

**THE LONDON BOROUGH OF HAVERING (HAROLD HILL TOWN CENTRE – CHIPPENHAM ROAD) COMPULSORY PURCHASE  
ORDER 2026**

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

London Borough of Havering (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 226(1)(a) of the Town and Country Planning Act 1990 and the Acquisition of Land Act 1981 hereby authorised to purchase compulsorily land and interests within the land described in paragraph 2 for the purpose of facilitating the comprehensive regeneration of the Chippenham Road site through the demolition of existing properties and the construction of 138 affordable dwellings, together with new landscaping, a community garden, informal play space and associated works.
- 2 The land authorised to be purchased compulsorily under this Order is described in Table 1 of Schedule 1 hereto and delineated and shown coloured pink and 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 Havering (Harold Hill Town Centre – Chippenham Road) Compulsory Purchase Order 2026.

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**Schedule 1**

**Land to be Acquired**

**THE LONDON BOROUGH OF HAVERING (HAROLD HILL TOWN CENTRE – CHIPPENHAM ROAD) COMPULSORY PURCHASE ORDER 2026**

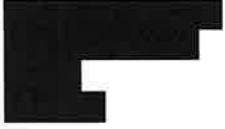


**THE LONDON BOROUGH OF HAVERING (HAROLD HILL TOWN CENTRE – CHIPPENHAM ROAD) COMPULSORY PURCHASE  
ORDER 2026**

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 than lessees) | Occupiers  |
| 1                 | <p>All interests in 1455 square metres of commercial premises, car parking areas, hedges, trees and shrubbery (The Alderman Public House), Harold Hill, Romford, except those owned by the Acquiring Authority.</p> <p><b>Freehold – EGL291239</b><br/><b>Leasehold – EGL320109 and EGL434066</b></p> | <p>The Mayor and Burgesses of the London Borough of Havering<br/>Town Hall<br/>Main Road<br/>Romford<br/>RM1 3BD</p> | <p>Unique Pub Properties Theta Limited<br/>3 Monkspath Hall Road<br/>Solihull<br/>B90 4SJ<br/>(Org No. - 04071501)<br/><i>(in respect of EGL320109)</i></p> <p>Cubitt Taverns Limited<br/>Chippenham Road<br/>Romford<br/>RM3 8HX<br/>(Org No. - 03117963)<br/><i>(in respect of EGL434066)</i></p> | -   | [REDACTED] |
| 2                 | <p>All interests in 2871 square metres of demolition site (formerly Council Housing Offices), car parking area, trees and shrubbery, Harrold Hill, Romford, except those owned by the Acquiring Authority.</p> <p><b>Freehold – EGL513181</b></p>   | <p>The Mayor and Burgesses of the London Borough of Havering<br/>Town Hall<br/>Main Road<br/>Romford<br/>RM1 3BD</p> | -   | -   | -          |
| 3                 | <p>All interests in 296 square metres of grassed area and trees; south of The Alderman and west of Rothbury House, Harrold Hill, Romford, except</p>  | <p>The Mayor and Burgesses of the London Borough of Havering<br/>Town Hall<br/>Main Road</p>                         | -   | -   | -          |

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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 than lessees)                                       | Occupiers   |
|                   | those owned by the Acquiring Authority.<br><br><b>Freehold – EGL513181</b>  | Romford<br>RM1 3BD  |   |   |   |
| 4                 | All interests in 988 square metres of metres of Rothbury House (Inclusive of residential flats and balconies, communal walkways, lifts and enclosed gardens), grassed area and shrubbery, Harold Hill, Romford, except those owned by the Acquiring Authority.<br><br><b>Freehold – EGL513181</b><br><b>Leasehold – EGL363068, EGL248904, EGL363757, EGL476118, EGL448717</b> | The Mayor and Burgesses of the London Borough of Havering<br>Town Hall<br>Main Road<br>Romford<br>RM1 3BD | The Mayor and Burgesses of the London Borough of Havering<br>Town Hall<br>Main Road<br>Romford<br>RM1 3BD<br><i>(in respect of EGL476118, EGL448717, EGL363757, EGL248904 – 1, 5, 6 and 11 Rothbury House)</i><br><br><br><i>(in respect of EGL363068 – 10 Rothbury House)</i> | -   | -   |
| 5                 | All interests in 485 square metres of residential property (70 Chippenham Road), Harold Hill, Romford, except those owned by the Acquiring Authority.   | The Mayor and Burgesses of the London Borough of Havering<br>Town Hall<br>Main Road<br>Romford<br>RM1 3BD | -   |  |  |

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|-------------------|--|---|---|---|-----------|
|                   |  | Owners or Reputed Owners  | Lessees or Reputed Lessees  | Tenants or Reputed Tenants (other than lessees) | Occupiers |
|                   | <b>Freehold – EGL99588</b>   |   |   |   |           |
| 6                 | All interests in 340 square metres of residential property (72 Chippenham Road), Harold Hill, Romford, except those owned by the Acquiring Authority.<br><br><b>Freehold – EGL127274</b>   | The Mayor and Burgesses of the London Borough of Havering<br>Town Hall<br>Main Road<br>Romford<br>RM1 3BD | -   | -   | -         |
| 7                 | All interests in 3153 square metres of demolition site (formerly residential properties known as 74-84 Chippenham Road, inclusive of even numbered properties only, and 1-12 Crediton House), Harold Hill, Romford, except those owned by the Acquiring Authority.<br><br><b>Freehold – EGL513181, EGL961, EGL216916, EGL544930</b><br><b>Leasehold – EGL245951, EGL268128</b> | The Mayor and Burgesses of the London Borough of Havering<br>Town Hall<br>Main Road<br>Romford<br>RM1 3BD | The Mayor and Burgesses of the London Borough of Havering<br>Town Hall<br>Main Road<br>Romford<br>RM1 3BD | -   | -         |

