

**LONDON BOROUGH OF HAMMERSMITH AND FULHAM (HARTOPP AND LANNOY POINT) COMPULSORY PURCHASE
ORDER 2019**

SECTION 17 HOUSING ACT 1985

ACQUISITION OF LAND ACT 1981

The London Borough of Hammersmith and Fulham Council (in this order called “the Acquiring Authority”) makes the following Order -

1. Subject to the provisions of this order, the Acquiring Authority is under Sections 17(1)(a) and 17(1)(b) of the Housing Act 1985 hereby authorised to compulsorily purchase the interests described in paragraph 2 of this Order for these purposes:
 - a. To facilitate the demolition of Hartopp and Lannoy Point, and associated garages;
 - b. To facilitate the delivery of a qualitative gain in housing in that location;
and
 - c. Overall, to facilitate the improvement of that part of the Aintree Estate.
2. The interests authorised to be purchased compulsorily under this Order are described in the Schedule and delineated and shown coloured pink 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 Hammersmith and Fulham (Hartopp Point and Lannoy Point) Compulsory Purchase Order 2019”.
3. Where in this Order the word “garages” is used it shall mean the physical structures comprising the garages together with all supports and foundations as are in existence as at the date of this Order

SCHEDULE
(Description of Interests)

Table 1

Number on Map (1)	Extent, description and situation of the land (2)	Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
1	All interests in 365 square metres of residential premises known as 1 to 56 (inclusive) Lannoy Point, Pellant Road, Fulham, London, SW6 7NQ (other than those of the acquiring authority)	The Mayor and Burgesses of The London Borough of Hammersmith and Fulham Town Hall King Street London W6 9JU	Mukesh Karsanji Ruparelia 16 Kirkstone Drive Gamston Nottingham NG2 6NT <i>(in respect of first floor, Flat 5 Lannoy Point)</i> Hansa Ruparelia 16 Kirkstone Drive Gamston Nottingham NG2 6NT <i>(in respect of first floor, Flat 5 Lannoy Point)</i> Tipworth Properties Limited 38A High Street Northwood HA6 1BN <i>(in respect of second floor, Flat 11 Lannoy Point)</i> B. & R.A. Lowe Limited 43 Lockview Road Belfast BT9 5FJ and 10 Atalanta Street London SW6 6TR <i>(in respect of third floor, Flat 16 Lannoy Point)</i>	Daniel Sambo Flat 44 Lannoy Point Pellant Road London SW6 7NQ	The Occupier Flat 5 Lannoy Point Pellant Road London SW6 7NQ The Occupier Flat 11 Lannoy Point Pellant Road London SW6 7NQ Najia Aljuburi Flat 16 Lannoy Point Pellant Road London SW6 7NQ Shatha Aljuburi Flat 16 Lannoy Point Pellant Road London SW6 7NQ

Number on Map (1)	(2) Extent, description and situation of the land	(3) 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 (other than lessees)	Occupiers
1 cont			Philip Gustav Beatty 37 St Maur Road London SW6 4DR <i>(in respect of forth floor, Flat 17 Lannoy Point)</i> Dragoljub Zoric Flat 18 Lannoy Point Pellant Road London SW6 7NQ and 50 The Ridgeway North Harrow HA2 7QN Antoneta Zoric Flat 18 Lannoy Point Pellant Road London SW6 7NQ and 50 The Ridgeway North Harrow HA2 7QN		The Occupier Flat 17 Lannoy Point Pellant Road London SW6 7NQ Luz Adriana Ramirez-Sanchez Flat 18 Lannoy Point Pellant Road London SW6 7NQ Diego Espinosa Flat 18 Lannoy Point Pellant Road London SW6 7NQ

Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)					
Number on Map (1)	Extent, description and situation of the land (2)	Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
1 cont			Ralph Husey Old Coach Properties Limited c/o Faygate House Wimlands Lane Faygate Horsham RH12 4SP and The Old Coach House Horse Fair Rugeley Staffordshire WS15 2EL <i>(in respect of fourth floor, Flat 20 Lannoy Point)</i> Alastair Malcolm Kerr 136 St Albans Avenue Chiswick London W4 5RJ <i>(in respect of seventh floor, Flat 30 Lannoy Point)</i> Marie Mason C/O Gloria Keen Flat 45 Lannoy Point Pellant Road London SW6 7NQ <i>(Deceased)</i> John Edward Bownes Flat 46 Lannoy Point Pellant Road London SW6 7NQ		The Occupier Flat 20 Lannoy Point Pellant Road London SW6 7NQ <

Number on Map (1)	(2) Extent, description and situation of the land	(3) 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 (other than lessees)	Occupiers
1 cont			Patricia Ann Bownes Flat 46 Lannoy Point Pellant Road London SW6 7NQ Paolo Dettori 26 Chemin De Vieux Bourg Le Bois Dieu Lissieu 69380 France and 46 Framfield Road Mitcham Surrey CR4 2AL <i>(In respect of 48 Lannoy Point)</i> Pamela Dettori 26 Chemin De Vieux Bourg Le Bois Dieu Lissieu 69380 France and 46 Framfield Road Mitcham Surrey CR4 2AL <i>(In respect of 48 Lannoy Point)</i> Tahmineh Muller Flat 50 Lannoy Point Pellant Road London SW6 7NQ		John Edward Bownes Flat 46 Lannoy Point Pellant Road London SW6 7NQ Patricia Ann Bownes Flat 46 Lannoy Point Pellant Road London SW6 7NQ The Occupier Flat 48 Lannoy Point Pellant Road London SW6 7NQ Avdavan Nowrowzi Flat 50 Lannoy Point Pellant Road London SW6 7NQ

Number on Map (1)	Extent, description and situation of the land (2)	Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
1 cont			Peter Thomas Battle Flat 52 Lannoy Point Pellant Road London SW6 7NQ		Peter Thomas Battle Flat 52 Lannoy Point Pellant Road London SW6 7NQ
2	All interests in 362 square metres of residential premises known as 1 to 56 (inclusive) Hartopp Point, Pellant Road, Fulham, London, SW6 7NG (other than those of the acquiring authority)	The Mayor and Burgesses of The London Borough of Hammersmith and Fulham Town Hall King Street London W6 9JU	Damene Kassaye Flat 4 Hartopp Point Pellant Road London SW6 7NG and 4 Mitcham Road Tooting London SW17 9NA	Sedigheh Mahdavi Flat 8 Hartopp Point Pellant Road London SW6 7NG	Hiwot Abate Flat 4 Hartopp Point Pellant Road London SW6 7NG
			Iain Catleugh Hutchinson B61 Monteveytro 100 Battersea Church Road London SW11 3YL and Filmgrain Limited c/o Leigh Saxton Green LLP Mutual House 70 Conduit Street London W1S 2GF and (in respect of 33 Hartopp Point)		The Occupier Flat 8 Hartopp Point Pellant Road London SW6 7NG

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 than lessees)	Occupiers
2 cont			Pasqua Terzoli Flat 36 Hartopp Point Pellant Road London SW6 7NG and 57 Mostyn Avenue Wembley HA9 8AY		Caroline Nicholson Flat 33 Hartopp Point Pellant Road London SW6 7NG
			Giovanni Terzoli Flat 36 Hartopp Point Pellant Road London SW6 7NG and 57 Mostyn Avenue Wembley HA9 8AY		The Occupier Flat 36 Hartopp Point Pellant Road London SW6 7NG
			Samuel Yakar Flat 40 Hartopp Point Pellant Road London SW6 7NG		Samuel Yakar Flat 40 Hartopp Point Pellant Road London SW6 7NG
			Audrey Lymer Flat 40 Hartopp Point Pellant Road London SW6 7NG		⁴ Audrey Lymer Flat 40 Hartopp Point Pellant Road London SW6 7NG

