
THE LONDON BOROUGH OF HAVERING (HAROLD HILL TOWN CENTRE – CHIPPENHAM ROAD)

COMPULSORY PURCHASE ORDER 2025

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**THE TOWN AND COUNTRY PLANNING ACT 1990 SECTION 226(1)(a)
AND THE ACQUISITION OF LAND ACT 1981**

The London Borough of Havering (in this Order called the “Acquiring Authority”) hereby 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 and the Acquisition of Land Act 1981 hereby authorised to purchase compulsorily the land at Harold Hill, Chippenham Road described in paragraph 2 for the purpose of facilitating the carrying out of development, redevelopment or improvement on or in relation to the land namely: demolition of existing structures and the construction of a residential led, mixed use development to accommodate residential units and commercial or community floor space in buildings, together with public realm, landscaping, play space, plant space, and associated works.
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 havering (Harold Hill Regeneration) Compulsory Purchase Order 2025”.

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THE SCHEDULE

THE LONDON BOROUGH OF HAVERING (HAROLD HILL TOWN CENTRE – CHIPPENHAM ROAD)

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Table 1

Number on Map	Extent, Description and Situation of the Land	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	Occupiers or Reputed Occupiers
5	All interests in 1476 square metres of commercial premises (The Alderman), Harold Hill, Romford, except those owned by the acquiring authority. Freehold – EGL291239 Leasehold – EGL320109 and EGL434066	The Mayor and Burgesses of the London Borough of Havering Town Hall Main Road Romford RM1 3BD <i>(in respect of EGL291239)</i>	Unique Pub Properties Theta Limited 3 Monkspath Hall Road Solihull B90 4SJ <i>(in respect of EGL320109)</i> Cubitt Taverns Limited c/o A S Antoniadis & Company 10 Hornsey Park Road London N8 0JP <i>(in respect of EGL434066)</i>	-	The Alderman 52 Chippenham Road Romford RM3 8HX
10	All interests in 3841 square metres of metres of Rothbury House (Inclusive of residential flats and balconies, communal walkways and lifts) Harold Hill, Romford, except those owned by the acquiring authority. Freehold – EGL513181	The Mayor and Burgesses of the London Borough of Havering Town Hall Main Road Romford RM1 3BD <i>(in respect of EGL513181)</i>	-	-	-
15	All interests in 56 square metres of residential property (10 Rothbury	The Mayor and Burgesses of the London Borough of Havering Town Hall	Tolu Eunice Olubanjo 100 Hill View Drive London	-	Keith Norman Phipps 10 Rothbury House Kings Lynn Drive

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	House) Harold Hill, Romford, except those owned by the acquiring authority. Freehold – EGL513181 Leasehold – EGL363068	Main Road Romford RM1 3BD	SE28 0LH		Romford RM3 8BY <i>(in respect of First Floor Flat)</i>
20	All interests in 50 square metres of residential property (11 Rothbury House) Harold Hill, Romford, except those owned by the acquiring authority. Freehold – EGL513181 Leasehold – EGL248904	The Mayor and Burgesses of the London Borough of Havering Town Hall Main Road Romford RM1 3BD	The Mayor and Burgesses of the London Borough of Havering Town Hall Main Road Romford RM1 3BD	-	Hugh David Thompson 11 Rothbury House Kings Lynn Drive Romford RM3 8BY <i>(in respect of Second Floor Flat)</i>
25	All interests in 42 square metres of residential property (1 Rothbury House) Harold Hill, Romford, except those owned by the acquiring authority. Freehold – EGL513181 Leasehold – EGL476118	The Mayor and Burgesses of the London Borough of Havering Town Hall Main Road Romford RM1 3BD	The Mayor and Burgesses of the London Borough of Havering Town Hall Main Road Romford RM1 3BD	-	John Michael Robert Massingham 1 Rothbury House Kings Lynn Drive Romford RM3 8BY <i>(in respect of Ground Floor Flat)</i> Karen Massingham 1 Rothbury House Kings Lynn Drive Romford RM3 8BY <i>(in respect of Ground Floor Flat)</i>