**THE LONDON BOROUGH OF HAVERING (HAROLD HILL TOWN CENTRE – CHIPPENHAM ROAD) COMPULSORY PURCHASE  
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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 column is likely to make a claim  |
| 1                 | The Law Debenture Trust Corporation p.l.c<br>8th Floor<br>100 Bishopsgate<br>London<br>EC2N 4AG<br>(Org No. - 01675231) | As mortgagee for [REDACTED]            | -  | -   |
| 2                 | -   | -                                      | Unknown  | in respect of such rights and easements and such rights of way over joint accessways, roads, footpaths and garage forecourts (if any) as were granted by Transfers and Conveyances of adjoining or neighbouring properties disposed of by The Mayor and Burgesses of The London Borough of Havering or its predecessors in title on title EGL513181 |
| 3                 | -   | -                                      | Unknown  | in respect of such rights and easements and such rights of way over joint accessways, roads, footpaths and garage forecourts (if any) as were granted by Transfers and Conveyances of adjoining or neighbouring properties disposed of by The Mayor and Burgesses of The London Borough of Havering or its predecessors in title on title EGL513181 |

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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 column is likely to make a claim  |
| 4                 | Topaz Finance Limited (trading as Heliodor Mortgages)<br>PO Box 124<br>Skipton<br>BD23 9FR<br>(Org No. - 05946900) | As mortgagee for [REDACTED]            | Unknown  | in respect of such rights and easements and such rights of way over joint accessways, roads, footpaths and garage forecourts (if any) as were granted by Transfers and Conveyances of adjoining or neighbouring properties disposed of by The Mayor and Burgesses of The London Borough of Havering or its predecessors in title on title EGL513181 |
| 7                 | -  | -                                      | Unknown  | in respect of such rights and easements and such rights of way over joint accessways, roads, footpaths and garage forecourts (if any) as were granted by Transfers and Conveyances of adjoining or neighbouring properties disposed of by The Mayor and Burgesses of The London Borough of Havering or its predecessors in title on title EGL513181 |

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**Table 3**

| <b>Number on Map (7)</b> | <b>Other qualifying persons under section 12(2)(c) of the Acquisition of Land Act 1981 – name and address (8)</b> |
|--------------------------|---|
| None                     | None  |

**THE LONDON BOROUGH OF HAVERING (HAROLD HILL TOWN CENTRE – CHIPPENHAM ROAD) COMPULSORY PURCHASE  
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**General Entries Register**

| <b>List of statutory undertakers, electronic communication code operators and other like bodies who may have apparatus on, in or over the order land</b> |   |   |
|--|---|---|
| <b>Name and Address</b>  | <b>Capacity</b>   | <b>Qualification</b>  |
| Cadent Gas Limited<br>Cadent<br>Pilot Way<br>Ansty<br>Coventry<br>CV7 9JU<br>(Org No. - 10080864)  | As statutory gas distribution undertaker                | In respect of gas mains and associated apparatus                      |
| ESP Electricity Limited<br>First Floor Kings Court<br>41-51 Kingston Road<br>Leatherhead<br>KT22 7SL<br>(Org No. - 04718806)                             | As licenced independent distribution network undertaker | In respect of electricity cables and associated apparatus             |
| E.S. Pipelines Limited<br>First Floor Kings Court<br>41-51 Kingston Road<br>Leatherhead<br>KT22 7SL<br>(Org No. - 03822878)                              | As licenced independent gas transportation undertaker   | In respect of gas mains and associated apparatus                      |
| Essex and Suffolk Water Limited<br>Northumbria House<br>Abbey Road<br>Durham<br>DH1 5FJ<br>(Org No. - 02635436)  | As statutory water undertaker                           | In respect of underground water supply pipes and associated apparatus |
| Last Mile Electricity Limited<br>Fenick House<br>Lister Way  | As licenced electricity distribution undertaker         | In respect of electricity cables and associated apparatus             |

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**General Entries Register**

| <b>List of statutory undertakers, electronic communication code operators and other like bodies who may have apparatus on, in or over the order land</b> |  |  |
|--|--|--|
| <b>Name and Address</b>  | <b>Capacity</b>                                  | <b>Qualification</b>   |
| Hamilton International Technology Park<br>Glasgow<br>G72 0FT<br>(Org No. - SC234694)   |  |  |
| Last Mile Gas Limited<br>Fenick House<br>Lister Way<br>Hamilton International Technology Park<br>Glasgow<br>G72 0FT<br>(Org No. - SC303150)              | As licenced gas distribution undertaker          | In respect of gas mains and associated apparatus             |
| UK Power Networks (Operations) Limited<br>Newington House<br>237 Southwark Bridge Road<br>London<br>SE1 6NP<br>(Org No. - 03870728)                      | As statutory electricity distribution undertaker | In respect of electricity lines, cables, and other apparatus |

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The common seal of **London Borough of Havering** was hereunto affixed

on the *14<sup>th</sup>* day of *APRIL* 2026

in the presence of:-



*[Handwritten signature]*  
.....

(Authorised Signatory)

Dated:

*14/4/26.*  
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