THE LONDON BOROUGH OF ENFIELD

(JOYCE AND SNELLS ESTATE REGENERATION)

COMPULSORY PURCHASE ORDER No.1 2025

THE LONDON BOROUGH OF ENFIELD (JOYCE AND SNELLS ESTATE REGENERATION)

COMPULSORY PURCHASE ORDER No.1 2025

SECTION 17 OF THE HOUSING ACT 1985 THE ACQUISITION OF LAND ACT 1981

The Mayor and Burgesses of the London Borough of Enfield (in this order called "the Acquiring Authority") makes the following Order: -

1. Subject to the provisions of this Order, the Acquiring Authority is under Section 17 of the Housing Act 1985 hereby authorised to purchase compulsorily the land described in paragraph 2 for the purpose of (a) acquiring land as a site for the erection of houses and (b) acquiring houses, or buildings which may be made suitable as houses, together with any land occupied with the houses or buildings in order:

i. to facilitate the demolition of the Wadham House block; and
ii. to facilitate the delivery of a qualitative and quantative gain in housing in that location; and
iii. to unlock delivery of the wider estate regeneration for the Joyce and Snells Estate; and
iv. overall to facilitate the improvement of that part of the Joyce and Snells Estate

2. The land authorised to be purchased compulsorily under this Order is the land described in the Schedule and delineated and shown edged red on a map prepared in duplicate, sealed with the common seal of the Acquiring Authority and marked "Map referred to in The London Borough of Enfield (Joyce and Snells Estate Regeneration) Compulsory Purchase Order No. 1 2025".

3. The Acquiring Authority may not serve a notice to treat or execute a general vesting declaration in respect of this Order after the end of the period of three years beginning with the day on which the compulsory purchase order becomes operative.

Table 1

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - Name and Address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other	Occupiers
1	All interests in, on, over approximately 483 square metres, or thereabouts, of flats and premises (Wadham House), except those owned by the acquiring authority.	London Borough of Enfield Civic Centre Silver Street Enfield EN1 3ES		Engelar Tigere Flat 1, Wadham House College Close London N18 2XT (in respect of Flat 1, Wadham Sarah La Bonne Flat 2, Wadham House College Close London N18 2XT (in respect of Flat 2, Wadham Kadriye Dalgic Flat 3, Wadham House College Close London N18 2XT (in respect of Flat 3, Wadham Atlantic Lodge (Housing) Limited Atlantic Business Centre 1 The Green Chingford, London E4 7ES (in respect of Flat 4, Wadham	Engelar Tigere Flat 1, Wadham House College Close London N18 2XT (in respect of Flat 1, Wadham House) Sarah La Bonne Flat 2, Wadham House College Close London N18 2XT (in respect of Flat 2, Wadham House) Kadriye Dalgic Flat 3, Wadham House College Close London N18 2XT (in respect of Flat 3, Wadham House) The Tenant Flat 4, Wadham House College Close London N18 2XT (in respect of Flat 4, Wadham House)

Table 1 continued

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - Name and Address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other	Occupiers
1				Judy Abraham Flat 5, Wadham House College Close London N18 2XT (in respect of Flat 5, Wadham	Judy Abraham Flat 5, Wadham House College Close London N18 2XT (in respect of Flat 5, Wadham House)
				A Branch Flat 6, Wadham House College Close London N18 2XT (in respect of Flat 6, Wadham	A Branch Flat 6, Wadham House College Close London N18 2XT (in respect of Flat 6, Wadham House)
			Resonance Real Lettings GP The Great Barn, 5 Scarne Court Launceston, PL15 9LR (in respect of Flat 7, Wadham (as trustees for the Real Lettings Property Fund Limited Partnership)	The Tenant Flat 7, Wadham House College Close London N18 2XT (in respect of Flat 7, Wadham	The Occupier Flat 7, Wadham House College Close London N18 2XT (in respect of Flat 7, Wadham House)
			Resonance Real Lettings Nominee The Great Barn, 5 Scarne Court Launceston PL15 9LR (in respect of Flat 7, Wadham House) (as trustees for the Real Lettings Property Fund Limited Partnership)		The Occupier Flat 8, Wadham House College Close London N18 2XT (in respect of Flat 8, Wadham House)
				Lawrence Martin Flat 9, Wadham House College Close London N18 2XT (in respect of Flat 9, Wadham House)	Lawrence Martin Flat 9, Wadham House College Close London N18 2XT (in respect of Flat 9, Wadham House)
			Anceline Viona Saffrey Flat 10, Wadham House Colllege Close London , N18 2XT (in respect of Flat 10, Wadham House)		Anceline Viona Saffrey Flat 10, Wadham House Colllege Close London N18 2XT (in respect of Flat 10, Wadham House)

