

Clearance Timeline

Post Executive Board decision 16/09/2014

Legal Team	Environmental Health Team/Other partners
<p>Preparation of Compulsory Purchase Orders for submission/service Preparing orders, statement of reasons, newspaper adverts and notifying National Unit for Land Acquisition, based at the Government Office for London. This will take at least 3 months due to statutory time frames required in the process.</p>	<p>Start negotiations to retain a managing agent 4 months Preparing HA 2004 statement of reasons, newspaper adverts, serving CP orders. This will take at least 3 months due to statutory time frames required in the process. Liaise between leaseholders and conveyancing who wish to voluntarily sell their properties</p>
<p>Any objections to the order may result in an inquiry being held, this will add an additional 12 months to the process for hearing to be held.</p>	<p>Preparation work for submission of information on the process for Residential Property Tribunal appeals and CPO inquiries</p>
<p>Await receipt of inspectors report from National Unit for Land Acquisition this is expected to take a minimum of 1 month confirming order is approved.</p>	
<p>Prepare notices for service</p>	<p>Notices of confirmation must be served and posted in newspapers again statutory requirements dictate 6 week for notices to be continuously displayed allowing for preparation and delivery/service. This will be 2 months minimum for this process.</p>
<p>There could still be an appeal against the confirmation of the order which will stop the process until the appeal has been determined.</p>	
<p>If no appeal or appeal isn't upheld, then we can begin the order process which will take a minimum of 5 months to obtain ownership of the land through the General Vested Declaration.</p>	<p>Manage the property whilst tenants still in occupation</p>
<p>Leaseholders, freeholders will need to be compensated for the loss of their home/investment which could take several months to accomplish.</p>	<p>Alongside this last process the occupants will need to be evicted and re-housed and the land can then be cleared. This will require a formal tender process for the site clearance which will take a minimum of 2 months to prepare and a further 2 months for the tender process.</p>
	<p>Works then will be dictated by the availability of the tendered contractor but should be within 6 weeks of the last person vacating block.</p>
<p>The process to this stage will take a minimum of 15 months.</p>	