Number on Map (1)	Extent, description and situation of the land (2)	Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
2 cont			Min Cheng 1608 Huaxia Masion 81 Zhongshan Road Nanjing Jiangsu China 21005 <i>(in respect of Flat 49 Hartopp Point, London)</i>		The Occupier Flat 49 Hartopp Point Pellant Road London SW6 7NG
			James Patrick Sheerin Flat 54 Hartopp Point Pellant Road London SW6 7NG		James Patrick Sheerin Flat 54 Hartopp Point Pellant Road London SW6 7NG
					The Occupier Flat 54 Hartopp Point Pellant Road London SW6 7NG

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
1 Bank of Scotland PLC The Mound Edinburgh EH1 1YZ and Security for Advances Team Business Banking Operations First Floor 2 Robertson Avenue Edinburgh EH11 1PZ (as mortgagee on registered leasehold title number NGL652471, Flat 11, Lannoy Point, London, SW6 7NQ) (mortgagor: Tipworth Properties Limited) Saffron Building Society Saffron House 1A Market Street Saffron Walden Essex CB10 1HX (as mortgagee on registered leasehold title number BGL38308, Flat 30, Lannoy Point, London, SW6 7NQ) (mortgagor: Alastair Malcolm Kerr)	Mortgage dated 26 November 2002 Mortgage dated 22 May 2007	Restrictive covenants at all times maintain on the said land thereby assured proper party walls or fences between it and adjoining lands; to open any offensive drain into or lay any earth or rubbish upon or otherwise injure, disfigure or encumber any road or roads; maintain all roads opposite to land assured in good repair at his or their own expense for ever; no part of the said land to be used for an Inn, ale house, Victualler house, not for the sale of beer or porter by retail or as a boys school or blacksmiths, carpenters or wheelwrights shop, slaughterhouse, or for melting tallow soap oiling, bone boiling, fish or tripe dressing or for gas works; noisome or offensive trade business or purpose whatsoever or any other trade or occupation which may grow into a nuisance or annoyance (Conveyance dated 15 December 1877)

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	
1 cont	Gloria Keen 97 Chesson Road London W12 9QS <i>(in respect of Flat 45 Lannoy Point, London, SW6 7NQ)</i>	Restriction: No disposition of the registered estate by the proprietor of the registered estate is to be registered with out written consent signed by Gloria Keen	
2	The Mayor and Burgesses of The London Borough of Hammersmith and Fulham Town Hall King Street London W6 9JU <i>(in respect of Flat 4, Hartopp Point, London, SW6 7NG)</i>	Restriction: No transfer of the lease of the registered dated before 9 March 2025 by the proprietor of any registered charge is to be completed by registration unless accompanied by a certificate from the Mayor and Burgesses of London Borough of Hammersmith and Fulham or by a person who confirms that he is the person in whom the reversionary interest is now vested and the transfer or lease complies with the requirements with the requirements of section 156A of the Housing Act 1985 Mortgage dated 13 March 2008	Unknown successors in title <

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	
2 cont	The Mayor and Burgesses of The London Borough of Hammersmith and Fulham Town Hall King Street London W6 9JU (in respect of Flat 33, Hartopp Point, London, SW6 7NG)	Agreement for lease dated 19 October 2011			