Table 1 continued

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - Name and Address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other	Occupiers
1			Housing Gateway Limited Civic Centre, Silver Street Enfield EN1 3ES (in respect of Flat 13, Wadham	The Tenant Flat 13, Wadham House College Close London N18 2XT (in respect of Flat 13, Wadham	The Occupier Flat 11, Wadham House College Close London N18 2XT (in respect of Flat 11, Wadham House) The Occupier Flat 12, Wadham House College Close London N18 2XT (in respect of Flat 12, Wadham House) The Occupier Flat 13, Wadham House College Close London N18 2XT (in respect of Flat 13, Wadham House) The Occupier Flat 14, Wadham House College Close London N18 2XT (in respect of Flat 14, Wadham House) The Occupier Flat 15, Wadham House College Close London N18 2XT (in respect of Flat 15, Wadham House)

Table 1 continued

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - Name and Address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other	Occupiers
1					The Occupier Flat 17, Wadham House College Close London N18 2XT (in respect of Flat 17, Wadham House) The Occupier Flat 18, Wadham House College Close London N18 2XT (in respect of Flat 18, Wadham House)
				Husniye Pekkelo Flat 19, Wadham House College Close London N18 2XT (in respect of Flat 19, Wadham	Husniye Pekkelo Flat 19, Wadham House College Close London N18 2XT (in respect of Flat 19, Wadham House)
			Linda Ann Andrews Flat 20, Wadham House College Close London N18 2XT (in respect of Flat 20, Wadham Cuneyt Tutas Flat 21, Wadham House College Close London N18 2XT (in respect of Flat 21, Wadham		Linda Ann Andrews Flat 20, Wadham House College Close London N18 2XT (in respect of Flat 20, Wadham House) Cuneyt Tutas Flat 21, Wadham House College Close London N18 2XT (in respect of Flat 21, Wadham House)
			Gonul Enver Flat 22, Wadham House College Close London N18 2XT (in respect of Flat 22, Wadham House)	The Tenant Flat 22, Wadham House College Close London N18 2XT (in respect of Flat 22, Wadham House)	The Tenant Flat 22, Wadham House College Close London N18 2XT (in respect of Flat 22, Wadham House)

Table 1 continued

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - Name and Address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other	Occupiers
1			Ashok Sachdev 11 Lavender Gardens Harrow Weald Harrow HA3 6DD (in respect of Flat 23, Wadham Nirupma Sachdev 11 Lavender Gardens Harrow Weald Harrow HA3 6DD (in respect of Flat 23, Wadham House) Vanmala Kanilal Savjani 14 Ardwell Avenue Ilford IG6 1SW (in respect of Flat 24, Wadham House)	The Tenant Flat 23, Wadham House College Close London N18 2XT (in respect of Flat 23, Wadham The Tenant Flat 24, Wadham House College Close London N18 2XT (in respect of Flat 24, Wadham	The Tenant Flat 23, Wadham House College Close London N18 2XT (in respect of Flat 23, Wadham House) Huruy Afeworki Flat 24, Wadham House College Close London N18 2XT (in respect of Flat 24, Wadham House) Tsehaye Teshome Flat 24, Wadham House College Close London N18 2XT (in respect of Flat 24, Wadham House) The Tenant Flat 25, Wadham House College Close London N18 2XT (in respect of Flat 25, Wadham House)

Table 1 continued

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - Name and Address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other	Occupiers
1				M Sarikaya Flat 26, Wadham House College Close London N18 2XT (in respect of Flat 26, Wadham	M Sarikaya Flat 26, Wadham House College Close London N18 2XT (in respect of Flat 26, Wadham House) The Occupier Flat 27, Wadham House College Close London N18 2XT (in respect of Flat 27, Wadham House) The Occupier Flat 28, Wadham House College Close London N18 2XT (in respect of Flat 28, Wadham House)
				E Akinniranye Flat 29, Wadham House College Close London N18 2XT (in respect of Flat 29, Wadham	E Akinniranye Flat 29, Wadham House College Close London N18 2XT (in respect of Flat 29, Wadham House)
			Anne Marie Mushington Flat 30, Wadham House College Close London N18 2XT (in respect of Flat 30, Wadham		Anne Marie Mushington Flat 30, Wadham House College Close London N18 2XT (in respect of Flat 30, Wadham House)

