FORM 10

FORM OF NOTICE OF CONFIRMATION (OTHER THAN BY AN ACQUIRING AUTHORITY) OF A COMPULSORY PURCHASE ORDER OTHER THAN IN A NEWSPAPER

Regulation 3(e)(i)

THE LONDON BOROUGH OF ENFIELD (JOYCE AND SNELL'S ESTATE REGENERATION) COMPULSORY PURCHASE ORDER NO. 1 2025

The Housing Act 1985

and the Acquisition of Land Act 1981

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1 Notice is hereby given that the Secretary of State for Housing, Communities and Local Government, in exercise of its powers under the above Acts, on 1 October 2026 confirmed the order submitted by the Mayor and Burgesses of the London Borough of Enfield (the Council).

2 The order as confirmed provides for the purchase for the purposes of the acquisition of land as a site for the erection of houses and the acquisition of houses, or buildings which may be made suitable as houses, together with any land occupied with the houses or buildings to include the demolition of the Wadham House block described in Schedule 1 hereto.

3 A copy of the order as confirmed and of the map referred to therein have been deposited at Boundary Hall office at 7 Snells Park Edmonton N18 2SY (Tuesday to Thursday between 9.30am and 5pm) and the Council's offices at Civic Centre Silver Street Enfield Middlesex EN1 3XA (Monday to Friday between 9am and 5pm) and may be seen at all reasonable hours. A copy of the order which gives details on the extent, description and situation of the land included in the order and of the map may be viewed online at https://www.enfield.gov.uk/joyceandsnells**.**

NOTE
Following confirmation of the order, the Planning Inspectorate issued a written response dated 28 October 2026 to a complaint from the Council regarding identified errors in the decision letter for the order. The response records the correct factual position and explains why the decision as issued remains unchanged. The response does not amend, vary or reissue the decision and should be read alongside it. A copy is available with the decision letter and confirmation documentation on the Council's dedicated Joyce and Snell's webpage as above mentioned https://www.enfield.gov.uk/joyceandsnells.

4 The order as confirmed becomes operative on the date on which notice of the confirmation of the order is first published in a newspaper. A person aggrieved by the order may, by application to the High Court within 6 weeks from that date, challenge its validity under section 23 of the Acquisition of Land Act 1981. The grounds for challenge can be that the authorisation granted by the order is not empowered to be granted or that there has been a failure to comply with any relevant statutory requirement relating to the order.

5 Once the order has become operative, the Council may acquire any of the land described in Schedule 1 below by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981. A statement on the effect of Parts 2 and 3 of that Act is set out in Schedule 2 below.

6 Every person who, if a general vesting declaration were executed under section 4 of that Act in respect of the land comprised in the order (other than land in respect of which notice to treat has been given), would be entitled to claim compensation in respect of any such land, is invited to give information to the Council: FAO Joanna Kromidias (Principal Solicitor) at Enfield Council Legal Services Silver Street Enfield EN1 3XA, or alternatively via email to joanna.kromidias@enfield.gov.uk about the person's name, address and interest in land, using a prescribed form. The relevant prescribed form is set out in Schedule 3 below.

7 The Council has a period of 3 years beginning with the date the order becomes operative to serve a notice to treat or execute a general vesting declaration. The order will become operative on the date on which this notice is first published or, if the order is subject to special parliamentary procedure, the date on which the order becomes operative under the Statutory Orders (Special Procedure) Act 1945.

SCHEDULE 1

DESCRIPTION OF LAND COMPRISED IN THE ORDER AS CONFIRMED

All interests except those already owned by the acquiring authority in, on or over the order land including flats and premises in Wadham House, College Close London N18 on the Joyce and Snell's Estate in the London Borough of Enfield.

SCHEDULE 2

FORM OF STATEMENT OF EFFECT OF PARTS 2 AND 3 OF THE COMPULSORY PURCHASE (VESTING DECLARATIONS) ACT 1981

Power to execute a general vesting declaration

1 Once the order has become operative, the Mayor and Burgesses of the London Borough of Enfield (hereinafter called the "Acquiring Authority") may acquire any of the land described in Schedule 1 above by executing a general vesting declaration under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 ("the Act"). This has the effect, subject to paragraphs 3 and 5 below, of vesting the land in the Acquiring Authority at the end of one of the periods mentioned in paragraph 2 below.

