

THE LONDON BOROUGH OF EALING (GREEN MAN LANE ESTATE PHASE 4 WEST EALING W13)  
COMPULSORY PURCHASE ORDER 2023  
SECTION 226(1)(a) OF THE TOWN AND COUNTRY PLANNING ACT 1990  
SECTION 13 OF THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1976  
THE ACQUISITION OF LAND ACT 1981  
COMPULSORY PURCHASE OF LAND AT GREEN MAN LANE ESTATE

1. Notice is hereby given that the Secretary of State for Levelling Up, Housing and Communities, in exercise of their powers under the above Acts, on the 18 June 2024 confirmed The London Borough of Ealing (Green Man Lane Estate Phase 4 West Ealing W13) Compulsory Purchase Order 2023 ("the Order") submitted by the Council of the London Borough of Ealing ("the Council").

2. The Order as confirmed provides for the purchase for the purposes of facilitating the carrying out of development, redevelopment or improvement to Green Man Lane Estate and its surrounding area to contribute to the promotion and improvement of the economic, social and environmental well-being of the Council's area described in Schedule 1 hereto.

3. A copy of the Order as confirmed by the Secretary of State for Levelling Up, Housing and Communities and the accompanying map referred to therein have been deposited and may be viewed:  
(i) on the Council's website at [https://www.ealing.gov.uk/info/201104/housing\\_regeneration/373/green\\_man\\_lane/3](https://www.ealing.gov.uk/info/201104/housing_regeneration/373/green_man_lane/3)  
(ii) by appointment at Reception, Ground Floor, London Borough of Ealing, Perceval House 14-16 Uxbridge Road, London W5 2HL from 09:00 to 17:00

4. The Order as confirmed becomes operative on the date on which this notice is first published. 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 at: London Borough of Ealing, Perceval House, 14-16 Uxbridge Road, London W5 2HL or by email to [Desrine Vickers](mailto:Desrine.Vickers@ealing.gov.uk) (Regeneration Manager) [VickersD@ealing.gov.uk](mailto:VickersD@ealing.gov.uk) about the person's name, address and interest in the 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

The land particularised in the Order, the schedule and in the accompanying map, to be acquired, includes the following:  
Ground and First Floor, 28 Tintern Court, Green Man Lane Estate, Ealing, London W13 0SN  
Dean Hall Christian Church, West Ealing and part width of highway known as Williams Road, Ealing, London, W13 0RU

SCHEDULE 2

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

Power to execute a general vesting declaration

1. Once the Order has become operative, the Council 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 Council at the end of the period mentioned in paragraph 2 below.

Notices concerning general vesting declaration

2. As soon as may be after the Council 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 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, will begin to run. On the first day after the end of this period the land described in the declaration will, subject to what is said in paragraphs 3 and 5, vest in the Council together with the right to enter on the land and take possession of it. Every person on whom the Council could have served a notice to treat in respect of his interest in the land (other than a tenant under one of the tenancies described in paragraph 4) will be entitled to claim compensation for the acquisition of his 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 period mentioned in paragraph 2 above, unless 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.

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 be take every opportunity open to him to terminate the tenancy while the tenant will use every opportunity to retain or renew his interest.

5. The modifications are that the Council 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 EALING (GREEN MAN LANE ESTATE PHASE 4 WEST EALING W13)  
COMPULSORY PURCHASE ORDER 2023

To: London Borough of Ealing, Perceval House, 14-16 Uxbridge Road, London W5 2HL

[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) [see note (i) below] .....

2. Land in which an interest is held by informant(s) [see note (ii) below] .....

3. Nature of interest [see note (iii) below] .....

Signed .....

[on behalf of].....

Date .....

Notes:

(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: 17 September 2025  
Peter George  
Strategic Director for Economy and Sustainability  
on behalf of London Borough of Ealing