Table 1 continued

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - Name and Address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other	Occupiers
1				Atlantic Lodge (Housing) Limited Atlantic Business Centre 1 The Green Chingford, London E4 7ES (in respect of Flat 32, Wadham	The Tenant Flat 32, Wadham House College Close London N18 2XT (in respect of Flat 32, Wadham House) The Occupier Flat 33, Wadham House College Close London N18 2XT (in respect of Flat 33, Wadham House)
			Mohammad Ahsan Riza Khan 20 Sirdar Road London N22 6RG (in respect of Flat 34, Wadham House)	The Tenant Flat 34, Wadham House College Close London N18 2XT (in respect of Flat 34, Wadham House)	The Tenant Flat 34, Wadham House College Close London N18 2XT (in respect of Flat 34, Wadham House)
			Katriel Haim Yankovich 17 Fairholt Road London N16 5EW (in respect of Flat 35, Wadham House)	The Tenant Flat 35, Wadham House College Close London N18 2XT (in respect of Flat 35, Wadham House)	The Tenant Flat 35, Wadham House College Close London N18 2XT (in respect of Flat 35, Wadham House) The Occupier Flat 36, Wadham House College Close London N18 2XT (in respect of Flat 36, Wadham House)
			Housing Gateway Limited Civic Centre, Silver Street Enfield EN1 3ES (in respect of Flat 37, Wadham House)	The Tenant Flat 37, Wadham House College Close London N18 2XT (in respect of Flat 37, Wadham House)	The Tenant Flat 37, Wadham House College Close London N18 2XT (in respect of Flat 37, Wadham House)

Table 1 continued

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - Name and Address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other	Occupiers
1			Rodney John Frederick Hallifax Flat 38, Wadham House College Close London N18 2XT (in respect of Flat 38, Wadham House) Anna Summa 16 Pine Grove Bricket Wood St. Albans AL2 3SS (in respect of Flat 39, Wadham	The Tenant Flat 39, Wadham House College Close London N18 2XT (in respect of Flat 39, Wadham Eileen Medcalf Flat 41, Wadham House College Close London N18 2XT (in respect of Flat 41, Wadham House) A Bakar Flat 42, Wadham House College Close London N18 2XT (in respect of Flat 42, Wadham House)	Rodney John Frederick Hallifax Flat 38, Wadham House College Close London N18 2XT (in respect of Flat 38, Wadham House) Nacy Kalvanga Flat 39, Wadham House College Close London N18 2XT (in respect of Flat 39, Wadham House) Eileen Medcalf Flat 41, Wadham House College Close London N18 2XT (in respect of Flat 41, Wadham House) A Bakar Flat 42, Wadham House College Close London N18 2XT (in respect of Flat 42, Wadham House) Dureti Mustefa Flat 42, Wadham House College Close London N18 2XT (in respect of Flat 42, Wadham House)

Table 1 continued

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - Name and Address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other	Occupiers
1				Songul Ganidagli Flat 43, Wadham House College Close London N18 2XT (in respect of Flat 43, Wadham	Songul Ganidagli Flat 43, Wadham House College Close London N18 2XT (in respect of Flat 43, Wadham House) Ali Ganidagli Flat 43, Wadham House College Close London N18 2XT (in respect of Flat 43, Wadham House) Diren Ganidagli Flat 43, Wadham House College Close London N18 2XT (in respect of Flat 43, Wadham House) Renas Ganidagli Flat 43, Wadham House College Close London N18 2XT (in respect of Flat 43, Wadham House)
			Vedat Akkoc 15 Carterhatch Road Enfield EN3 5LS (in respect of Flat 44, Wadham House)	The Tenant Flat 44, Wadham House College Close London N18 2XT (in respect of Flat 44, Wadham House)	Djenabu Jlalo Flat 44, Wadham House College Close London N18 2XT (in respect of Flat 44, Wadham House) The Occupier Flat 45, Wadham House College Close London N18 2XT (in respect of Flat 45, Wadham House)

