



Ministry of Housing,
Communities &
Local Government

Katharine Reed
Southwark Council
Regeneration & Development Team
PO BOX 64529
London
SE1P5LX

Please ask for: Rachael Beard
Tel:
Email: Rachael.beard@communities.gov.uk

Your ref:

Our ref: PCU/CPOP/A5840/3369214

Date: 30 July 2025

Dear Katharine Reed

Notification of Power to Confirm, Section 14A of the Acquisition of Land Act 1981

The London borough of Southwark (Ledbury estate, Phase 2) Compulsory Purchase Order 2025 (“the Order”)

This letter accompanies a notice under section 14A of the Acquisition of Land Act 1981 empowering the London Borough of Southwark to confirm the above Order.

The notice is served by the Secretary of State for Housing Communities & Local Government on the basis that all the notice requirements of sections 11 and 12 of the 1981 Act in relation to the order have been met, that the order is unopposed – there having been no objections and that it is capable of confirmation without modification and as a single order (ie not in stages).

The London Borough of Southwark council now needs to decide whether or not to confirm the Order.

The London Borough of Southwark council does not have the authority to modify the Order on confirmation, or to confirm it in stages.

If the London Borough of Southwark council becomes aware of a defect in the Order which could be corrected by a modification on confirmation, the order should be

referred back to this office with details so that such a modification can be considered by the Secretary of State if she decides to confirm the Order.

As the notice explains, if the London Borough of Southwark council decide to confirm it, the sealed Order (returned herewith) needs to be endorsed as such. A possible wording is given in the notice. The endorsement needs to be authenticated and dated by a person properly authorised by the London Borough of Southwark council to do so. The map does not need to be endorsed.

If the Order is confirmed, no formal decision letter is required, as the case for its making will already have been explained in the Statement of Reasons and other documentation which accompanied the Order when it was submitted for confirmation. Notices of confirmation will, however, need to be served, advertised and affixed on the order land in accordance with section 15 of the 1981 Act. Form 11 in the Schedule to the Compulsory Purchase of Land (Prescribed Forms) (Ministers) Regulations 2004 prescribes the format for such a notice.

This office should be notified of the decision on the order as soon as reasonably practicable and, if it is confirmed, two copies of the endorsed Order should also be sent to us for formal archiving. If the order is confirmed, please also inform this office of the date on which notice of confirmation of the order was first published in the press.

The Secretary of State recognises the importance of minimising uncertainty in relation to interests in land included in compulsory purchase orders, and it is therefore her policy that all Orders should be determined as quickly as practicable. If, therefore, this office has not received notification of a decision on the order within 6 weeks of the date of the section 14A notice, consideration will be given to whether that notice should be revoked.

The London Borough of Southwark council should be aware that it is possible for other circumstances to arise which would necessitate the exercise of the power to revoke the section 14A notice before the order to which it relates is decided. An example might be where someone who is not named in the Order schedule alleges he is a qualifying person for its purposes, and that he has been denied the opportunity to object because notices were not served on him. Such an allegation would need to be investigated, and it would therefore not be appropriate for the order to be confirmed by the acquiring authority whilst it was outstanding.

From the date on which the confirmation of the Order is first published, the provisions of section 23 of the 1981 Act enabling an aggrieved person to challenge it in the High Court will apply.

Yours sincerely

Rachael Beard 'Decision Officer'
Senior Planning Manager

Planning Casework unit