Notices concerning general vesting declaration

2 As soon as may be after the Acquiring Authority execute a general vesting declaration, they must serve notice of it on every occupier of any of the land specified in the declaration (except land where there is one of the tenancies described in paragraph 4) and on every person who gives them information relating to the land in pursuance of the invitation contained in the confirmation notice of the order. When the service of notices of the general vesting declaration is completed, a period specified in the declaration, of not less than three months (unless the expedited procedure is used under sections 4A and 4B of the Act), will begin to run. The Acquiring Authority may use the expedited procedure where: (1) the land is unoccupied and by reason of disrepair, neglect, contamination, or risk to health or safety, the Acquiring Authority considers the land is unfit for its ordinary use or (2) the Acquiring Authority has been unable to identify any person with an interest in the land. Where the expedited procedure is available, the period specified in the declaration must be not less than 28 days. On the first day after the end of the period, the land specified in the declaration will, subject to what is said in paragraphs 3 and 5, vest in the Acquiring Authority together with the right to enter on the land and take possession of it. Every person on whom the Acquiring Authority could have served a notice to treat in respect of the person's interest in the land (other than a tenant for a month or a period of less than a month) will be entitled to claim compensation for the acquisition of the person's interest in the land, with interest on the compensation from the vesting date.

3 The "vesting date" for any land specified in a declaration will be the first day after the end of the relevant period mentioned in paragraph 2 above, unless:

1. a counter-notice is served under Schedule A1 to the Act within that period. In such circumstances, the vesting date for the land which is the subject of the counter-notice will be determined in accordance with Schedule A1; or

2. the Acquiring Authority enters into an agreement with the owner of any interest in the land to vary that vesting date.

Modifications with respect to certain tenancies

4 In the case of certain tenancies, the position stated above is subject to modifications. The modifications apply where the tenancy is either a "minor tenancy", i.e. a tenancy for a year or a yearly tenancy or a lesser interest, or "a long tenancy which is about to expire". The latter expression means a tenancy granted for an interest greater than a minor tenancy but having on the vesting date a period still to run which is not more than the period specified in the declaration for this purpose (which must be more than a year). In calculating how long a tenancy has still to run, where any option to renew or to terminate it is available to either party, it shall be assumed that the landlord will take every opportunity open to them to terminate the tenancy while the tenant will use every opportunity to retain or renew his interest.

5 The modifications are that the Acquiring Authority may not exercise the right of entry referred to in paragraph 2 in respect of land subject to a tenancy described in paragraph 4 unless they first serve notice to treat in respect of the tenancy and then serve every occupier of the land with a notice of their intention to enter and take possession after the period (not less than three months from the service of the notice) specified in the notice. The right of entry will be exercisable at the end of that period. The vesting of the land will be subject to the tenancy until the end of that period or until the tenancy comes to an end, whichever happens first.

SCHEDULE 3

FORM FOR GIVING INFORMATION

THE LONDON BOROUGH OF ENFIELD (JOYCE AND SNELL'S ESTATE REGENERATION) COMPULSORY PURCHASE ORDER NO. 1 2025

To:
Enfield Council Legal Services Civic Centre Silver Street Enfield EN1 3XA (Ref**:** LS/JK/176252)

[I] [We] being [a person] [persons] who, if a general vesting declaration were executed under section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981 in respect of all the land comprised in the compulsory purchase order cited above in respect of which notice to treat has not been given, would be entitled to claim compensation in respect of [all] [part of] that land, give you the following information, pursuant to the provisions of section 15 of, or paragraph 6 of Schedule 1 to, the Acquisition of Land Act 1981.

1. Name and address of informant(s) (i)

.....

2. Land in which an interest is held by informant(s) (ii)

.....

3. Nature of interest (iii)

.....

Signed

.....

[on behalf of]

.....

Date

.....

(i) In the case of a joint interest insert the names and addresses of all the informants.

(ii) The land should be described concisely.

(iii) If the interest is leasehold, the date of commencement and length of term should be given. If the land is subject to a mortgage or other incumbrance, details should be given, e.g. name of building society and roll number.

Dated: 4 November 2026

Signed: Emmanuelkodua

Emmanuel Kodua
Solicitor – Environment, Property & Regeneration
For and on behalf of Director of Law and Governance (Monitoring Officer)

London Borough of Enfield, Legal Services, Civic Centre, Silver Street Enfield EN1 3XA