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30	<p>All interests in 58 square metres of residential property (6 Rothbury House) Harold Hill, Romford, except those owned by the acquiring authority.</p> <p>Freehold – EGL513181 Leasehold – EGL363757</p>	<p>The Mayor and Burgesses of the London Borough of Havering Town Hall Main Road Romford RM1 3BD</p>	<p>The Mayor and Burgesses of the London Borough of Havering Town Hall Main Road Romford RM1 3BD</p>	-	<p>Gary Robert Blanshard 6 Rothbury House Kings Lynn Drive Romford RM3 8BY <i>(in respect of Second Floor Flat)</i></p>
35	<p>All interests in 56 square metres of Rothbury House (inclusive of residential flats and balconies), Harold Hill, Romford, except those owned by the acquiring authority.</p> <p>Freehold – EGL513181 Leasehold – EGL448717 and EGL476118</p>	<p>The Mayor and Burgesses of the London Borough of Havering Town Hall Main Road Romford RM1 3BD</p>	<p>The Mayor and Burgesses of the London Borough of Havering Town Hall Main Road Romford RM1 3BD</p>	-	<p>John Michael Robert Massingham and Karen Massingham 1 Rothbury House Lynn Drive Romford RM3 8BY <i>(in respect of Ground Floor Flat)</i></p> <p>Malcolm Francis Thurston 5 Rothbury House Lynn Drive Romford RM3 8BY <i>(in respect of Second Floor Flat)</i></p>

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40	All interests in 483 square metres of commercial premises (London & Quadrant Housing Trust), Harold Hill, Romford. Freehold – EGL99588	London & Quadrant Housing Trust 29-35 West Ham Lane Stratford London E15 4PH	-	-	London & Quadrant Housing Trust 29-35 West Ham Lane Stratford London E15 4PH
45	All interests in 340 square metres of residential property (72 Chippenham Road), Harold Hill, Romford, except those owned by the acquiring authority. Freehold – EGL127274	The Mayor and Burgesses of the London Borough of Havering Town Hall Main Road Romford RM1 3BD	-	-	The Occupiers 72 Chippenham Road Romford RM3 8HX
50	All interests in 2482 square metres of residential property (Crediton House, 74 Chippenham Road and 76 Chippenham Road), Harold Hill, Romford, except those owned by the acquiring authority.	The Mayor and Burgesses of the London Borough of Havering Town Hall Main Road Romford RM1 3BD <i>(in respect of EGL513181)</i>	-	-	The Occupiers 74 Chippenham Road Romford RM3 8HX The Occupiers 76 Chippenham Road Romford RM3 8HX
55	All interests in 153 square metres of residential property (78 Chippenham Road), Harold Hill, Romford, except those owned by the acquiring authority. Freehold – EGL961	The Mayor and Burgesses of the London Borough of Havering Town Hall Main Road Romford RM1 3BD	-	-	The Occupiers 78 Chippenham Road Romford RM3 8HX

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60	All interests in 156 square metres of residential property (82 Chippenham Road), Harold Hill, Romford, except those owned by the acquiring authority. Freehold – EGL216916	The Mayor and Burgesses of the London Borough of Havering Town Hall Main Road Romford RM1 3BD	-	-	The Occupiers 82 Chippenham Road Romford RM3 8HX
65	All interests in 233 square metres residential property (84 Chippenham Road), Harold Hill, Romford, except those owned by the acquiring authority. Freehold – EGL544930	The Mayor and Burgesses of the London Borough of Havering Town Hall Main Road Romford RM1 3BD	-	-	The Occupiers 84 Chippenham Road Romford RM3 8HX
70	All interests in 52 square metres of residential property (2 Crediton House and 4 Crediton House), Harold Hill, Romford, except those owned by the acquiring authority. Freehold – EGL513181 Leasehold – EGL245951 and EGL268128	The Mayor and Burgesses of the London Borough of Havering Town Hall Main Road Romford RM1 3BD	The Mayor and Burgesses of the London Borough of Havering Town Hall Main Road Romford RM1 3BD	-	Johanna Williams 2 Crediton House Kings Lynn Drive Romford RM3 8AY and <i>(in respect of Ground Floor Flat)</i> Robert John Smith 4 Crediton House Kings Lynn Drive Romford RM3 8AY <i>(in respect of First Floor Flat)</i>

