

NOTICE OF CONFIRMATION OF A COMPULSORY PURCHASE ORDER

THE LONDON BOROUGH OF CROYDON (REGINA ROAD) COMPULSORY PURCHASE ORDER 2026

The Town and Country Planning Act 1990;

and the Acquisition of Land Act 1981

1 Notice is hereby given that the London Borough of Croydon (the “Acquiring Authority”), in exercise of the powers of the confirming authority under the above Acts, on 22 July 2026 confirmed the London Borough of Croydon (Regina Road) Compulsory Purchase Order 2026 made by it. Following the removal of all objections to the order, notification was given by the Secretary of State for Housing, Communities and Local Government that the power to confirm the order may be exercised by the Acquiring Authority in accordance with section 14A of the Acquisition of Land Act 1981.

2 The order as confirmed provides for the purchase of the land described in Schedule 1 below for the purpose of the residential led redevelopment of the Regina Road estate.

3 A copy of the order as confirmed by the Acquiring Authority and of the map referred to therein have been deposited at the following locations and may be seen at all reasonable hours:

Croydon Central Library, Katherine Street, Croydon CR9 1ET – during the hours of:-

Monday – Friday 10.00 am – 18.00 pm & Saturday 9.00 am – 17.00pm:-

Tel: number 0207 844 5140

South Norwood Library, Lawrence Road, SE25 5AA - during the hours of:-

Monday, Tuesday, Thursday and Friday – 10.00am – 18.00 pm & Saturday 9.00am – 17.00pm

NB Closed on Wednesday – tel: number 0207 844 5195

Or drop in and see the team at Flat 62 Regina Road, London SE25 4TT – on Tuesdays and Thursdays between 10.00am – 2pm

A copy of the order and of the map may be viewed online at:

<https://www.croydon.gov.uk/housing/regina-road/compulsory-purchase-order-cpo>

4 The order as confirmed becomes operative on the date on which notice of the confirmation of the order is first published in a newspaper. 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 Acquiring Authority 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 Acquiring Authority at FAO : reginaroad@croydon.gov.uk about the person's name, address and interest in land, using a prescribed form. The relevant prescribed form is set out in Schedule 3 below.
7. The Acquiring Authority has a period of three 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.

SCHEDULE 1

DESCRIPTION OF LAND COMPRISED IN THE ORDER AS CONFIRMED

Description of land

The land particularised in the order and identified on the map referred to in the order, being the land detailed below:

Plot Number	Description
1	All interests, other than those of the acquiring authority, in 2537 square metres of construction area previously known as 1 to 87 (odds) Regina Road, London, SE25 4TW and half width of highways known as Sunny Bank and Regina Road, London
2	All interests, other than those of the acquiring authority, in 864 square metres of hardstanding and grassed area south of residential premises known as 89 to 99 (odds) Regina Road and half width of highway known as Regina Road, London
3	All interests, other than those of the acquiring authority, in 816 square metres of grassed area south of residential premises known as 101 to 123 (odds) Regina Road and half width of highway known as Regina Road, London
4	All interests, other than those of the acquiring authority, in 541 square metres of residential premises known as 89 to 123 (odds) Regina Road, London, SE25 4TP
5	All interests, other than those of the acquiring authority, in 3472 square metres of gated hardstanding and overgrown area, north of residential premises known as 89 to 157 (odds) Regina Road and half width of highway known as Regina Road, London
6	All interests, other than those of the acquiring authority, in 1762 square metres of half width of highways known as Regina Road and Sunny Bank, London
7	All interests, other than those of the acquiring authority, in 280 square metres of residential premises known as 128 Regina Road, London, SE25 4TS and of half width of highway known as Regina Road, London
8	All interests, other than those of the acquiring authority, in 657 square metres of residential premises known as 116 to 126 (evens) Regina Road, London, SE25 4TS and of half width of highway known as Regina Road, London
9	All interests, other than those of the acquiring authority, in 190 square metres of residential premises known as 114 Regina Road, London, SE25 4TS
10	All interests in 214 square metres of residential premises known as 112 Regina Road, London, SE25 4TS
11	All interests, other than those of the acquiring authority, in 13 square metres of gated access to the rear of residential premises known as 112 Regina Road, London, SE25 4TS
12	All interests, other than those of the acquiring authority, in 266 square metres of hardstanding and pavements to the west of residential premises known as 116 to 126 (evens) Regina Road, London, SE25 4TS

