

Enquiries to:
Andrew Johnson
Development
Place Group
Tel: 07563 421031
Email: andrew.johnson@cambridge.gov.uk



Dear

11th October 2023

Hanover Court and Princess Court

As you may be aware Cambridge City Council ("the Council") is proposing to make a Compulsory Purchase Order to acquire the property at the address referred to above for the purposes of the redevelopment of Hanover Court and Princess Court.

As part of the normal process leading up to the making of a Compulsory Purchase Order, the Council is serving on you a notice pursuant to Section 16 of the Local Government (Miscellaneous Provisions) Act 1976. This requires that you provide information about your interest and those of others in the area outlined in red ("the Land") on the enclosed map by completing, signing and returning the enclosed "Request for Information Questionnaire".

This information is required by the Council to ensure that all persons with a relevant interest in the Land are served with the appropriate statutory notices and to ensure that all interests are recorded for compensation purposes.

Please note that failure to reply to this statutory notice within 14 days of receipt of the notice is a criminal offence and you may be liable for prosecution.

We enclose with this letter:

1. Notice under Section 16 of the Local Government (Miscellaneous Provisions) Act 1976 (the formal notice that allows us to require that information is provided).
2. Request for Information Questionnaire (the information you must provide).
3. Maps (two in duplicate) showing the extent of your presumed interest in the Land on Title Plan attached.
4. Pre-paid return envelope addressed to Cambridge City Council.

Please read the enclosed information and sign, date and return the completed questionnaire and one copy of the map in the supplied pre-paid envelope to

Development, Place Group, Cambridge City Council, Mandela House, 4 Regent Street, Cambridge, CB2 1BY. Alternatively, please email the completed questionnaire to andrew.johnson@cambridge.gov.uk (a digital copy has been sent to your registered email address) and include a signature in Question 15 to confirm if the digital Map is correct.

Next Steps

The Council wishes to work with all leaseholders at Hanover Court and Princess Court to secure the acquisition of property through agreement. This means that the Council is offering leaseholders the option of selling their property back to the Council at this stage instead of the Council acquiring properties compulsorily under a Compulsory Purchase Order.

The Council hopes that all leaseholders will sell their property back to the Council on this basis and that the use of CPO powers will not be necessary. Please note that the terms and compensation offered at this stage are identical to that used under a CPO. The main difference is that selling the property at this stage is a two-way agreement rather than the Council taking possession of the property using CPO powers at a later date.

Further information on how to sell your property back to the Council through agreement is available on the attached sheet.

Timetable for the CPO

As mentioned, compulsory purchase is intended as a last resort action.

However, we would like to advise that the making of a CPO is a lengthy process and, on that basis, the Council has to start work on this at an early stage. This ensures that valuable time is not lost should the Council be in a position where it needs to compulsorily acquire properties on the estate at a later date. As a guide, estimated dates have been provided below although these may be subject to change.

Stage 1 (September - October 2023)

We will be gathering information regarding those that have an interest in the land that the Council wishes to acquire. This purpose of the 'Request for Information Questionnaire' (enclosed with this letter) is to gather this information and for the Council to develop a schedule of those parties that have an interest in the land by the end of October 2023. There is a 14-day deadline to provide this information.

Stage 2 (October – November 2023)

The Council will serve a formal Notice to all parties (identified within the schedule completed in October 2023) that it has made a CPO Order, Schedule, Map of the Order Land and a Statement of Reasons and intends to submit this to the Secretary of State for Levelling-Up,

Housing and Communities for confirmation. The Notice will be sent to each registered address contained within the Schedule, displayed on the estate buildings and advertised in the local press for a two-week period. There will also be opportunity to view the CPO documents in person at a local Council office by appointment.

The Notice will provide a minimum 21-day period for any valid objections to the CPO.

Stage 3 (December 2023 – July 2024)

The Secretary of State will either confirm or reject the Order or confirm the Order with modification.

Stage 4 (August 2024 onwards)

The Council will let you know if the CPO has been authorised. The CPO will be valid for up to 3 years. Should the Council need to use the authority within the CPO to purchase your property, it will issue you with a Notice with a minimum period of 3 months.

On this basis, acquisition of your property will not be before August 2024.

A copy of the Government publication booklet on the CPO process “Compulsory Purchase and Compensation” which may be of assistance to you can be downloaded, for free, at: www.communities.gov.uk/publications/planningandbuilding/compulsorypurchase. There is also additional consumer guidance issued by the Royal Institution of Chartered Surveyors (RICS) and this is listed in the attached ‘Further Information – Compulsory Purchase’ guide.

You may need to seek legal advice in relation to the enclosed notice.

The Council wishes to continue to work with all leaseholders to secure the acquisition of your property through agreement. This includes offering advice and assistance in terms of relocation, and funding reasonable negotiation fees or other costs likely to be incurred in advance of the acquisition. Should you have any further questions or wish to discuss this in further detail, please contact me on 07563 421031 or email at andrew.johnson@cambridge.gov.uk.

Your elected Tenant and Leaseholder Representatives are aware of this process and can be contacted at hsc.residents@gmail.com.

Yours sincerely,

Andrew Johnson
Regeneration Manager
Development
Place Group
Cambridge City Council