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75	<p>All interests in 31 square metres of residential property (2 Crediton House, Harold Hill, Romford, except those owned by the acquiring authority.</p> <p>Freehold – EGL513181 Leasehold – EGL245951</p>	<p>The Mayor and Burgesses of the London Borough of Havering Town Hall Main Road Romford RM1 3BD</p>	<p>The Mayor and Burgesses of the London Borough of Havering Town Hall Main Road Romford RM1 3BD</p>	-	<p>Johanna Williams 2 Crediton House Kings Lynn Drive Romford RM3 8AY <i>(in respect of Ground Floor Flat)</i></p>
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Table 2

Number on Map	Other Qualifying Persons under Section 12(2A)(a) of the Acquisition of Land Act 1981		Other Qualifying Persons under Section 12(2A)(b) of the Acquisition of Land Act 1981 – Not otherwise shown in Tables 1 and 2	
	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
5	Law Debenture Trust Corporation p.l.c(The) 8th Floor 100 Bishopsgate London EC2N 4AG (Co. Reg. 10080864)	As mortgagee for Unique Pub Properties Theta Limited, dated 8 September 2009 on title EGL320109.	-	-
15	Topaz Finance Limited The Pavilions Bridgwater Road Bristol BS13 8AE (Co. Reg. 05946900)	As mortgagee for Tolu Eunice Olubango, dated 20 July 2004 on title EGL363068.	-	-
40	M&G Trustee Company Limited 10 Fenchurch Avenue London EC3M 5AG (Co. Reg. 01863305)	As mortgagee for London & Quadrant Housing Trust, dated 8 January 2019 on title EGL99588.	M&G Trustee Company Limited 10 Fenchurch Avenue London EC3M 5AG	In respect of a restriction on disposition, dated 8 January 2019 on title EGL99588.
45	-	-	The Occupiers 72 Chippenham Road Romford RM3 8HX	In respect of restrictive covenants contained in a transfer, dated 13 December 1982 on title EGL127274.

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55	-	-	The Occupiers 78 Chippenham Road Romford RM3 8HX	In respect of restrictive covenants contained in a transfer, dated 10 April 1972 on title EGL961.
60	-	-	The Occupiers 82 Chippenham Road Romford RM3 8HX	In respect of restrictive covenants contained in a transfer, dated 25 April 1988 on title EGL216916.
65	-	-	The Occupiers 82 Chippenham Road Romford RM3 8HX	In respect of restrictive covenants contained in a transfer, dated 21 July 2008 on title EGL544930.

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General Entries Register

Name and Address	Capacity	Qualification
Cadent Gas Limited Cadent Pilot Way Ansty Coventry CV7 9JU (Co. Reg. 10080864)	As statutory gas undertaker	In respect of gas pipes, infrastructure and other apparatus
ESP Utilities Group LTD Bluebird House Mole Business Park Leatherhead Surrey KT22 7BA (Co. Reg. 02612105)	As statutory gas and electricity undertaker	In respect of gas pipes, infrastructure and other Apparatus, and, electricity transmission lines, cables, and other apparatus
Northumbrian Water Ltd Northumbria House Abbey Road Durham DH1 5FJ (Co. Reg. 02366703)	As statutory water undertaker	In respect of water pipes, infrastructure and other apparatus
UK Power Networks (Operations) Limited Newington House 237 Southwark Bridge Road London SE1 6NP (Co. Reg. 03870728)	As statutory electricity undertaker	In respect of electricity transmission lines, cables, and other apparatus

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THE COMMON SEAL OF THE MAYOR AND BURGESSES)
OF THE LONDON BOROUGH OF HAVERING WAS)
HEREUNTO AFFIXED IN THE PRESENCE OF:)

(AUTHORISED SIGNATORY)

DATED THISDAY OF 2025)