13	All interests, other than those of the acquiring authority, in 1103 square metres of car park and private access road known as Regina Road Estate, north east of residential premises known as 58 to 108 (evens) Regina Road and east of 2 to 56 (evens) Regina Road, London, SE25 4TT
14	All interests, other than those of the acquiring authority, in 838 square metres of private car parking and residential premises known as Flats 1 to 8 (inclusive), 110a Regina Road, London, SE25 4TS
15	All interests, other than those of the acquiring authority, in 532 square metres of community centre known as Regina Road Centre, 110 Regina Road, London, SE25 4TS
16	All interests, other than those of the acquiring authority, in 713 square metres of car park and landscaped area, east of residential premises known as 5 to 8 (inclusive), including 5A, 5B, 6A, 6B, 7A, 7B, 8A and 8B, Sunny Bank, London, SE25 4TF and half width of highway known as Sunny Bank, London
17	All interests, other than those of the acquiring authority, in 568 square metres of residential premises known as 5 to 8 (inclusive), including 5A, 5B, 6A, 6B, 7A, 7B, 8A and 8B, Sunny Bank, London, SE25 4TF
18	All interests, other than those of the acquiring authority, in 565 square metres of residential premises known as 1 to 4 (inclusive), including 1A, 1B, 2A, 2B, 3A, 3B, 4A and 4B, Sunny Bank, London, SE25 4TF
19	All interests, other than those of the acquiring authority, in 67 square metres of electricity sub station known as Regina Road, numbered 212118, west of residential premises known as 2 to 56 (evens) Regina Road, London
20	All interests, other than those of the acquiring authority, in 345 square metres of residential premises known as 2 to 56 (evens), including 26A, 28A, 30A, 32A, 34A, 36A, 38A, 40A, 42A, 44A, 46A, 48A, 50A, 52A, 54A and 56A, Regina Road, London, SE25 4TU
21	All interests, other than those of the acquiring authority, in 344 square metres of residential premises known as 58 to 108 (evens), including 74A, 76A, 78A, 80A, 82A, 84A, 86A, 88A, 90A, 92A, 94A, 96A, 98A, 100A, 102A, 104A, 106A and 108A Regina Road, London, SE25 4TT

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

Power to execute a general vesting declaration

1. Once the London Borough of Croydon (Regina Road) Compulsory Purchase Order 2026 becomes operative, the (hereinafter called) London Borough of Croydon (the "Acquiring Authority") 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 paragraph 3 and 5 below, of vesting the land in the Acquiring Authority at the end of the period mentioned in paragraph 2 below.

Notices concerning general vesting declarations

2. As soon as may be after the Acquiring Authority 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 in 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 (unless the expedited procedure is used under sections 4A and 4B of the Act), will begin to run. The Acquiring Authority may use the expedited procedure where: (1) the land is unoccupied and by reason of disrepair, neglect, contamination, or risk to health or safety, the Acquiring Authority considers the land is unfit for its ordinary use or (2) the Acquiring Authority has been unable to identify any person with an interest in the land. Where the expedited procedure is available, a period of not less than six weeks 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 Acquiring Authority together with the right to enter on the land and take possession of it. Every person whom the Acquiring Authority 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:
 1. 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, or
 2. the Acquiring Authority enters into an agreement with the owner of any interest in the land to vary that vesting date

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 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 Acquiring Authority 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 Croydon (Regina Road) Compulsory Purchase Order 2026

To: FAO: reginaroad@croydon.gov.uk tel: 0208 726 6000 ext. 44524

[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) (i)

.....

2 Land in which an interest is held by informant(s) (ii)

.....

3 Nature of interest (iii)

.....

Signed

.....

[on behalf of]

.....

Date

.....

(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 roll and number.

Signed:



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Susmita Sen

Corporate Director of Housing

The London Borough of Croydon Council

Bernard Weatherill House

8 Mint Walk

Croydon

CR0 1EA

Dated: 27th August 2026