

**The St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order
2022**

Town and Country Planning Act 1990

The Acquisition of Land Act 1981

Compulsory Purchase of Land in St Helens

To: Persons occupying or having an interest in the land described below

1. Notice is hereby given that the Secretary of State for Levelling Up, Housing and Communities in exercise of his powers under the above Acts, on 23 August 2023 confirmed with modifications the St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022 submitted by St Helens Borough Council.
2. The order as confirmed provides for the purchase of the land described in Schedule 1 hereto for the purposes of facilitating the carrying out of the development, redevelopment or improvement on or in relation to such land to enable the delivery of a comprehensive mixed-use development comprising residential units; commercial, retail and food and drink uses; an improved bus station, and community and learning uses, together with associated access and infrastructure, servicing, parking, public realm and landscaping.
3. A copy of the order as confirmed by the Secretary of State for Levelling Up, Housing and Communities and of the map referred to therein have been deposited at St Helens Town Hall, Main Reception, Victoria Square, Corporation Street, St Helens WA10 1HP and may be seen at all reasonable hours.

Electronic copies of the confirmed order and the order map can be viewed online at www.sthelens.gov.uk/CPO.

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 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, St Helens Borough Council 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 Steve Littler, Assistant Director, Property & Economy at St Helens Borough Council, Place Services, Town Hall, Corporation Street, Merseyside WA10 1HP or by e-mail to: SteveLittler@sthelens.gov.uk about the person's name, address and interest in the land, using a prescribed form. The relevant prescribed form is set out in Schedule 3 below.

SCHEDULE 1

LAND COMPRISED IN THE ORDER AS CONFIRMED

LAND TO BE ACQUIRED

3.36 ha (8.32 acres) of land incorporating part of St Helens Town Centre including sections of Corporation Street, Bickerstaffe Street, Hall Street and Church Street and comprising-

Land and Premises at –

Scrubland situated to the south of 39 Hall Street, St Helens; shop and premises (39 Hall Street), St Helens; Public house and premises (41 Hall Street and 1 Corporation Street), St Helens; Building and premises (St Helens Bus Station), St Helens; Shop and premises situated to the east of 60 Bickerstaffe Street, St Helens; Shop and premises (41-43 Corporation Street), St Helens; Shops and premises (60 Bickerstaffe Street), St Helens; Shops and premises (62 Bickerstaffe Street), St Helens; Shops and premises (64-66 Bickerstaffe Street), St Helens; Shops and premises (68 Bickerstaffe Street), St Helens; Shops and premises (70-74 Bickerstaffe Street), St Helens; Hardstanding and premises (The Gamble Building) situated to the east of The Gamble Building, St Helens; Hardstanding and premises (The Hardshaw Centre) situated to the south west of the Millennium Centre, St Helens; Building and premises (8, 8a, 9, 9a, 10 and 11 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens; Building and premises (55, 57, 59 and 61 Bickerstaffe Street) situated to the south west of St Helens Bus Station, St Helens; Building and premises (12, 14, 16, 18, 20, 21 and 22 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens; Building and premises (19 Hardshaw Centre) and car park situated to the south west of St Helens Bus Station, St Helens; Building and premises (2, 3, 3a, 4 and 5 Hardshaw Centre) situated to the south west of St Helens Bus Station, St Helens; Building and premises (Hardshaw Centre) and building and premises (51 Church Street) situated to the south west of St Helens Bus Station, St Helens; Shop and premises (53 Church Street), St Helens; Shop and premises (55-69 Church Street), St Helens; Shop and premises (71 Church Street), St Helens.

Highways and Ways at –

Corporation Street situated to the south of Holy Cross RC Church, St Helens; Hall Street situated to the west of the Millennium Centre, St Helens; footpath situated to the south of 39 Hall Street, St Helens; Library Street situated to the east of The Gamble Building, St Helens; Bickerstaffe Street situated to the south of St Helens Bus Station, Corporation Street, St Helens; Claughton Street situated to the south of Century House, St Helens; Church Street situated to the north of St Helens Parish Church, Church Street, St Helens.

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 St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order 2022 has become operative, St Helens Borough Council 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 St Helens Borough Council at the end of the period mentioned in paragraph 2 below.

Notices concerning general vesting declaration

2. As soon as may be after St Helens Borough Council 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, will begin to run. On the first day after the end of this period the land described in the declaration will, subject to what is said in paragraphs 3 and 5, vest in St Helens Borough Council together with the right to enter on the land and take possession of it. Every person on whom St Helens Borough 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 4) will be entitled to claim compensation for the acquisition of his interest in the land, with interest on the compensation from the vesting date.
3. The "vesting date" for any land or rights specified in a declaration will be the first day after the end of the period mentioned in paragraph 2 above, unless a counter-notice is served under Schedule A1 to the Act within the period. In such circumstances, the vesting date for the land or rights which is the subject of the counter-notice will be determined in accordance with Schedule A1.

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 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.
5. The modifications are that St Helens Borough Council 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 a 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 or rights 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 St Helens Borough Council (St Helens Town Centre) Compulsory Purchase Order
2022**

To: St Helens Borough Council c/o Steve Littler, Assistant Director – Property & Economy
Place Services, Town Hall, Corporation Street, St Helens, Merseyside WA10 1HP

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

[on behalf
of]

Date

- 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 interest is leasehold, the date of commencement and length of term should be given. If the land is subject to a mortgage or other incumbrance, details should be given, eg name of building society and roll number.

Dated this 21 September 2023

M. E. Jones

Matt Jones
Head of Legal and Democratic Services
St Helens Borough Council