SE5 8UB	-	Mr John Grimes 1 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants and Mr Della-Corte 259 Yorland Avenue, Welling, Kent, DA16 2LH in respect of garage at 1 Bradenham, Boyson Road, London, SE17 2BA

(1) Number on map	(2) Extent, description and situation of the land	(3) Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
			Ms Anna Ferguson 2 Bradenham, Boyson Road, London, SE17 2BA	-	Lessees or reputed lessees and Miss Klaye 31 Bradenham, Boyson Road, London, SE17 2BA in respect of garage at 2 Bradenham, Boyson Road, London, SE17 2BA
			-	Mr Chidi 3 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants and R Anni-Adjei 72 Bradenham, Boyson Road, London, SE17 2BA in respect of garage at 3 Bradenham, Boyson Road, London, SE17 2BA
			Mrs Clarice Gayle and Ms Joyce Marion Rowe 4 Bradenham, Boyson Road, London, SE17 2BA	-	Lessees or reputed lessees and Ms Ngugi 76 Bradenham, Boyson Road, London, SE17 2BA in respect of garage at 4 Bradenham, Boyson Road, London, SE17 2BA

(1) Number on map	(2) Extent, description and situation of the land	(3) Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
			-	Mrs Adetoun 5 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants and Mr E Della-Corte 259 Yorland Avenue, Welling, Kent, DA16 2LH in respect of Garage at 5 Bradenham, Boyson Road, London, SE17 2BA
			-	Mrs Hyacinth Walters 6 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants
			-	Mrs Yolande Kedja 7 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants and Mr Hlokar 63 Missenden, London SE17 2HT in respect of garage at 7 Bradenham, Boyson Road, London, SE17 2BA
			-	Mr S Guenatri 8 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants

(1) Number on map	(2) Extent, description and situation of the land	(3) Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
			-	-	Mr Edwards 28 Bradenham, Boyson Road, London, SE17 2BA In respect of garage at 9 Bradenham, Boyson Road, London, SE17 2BA
			-	-	Mr Hart 231 Bradenham, Boyson Road, London, SE17 2BA In respect of garage at 10 Bradenham, Boyson Road, London, SE17 2BA
			Mrs Ianthe Editha Sealy and Stephen Dacosta Sealy 11 Bradenham Boyson Road London SE17 2BA	-	Lessees or reputed lessees and Mr Fokwo 153 Bradenham, Boyson Road, London, SE17 2BA in respect of garage at 11 Bradenham, Boyson Road, London, SE17 2BA

(1) Number on map	(2) Extent, description and situation of the land	(3) Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
			-	-	Mrs Johns 9 Red Lion Close, Westmoreland Road, London, SE17 2BQ In respect of garage at 12 Bradenham, Boyson Road, London, SE17 2BA
			Jetbond Limited 13 Bradenham, Boyson Road, London, SE17 2BA Jetbond Limited 2a Greenway Gardens, London, NW3 7DH	-	Lessees or reputed lessees
			-	Ms Estella Mulira 14 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants
			-	-	Ms O Ologunleko 72 Bradenham, Boyson Road, London, SE17 2BA In respect of garage at 14 Bradenham, Boyson Road, London, SE17 2BA

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		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
			Tom and David Ulicsak 15 Bradenham, Boyson Road, London, SE17 2BA	-	Lessees or reputed lessees and Mr Collier 190 Bradenham, Boyson Road, London, SE17 2BA in respect of garage at 15 Bradenham, Boyson Road, London, SE17 2BA
			Mrs Rosaline Edutie 16 Bradenham, Boyson Road, London, SE17 2BA	-	Lessees or reputed lessees and Mr B Nwokolo 21 Bradenham, Boyson Road, London, SE17 2BA in respect of garage at 16 Bradenham, Boyson Road, London, SE17 2BA
			-	Mrs Christine Lloyd 17 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants and Mr Husbands 108 Bradenham, Boyson Road, London, SE17 2BA in respect of garage at 17 Bradenham, Boyson Road, London

(1) Number on map	(2) Extent, description and situation of the land	(3) Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
				Miss S Khanom 18 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants and Mr Edutie 16 Bradenham, Boyson Road, London, SE17 2BA in respect of garage at 18 Bradenham, Boyson Road, London, SE17 2BA
			Ms Carole Ann Hall 19 Bradenham, Boyson Road, London, SE17 2BA		Lessees or reputed lessees and Mr Wheelan 223 Bradenham, Boyson Road, London, SE17 2BA in respect of garage at 19 Bradenham, Boyson Road, London, SE17 2BA

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		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
			-	Mrs T H Nguyen 20 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants
			-	-	Mr Mooney 235 Bradenham, Boyson Road, London, SE17 2BA in respect of garage at 20 Bradenham, Boyson Road, London, SE17 2BA
			Mr Bartholomew Iloba and Ms Maria Aafor Nwokolo 21 Bradenham, Boyson Road, London, SE17 2BA	-	Lessees or reputed lessees
			Mr Wong and Mrs Man 22 Bradenham, Boyson Road, London, SE17 2BA	-	Lessees or reputed lessees

