

**THE LONDON BOROUGH OF TOWER HAMLETS (TEVIOT ESTATE PHASE 1)
COMPULSORY PURCHASE ORDER 2026**

SECTION 226(1)(a) OF THE TOWN & COUNTRY PLANNING ACT

AND

THE ACQUISITION OF LAND ACT 1981

1. Notice is hereby given that the London Borough of Tower Hamlets (“the Acquiring Authority”), in exercise of the powers of the confirming authority under the above Acts, on 11 September 2026 confirmed the London Borough of Tower Hamlets (Teviot Estate Phase 1) Compulsory Purchase Order 2026. No objections to the order were received within the permitted period and consequently 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 for the purposes of facilitating the carrying out of development, redevelopment or improvement of land consisting of a scheme including demolition of existing buildings (including three housing blocks and community centre) and other works, and the erection of residential and community uses, as well as new infrastructure (including accessible car parking, secure cycle parking spaces and refuse/recycling storage facilities), public realm (including associated landscaped communal amenity space) and access of the land described in Schedule 1.
3. A copy of the Order as confirmed by the Acquiring Authority and the map referred to therein have been deposited at The Reception Desk, Tower Hamlets Town Hall, 160 Whitechapel Road, London, E1 1BJ and The Reception Desk, Poplar HARCA, 155 East India Dock Road, London E14 6DA and may be seen at all reasonable hours. A copy of the Order which gives details on the extent, description and situation of the land included in the Order and of the map may be viewed online at the Acquiring Authority’s website: <https://talk.towerhamlets.gov.uk/en-GB/projects/teviotestatecpo>
4. The Order as confirmed becomes operative on the date on which notice of 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 the London Borough of Tower Hamlets, Tower Hamlets Town Hall, London, E1 1BJ about the person’s name, address and interest in land, using a prescribed form. The relevant prescribed form is set out at Schedule 3 below.

7. The Acquiring Authority has a period of three years beginning with the date the Order becomes operative to service notice to treat or execute a general vesting declaration.

SCHEDULE 1

DESCRIPTION OF LAND COMPRISED IN THE ORDER AS CONFIRMED

The land particularised in the Order and the accompanying map being all interests in (except those owned by the Acquiring Authority and by Poplar Housing and Regeneration Community Association Limited) in approximately 11,802 square metres (1.1802 hectares) of land and property within the Teviot Estate in the London Borough of Tower Hamlets, consisting of land, blocks of flats, parking spaces, landscaped areas, estate roads, amenity land, residents' communal recreational areas, pedestrian footpaths and bin stores bounded by highways known as Chadbourn Street, Zetland Street, St. Leonards Road, Ullin Street and Spey Street, situated south of Chadbourn Street and Zetland Street, west of 40 to 60 (even) Brion Place, north of St Michaels Court, St. Leonards Road and north and east of Langdon Park, all within postcode areas: E14 6PN, E14 6PP, E14 6PR, E14 6PW, E14 6PS, E14 6PZ, E14 6QP and E14 6RB, more particularly described below, being:

- Land, pedestrian footpath, parking spaces, landscaped areas and bin stores fronting block of flats 1 to 79 (odd) Chadbourn Street London, E14 6QP;
- Part of adopted highway known as Zetland Street, part of estate roads known as Brion Place, Spey Street and Ullin Street, together with amenity land including shrubs, trees, residents' communal recreational areas, pedestrian footpaths, parking spaces, landscaped areas and bin stores.
- Residential blocks of flats and associated walkways, common areas, residents' community garden, storerooms including adjoining residents' communal recreational areas and trees known as block of flats: 1 to 79 (odd) Chadbourn Street, London, E14 6QP; 1 to 63 (odd) Zetland Street, London, E14 6PR; 1 to 41 (odd) Ullin Street, London, E14 6PN; 184 to 194 (even) St. Leonards Road, London, E14 6PW; 85 to 107 (odd) Spey Street, London, E14 6PP; 3 to 49 (odd) Spey Street, London, E14 6PP, including site of former dwelling/houses 1, 1a and 1b Teviot Street (now Spey Street, London, E14 6PP).

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 Tower Hamlets (Teviot Estate Phase 1) Compulsory Purchase Order 2026 has become operative, 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 paragraphs 3 and 5 below, of vesting the land in the Acquiring Authority at the end of the periods mentioned in paragraph 2 below.

Notices concerning general vesting declaration

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 and 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 the relevant 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 on whom the Acquiring Authority could have served a notice to treat in respect 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 relevant period mentioned in paragraph 2 above, unless:
 - i. A counter-notice is served under Schedule 1A 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
 - ii. 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 a 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 terminate is available to either party, it shall be assumed that the landlord will take every opportunity open to them 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 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 TOWER HAMLETS (TEVIOT ESTATE PHASE 1) COMPULSORY
PURCHASE ORDER 2026**

To:- Joanne Dunyaglo, Principal Lawyer at the London Borough of Tower Hamlets, Tower Hamlets
Town Hall, London E1 1BJ

[I] [We] being [a person] [persons] who, if a general vesting declaration were made 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:

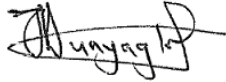
Date:

[on behalf of]

- (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 land is leasehold, the date of commencement and length of term should be given.

If the land is subject to a mortgage or other encumbrance, details should be given, e.g. name of building society and roll number.

Dated 17 September 2026

A handwritten signature in black ink, appearing to read 'Joanne Dunyaglo', with a stylized flourish at the end.

Joanne Dunyaglo
Principal Lawyer
Property & Regeneration
London Borough of Tower Hamlets
Tower Hamlets Town Hall
London E1 1BJ