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
1	Nationwide Building Society Nationwide House Pipers Way Swindon SN38 1NW	As mortgagee to AM in respect of a legal charge dated 12 October 2018 registered [redacted]		
	United Trust Bank Limited 28th Floor 1 Ropemaker Street London EC2Y 9AW	As mortgagee to CT in respect of a legal charge dated 10 October 2019 registered [redacted]		
	Santander UK plc 2 Triton Square London NW1 3AN	As mortgagee to CT in respect of a legal charge dated 31 January 2008 registered [redacted]		
	Santander UK plc 2 Triton Square London NW1 3AN	As mortgagee to GE in respect of a legal charge dated 23 February 2004 registered [redacted]		
	Barclays Bank UK plc 1 Churchill Place London E14 5HP	As mortgagee to VA in respect of a legal charge dated 7 November 2001 registered [redacted]		
	Cabot Financial (UK) Limited 1 Kings Hill Avenue Kings Hill West Malling ME19 4UA	Equitable charge created by an interim charging order of the Norwich County Court dated 16 December 2009. [redacted]		
	Hillesden Securities Limited 1 Kings Hill Avenue Kings Hill West Malling ME19 4UA	Equitable charge created by an interim order of the Edmonton County Court dated 27 July 2006 [redacted]		
	Tandem Home Loans Limited Viscount Court Sir Frank Whittle Way Blackpool FY4 2FB	Unilateral notice in respect of a Charge dated 31 March 2023 [redacted]		
	Asset Link Capital (No.5) Limited 2nd Floor The Peak 5 Wilton Road London SW1V 1AN	Unilateral notice in respect of an Interim Charging Order dated 18 March 2008. [redacted]		

Table 3

Number on Map (7)	Other qualifying persons under section 12(2)(c) of the Acquisition of Land Act 1981 (8)					
	Name and Address	Capacity			Description	
1	None					

General Entries

Number on map (7)	Other qualifying persons under section 12(2)(c) of the Acquisition of Land Act 1981 (8)		
	Name and Address	**Capacity**	**Description**
1	Cadent Gas Limited Pilot Way Ansty Coventry CV7 9JU	As statutory gas undertaker	in respect of gas mains, pipes and other apparatus
	Hyperoptic Ltd Kings House 174 Hammersmith Road London W6 7JP	As licensed telecommunications provider	In respect of telecommunications facilities
	Lumen Technologies UK Limited 260-266 Goswell Road London EC1V 7EB	As licensed telecommunications provider	in respect of telecommunications facilities
	Network Rail Limited Waterloo General Office London SE1 8SW	As transport provider	In respect of transport facilities
	Openreach 6 Gracechurch Street London EC3V 0AT	As licensed telecommunications provider	in respect of telecommunications facilities
	Thames Water Limited Clearwater Court Vastern Road Reading RG1 8DB	As statutory water mains and sewerage undertaker	in respect of water mains, foul sewer, surface water sewer and other apparatus
	UK Power Distribution Limited Eleanor House Queenswood Office Park Newport Pagnell Road Northampton NN4 7JJ	As statutory electricity distribution undertaker	in respect of electricity distribution lines, cables, conduits and other apparatus
	Virgin Media Limited 500 Brook Drive Reading RG2 6UU	As licensed telecommunications provider	in respect of telecommunications facilities
	Vodafone Vodafone House The Connection Newbury RG14 2FN	As licensed telecommunications provider	in respect of telecommunications facilities

The COMMON SEAL OF THE MAYOR AND BURGESS OF THE LONDON BOROUGH OF ENFIELD was hereunto affixed in the presence of: - Fthenwood FELICITY HENWOOD (Authorised Officer)	

Date: 20th November 2025

The Secretary of State for Housing, Communities and Local Government confirms the above Order.