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		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
			-	Mr Robert Garrett 23 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants
			-	-	Miss H Sesay 13 Bunbury House, Oliver Goldsmith Estate, London, SE15 1AA in respect of garage 24 Bradenham, Boyson Road, London, SE17 2BA
			-	-	Mr Smith 33 Bradenham, Boyson Road, London, SE17 2BA in respect of garage at 25 Bradenham, Boyson Road, London, SE17 2BA
			Mrs Kouame Lambert N'Guessan 26 Bradenham, Boyson Road, London, SE17 2BA	-	Lessees or reputed lessees and Mr H Apantaku 159 Bradenham, Boyson Road, London, SE17 2BA in respect of garage at 26 Bradenham, Boyson Road, London, SE17 2BA

(1) Number on map	(2) Extent, description and situation of the land	(3) Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
			Sasan Kaftan 27 Bradenham Boyson Road London SE17 2BA	-	Lessees or reputed lessees and Mrs G Smith 33 Bradenham, Boyson Road, London, SE17 2BA In respect of garage at 27 Bradenham, Boyson Road, London, SE17 2BA
			-	Mrs Doreen Edwards 28 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants
			-	Miss Julie Williams 29 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants

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		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
			-	-	Mr C E Tamplin 41 Bradenham, Boyson Road, London, SE17 2BA In respect of garage at 29 Bradenham, Boyson Road, London, SE17 2BA
			-	Mr Darren Duncan 30 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants
			-	Ms Margaret Klaye 31 Bradenham, Boyson Road, London SE17 2BA	Tenants or reputed tenants
			-	-	Mr Husband 108 Bradenham, Boyson Road, London, SE17 2BA in respect of garage at 30 Bradenham, Boyson Road, London, SE17 2BA

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		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
			-	Ms Janet Rodwell 32 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants
			-	Mrs Gladys Smith 33 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants
			-	Mr Kenroy Brissett 34 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants
			Mizanur Rahman and Gulshanara Begum 35 Bradenham, Boyson Road, London, SE17 2BA	-	Lessees or reputed lessees
			-	Mr A Gallego- Arango 36 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants
			-	Mr O Sallow 37 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants
			-	Mr M Zola Bendela 38 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants

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		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
			Mrs Kay 39 Bradenham, Boyson Road, London, SE17 2BA	-	Lessees or reputed lessees
			Mr Allan Arthur Purvis 40 Bradenham, Boyson Road, London, SE17 2BA	-	Lessees or reputed lessees and Miss L Purvis 40 Bradenham, Boyson Road, London, SE17 2BA
			-	Mr C E Tamplin 41 Bradenham, Boyson Road, London, SE17 2BA	Tenants or reputed tenants
5	All interests in land comprising approx 10638.8sqm including garages at Red Lion Close buildings and structures and extending to Westmoreland Road London SE17 to the north Red Lion Row to the west Bradenham Close to the east and Boundary Lane and Albany Road to the south except those of the acquiring authority and interests of statutory undertakers.	The Mayor and Burgesses of the London Borough of Southwark, Town Hall, Peckham Road, London, SE5 8UB	-	-	Vacant

Table 2

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
3	Graham Ashcroft and Christina Ashcroft 7 Becondale Road, London, SE19	Mortgagee of 11 Red Lion Close, Westmoreland Road, London, SE17 2BQ	—	—
4	Abbey National Plc Deeds Centre 101 Midsummer Boulevard, Milton Keynes, MK9 1AA and Ashbroom Facilities Limited First Floor, Bournehall House, Bournehall Road, Bushey, Herts WD23 3DW	Mortgagees of 4 Bradenham, Boyson Road, London, SE17 2BA	—	—

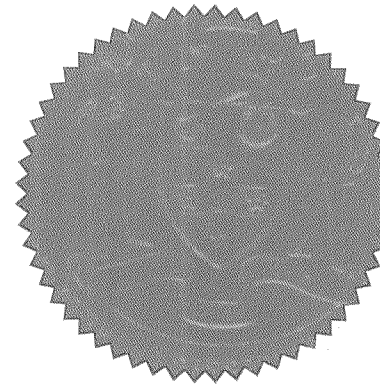
Number on Map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in tables 1 & 2 (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
4	HSBC Bank plc Sheffield Securities Processing Centre PO Box 3924 Sheffield S1 9BG	Mortgagee of 13 Bradenham, Boyson Road, London, SE17 2BA	—	—
	Swift Advances Plc Arcadia House, Warley Hill, Business Park, The Drive, Great Warley, Brentwood, Essex, CM13 3BE and Norton Financial Services Limited, Norton House, Mansfield Road, Rotherham, South Yorkshire, S60 2DR	Mortgagees of 11 Bradenham, Boyson Road, London, SE17 2BA	—	—
	Bank of Scotland Plc Halifax Division 1 Lovell Park Road, Leeds, LS1 1NS	Mortgagee of 16 Bradenham, Boyson Road, London, SE17 2BA		

The **Common Seal** of The Mayor
and **Burgesses** of The London Borough
of **Southwark** was hereunto affixed in
the presence of:

S. J. Flock

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Authorised Signatory

Authorised Signatory



13763

Dated 29 of Dec 2008