THE COMMON SEAL OF THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF HAMMERSMITH AND FULHAM

was hereunto affixed this 11th day of September 2019

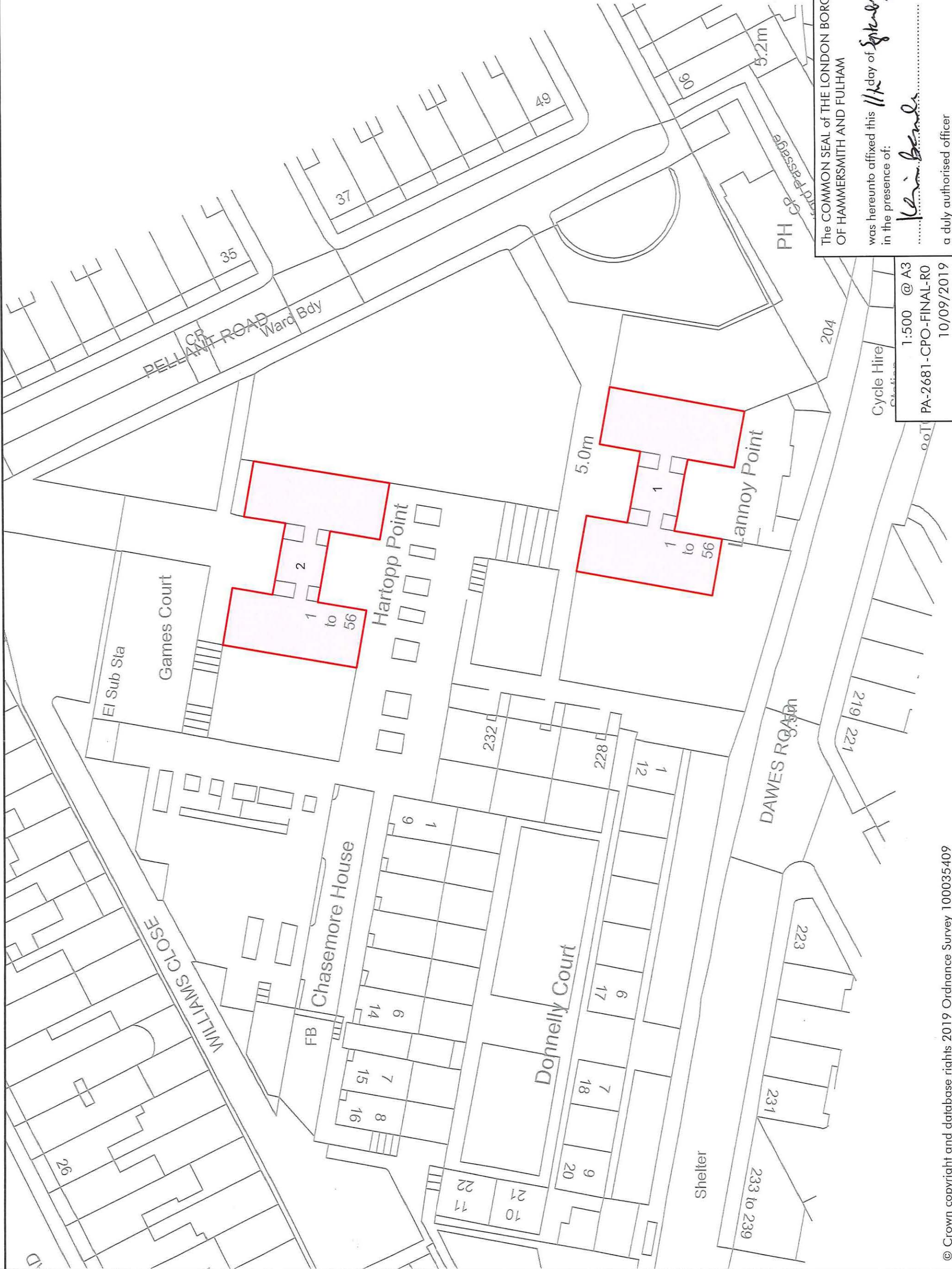
in the presence of :-

Kevin Beale

A duly authorised Officer



MAP REFERRED TO IN THE LONDON BOROUGH OF HAMMERSMITH AND FULHAM (HARTOPP POINT AND LANNOPY POINT)
COMPULSORY PURCHASE ORDER 2019



The COMMON SEAL of THE LONDON BOROUGH
OF HAMMERSMITH AND FULHAM

was hereunto affixed this 11th day of September 2019
in the presence of:

Kim Bender
a duly authorised officer

Cycle Hire
@ 1:500
PA-2681-CPO-FINAL-R0
10/09/2019

MAP REFERRED TO IN THE LONDON BOROUGH OF HAMMERSMITH AND FULHAM (HARTOPP POINT AND LANNOPY POINT)
COMPULSORY PURCHASE ORDER 2019



The COMMON SEAL of THE LONDON BOROUGH
OF HAMMERSMITH AND FULHAM

was hereunto affixed this 11th day of September 2019
in the presence of:

Kris Beale
a duly authorised officer

Cycle Hire
@ 005:1
PA-2681-CPO-FINAL-R0
10/09/2019