



BRENTFORD DOCK

BRENTFORD DOCK LTD
2 JUSTIN CLOSE BRENTFORD DOCK BRENTFORD MIDDLESEX TW8 8QE TELEPHONE 020 8568 5096
E-mail managementoffice@brentford-dock.co.uk
www.brentforddock.com

1st May 2018

Dear Resident,

Compulsory Purchase Order - Letter dated 26th April 2018

The Compulsory Purchase Order **DOES NOT** affect your property i.e. your home on the Dock **IS NOT** at risk of being compulsory purchased. You **DO NOT** need to respond to this letter, and you **DO NOT** need to fill in the form attached to it.

As many of you may be aware, **Dock Road** (from the High Street down to, but not including the first bridge) has been made the subject of a Compulsory Purchase Order (CPO) and this letter is informing you that the recent public enquiry has failed to overturn the CPO, and as a result the CPO has now been confirmed as legally valid.

Dock Road is only a very small part of the Ballymore re-development area coloured yellow on the map below, almost all of which is subject to the CPO. In the majority of cases the land (and buildings) within the yellow area will not need to be compulsory purchased as they have already been purchased by the Developer (Ballymore). The majority of the remaining land including Dock Road has yet to be purchased by the developer, and in most cases sale negotiations are taking place, and this is true for Dock Road. At the end of last year the headline terms for the deal, including the price, were agreed, and now the 'small print' is being finalised so that the sale contract can be signed, and that part of Dock Road handed over to Ballymore who will then own and maintain it for use by all properties that front onto the Dock Road including Brentford Dock.

(It is only if a deal cannot be agreed between the property owner and Ballymore, that Hounslow Council will compulsory purchase the property and sell it on to Ballymore).

Why have I been sent this letter? Although your own home is not involved, the lease for your property gives you a right to use all of Dock Road **on foot**. Part of our sales negotiations with Ballymore have been ensuring that this same right continues into the future. We have also negotiated rights that ensure that Dock Road can be used to access Brentford Dock by emergency and service vehicles on a regular basis, and by all Dock vehicles if Augustus Close is unusable for any reason. As now, our end of Dock Road will remain closed to all vehicles except as described above.

What happens if I have already responded to this letter? Whilst there is no need to fill in the form because the Council are already aware of your interest in Dock Road, you may if you wish respond to the letter and certainly you should consider doing so if you own any property other than on the Dock which is also within the CPO area.

Mike Edwards

Lead Director - Dock Road
on behalf of the Board
Brentford Dock Limited