Signed by authority of the Secretary of State

Tim Wood BA(Hons) BTP MRTPI
Inspector

Date 1st October 2026

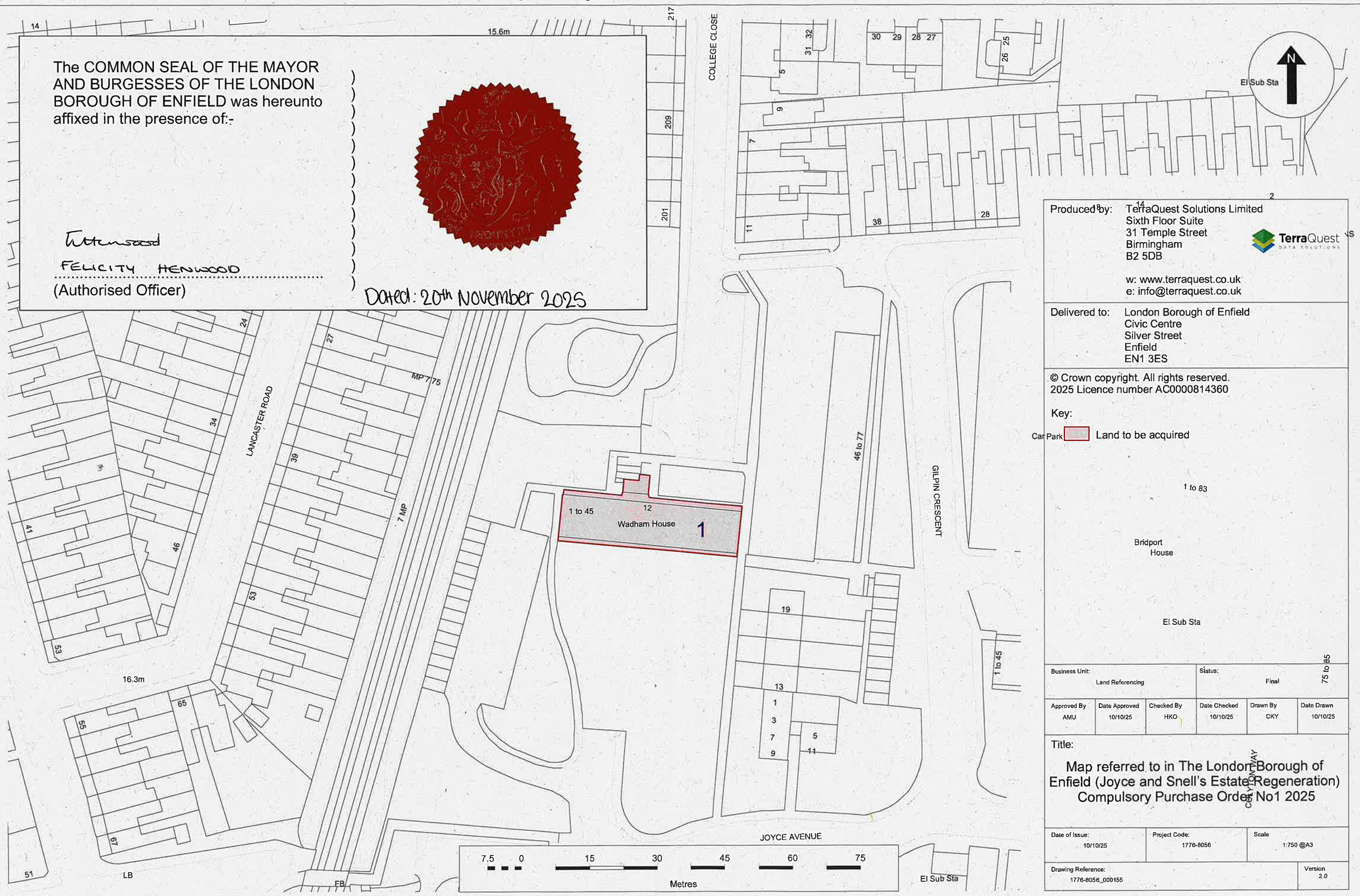
Map referred to in The London Borough of Enfield (Joyce and Snell's Estate Regeneration) Compulsory Purchase Order No1 2025

The COMMON SEAL OF THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF ENFIELD was hereunto affixed in the presence of:-

FELICITY HENWOOD

(Authorised Officer)

Dated: 20th November 2025



Produced by:	TerraQuest Solutions Limited Sixth Floor Suite 31 Temple Street Birmingham B2 5DB w: www.terraquest.co.uk e: info@terraquest.co.uk
Delivered to:	London Borough of Enfield Civic Centre Silver Street Enfield EN1 3ES

© Crown copyright. All rights reserved.
2025 Licence number AC0000814360

Key:

Car Park — Land to be acquired

Business Unit:	Status:				
Land Referencing	Final				
Approved By	Date Approved	Checked By	Date Checked	Drawn By	Date Drawn
AMU	10/10/25	HKO	10/10/25	CKY	10/10/25

Title:

Map referred to in The London Borough of Enfield (Joyce and Snell's Estate Regeneration) Compulsory Purchase Order No1 2025

Date of Issue:	Project Code:	Scale
10/10/25	1776-8056	1:750 @A3

Drawing Reference:	Version
1776-8056_000155	2.0