



Our Ref: SDC 18/10/22

18 October 2022

«Name»  
«Add1»  
«Add2»  
«Add3»  
«Po»

## DELIVERED BY POST and E-mail

Regarding your property: «your\_address»

Dear «Name»

### **Ham Close Regeneration – Compulsory Purchase Order (CPO). October 2022 Update.**

The RHP Regeneration Team are now in position to provide a further update and a guide to the next steps on the Compulsory Purchase Order (**CPO**) following our letter in late September.

A **CPO** is a statutory mechanism that the Council and certain other public bodies can use in certain circumstances that enables property to be bought from its owner whether they want to sell or not.

On **26 September 2022**, the Council's Finance, Policy and Resources Committee **approved** the making of a CPO to support the regeneration of Ham Close. This means that the Council, working in partnership with RHP will make a CPO to acquire all remaining interests in Ham Close in the near future.

A date for making the CPO has not been fixed but we anticipate this will not be earlier than January 2023.

The Council making the CPO will begin the formal legal process. CPO's can be made as a method of last resort to acquire property required for schemes deemed to be in the public's interests and are only effective when confirmed by the Secretary of State following the prescribed process.



The process comprises in summary:

- All persons with interests affected by the CPO will be served with a notice stating that the CPO has been made and providing details on where the CPO can be viewed and how to object.
- There will be a period of time (minimum 21 days) for objections to the CPO to be lodged.
- If a public inquiry is needed to consider objections to the CPO this will be arranged by the Planning Inspectorate and the National Planning Casework Unit (acting on behalf of the Secretary of State for Levelling Up, Housing and Communities). If an inquiry is required this will likely be held 6-8 months after the CPO is made.
- If a public inquiry is held, the inspector (or the Secretary of State directly) will consider whether the CPO should be confirmed and a written decision will be issued.
- If no public inquiry is required, the National Planning Casework Unit will consider whether the CPO should be confirmed (either by the Secretary of State or by the Council) on the basis that all procedural requirements have been met and that there are no objections to the CPO.
- If the CPO is confirmed (with or without a public inquiry), the Council will send legal notices to all persons affected by the CPO to advise them of this.
- The Council will then be able to implement the CPO, most likely through a process called a 'general vesting declaration' (**GVD**). The Council has three years from the date the CPO is confirmed to implement the CPO. Until the Council implements the CPO, leaseholders at Ham Close will remain in possession of their homes. When the CPO is implemented legal notices will be sent to those affected by a GVD.



More detailed information about the CPO process can be found via government guidance documents available at the following websites:

- <https://www.gov.uk/government/publications/compulsory-purchase-process-and-the-crichel-down-rules-guidance>
- <https://www.gov.uk/government/collections/compulsory-purchase-system-guidance>

We will of course continue to keep you updated on the CPO, along with the general progress of the project to regenerate Ham Close.

Notwithstanding the need to use CPO powers, if necessary, our strong preference is to reach agreement with all owners and leaseholders and we will continue to engage with you so that you can make an informed decision whether to remain or leave Ham Close.

Therefore RHP will continue to try to acquire any property required by agreement, a process RHP have been following since December 2019 and in line with the Customer Offer from 2016.

If you are considering selling your property, are interested in a current valuation or would like to discuss our offer of a new home at Ham Close please contact Tracey Elliott on: 0800 032 2433 or e-mail: [customer.services@rhp.org.uk](mailto:customer.services@rhp.org.uk). Please be sure to make your e-mail for Tracey Elliott's attention as this will ensure that your e-mail gets to her quicker.

We also offer a live chat function on our RHP website and all details of the Customer Offer are available on the "Residents" section of [hamclose.co.uk](http://hamclose.co.uk), though we are happy to provide a paper copy on request.

Finally, the Ham Close Regeneration Team are also available to meet with you in person by appointment either at our local offices in Teddington (Monday, Wednesday & Friday) or at the Ham Close Project Office at 141 Hornby House, Ham Close TW10 7NU (Tuesday & Thursday).

Please let me know if you have any queries



Yours sincerely

Simon Cavanagh  
**Regeneration Manager**

**Cc Tracey Elliott – Project Manager**