

# PUBLIC NOTICE

## THE WOLVERHAMPTON CITY COUNCIL (LAND ADJOINING TWO & A HALF CLIFFORD STREET WOLVERHAMPTON WV6 0AB) COMPULSORY PURCHASE ORDER 2020

### THE HOUSING ACT 1985 AND THE ACQUISITION OF LAND ACT 1981

1. **NOTICE IS HEREBY GIVEN** that the Secretary of State for Housing, Communities and Local Government in exercise of his powers under the above Acts, gave the Authority to City of Wolverhampton Council to confirm the Wolverhampton City Council (Land Adjoining Two & A Half Clifford Street Wolverhampton WV6 0AB) Compulsory Purchase Order 2020 which was confirmed on 14 July 2021.
2. The Order as confirmed provides for the purchase for the purposes of the provision of housing accommodation of the land described in the Schedule hereto.
3. A copy of the Order as confirmed by the Secretary of State for Housing Communities & Local Government and of the map referred to therein have been deposited at Main Reception, Civic Centre, St Peter's Square, Wolverhampton WV1 1RG and may be seen at all reasonable hours, subject to any restrictions on access in respect of COVID 19.
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 six 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 requirements relating to the Order.
5. Every person who, if a general vesting declaration were made in respect of all 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 Authority making the declaration in the prescribed form with respect to his name and address and the land in question.

#### PART 1

#### FORM OF STATEMENT OF EFFECT OF PARTS II AND III OF THE COMPULSORY PURCHASE (VESTING DECLARATIONS) ACT 1981

Power to make general vesting declaration:

1. The Wolverhampton City Council (hereinafter called "the Council") may acquire any of the land described in the Schedule hereto by making a general vesting declaration under Section 4 of the Compulsory Purchase (Vesting Declarations) Act 1981. This has the effect, subject to paragraph 4 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 make a general vesting declaration, they must serve notice of it on every occupier of any land specified in the declaration (except land where there is one of the tenancies described in paragraph 3) and on every person who gives them information relating to the land in pursuance of the invitation contained in any notice. When the service of notices of the general vesting declaration is completed, a further period begins to run. This period, which must be not less than 3 months, will be specified in the declaration. On the first day after the end of this period ("the vesting date") the land described in the declaration will, subject to what is said in paragraph 4, vest in the Council together with the right to enter onto 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 3) will be entitled to claim compensation for the acquisition of his interest in the land, with interest on the compensation from the vesting date

Modifications with respect to certain tenancies:

3. 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", ie 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
4. 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 3 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 14 days 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

##### Land comprised in the Order as confirmed

1. 159.5 square metres of land known as land adjoining 2 and a half (2B) Clifford Street, Wolverhampton, WV6 0AB.

**Dated: 26 August 2021**

David Pattison  
Director of Governance  
and Solicitor to the Council  
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Wolverhampton WV1 1RG

CITY OF  
WOLVERHAMPTON  
COUNCIL