Docusign Envelope ID: 717C6A3E-E7F2-8411-80B3-5D56232D2D97

TO THOSE PERSONS HAVING AN INTEREST IN THE LAND AS DESCRIBED BELOW

NOTICE OF CONFIRMATION BY AN ACQUIRING AUTHORITY OF A COMPULSORY PURCHASE ORDER

THE BOROUGH COUNCIL OF SANDWELL (CRANFORD STREET, SMETHWICK) COMPULSORY PURCHASE ORDER 2025

SECTION 226(1)(a) OF THE TOWN AND COUNTRY PLANNING ACT 1990 AND THE ACQUISITION OF LAND ACT 1981

1 Notice is hereby given that the Borough Council of Sandwell, in exercise of the powers of the confirming authority under the above Acts, on 15 October 2026 confirmed the order made by it. No objections to the order were received within the permitted period and consequently notification was given by the Secretary of State for Housing, Communities and Local Government that the power to confirm the order may be exercised by the Borough Council of Sandwell in accordance with Section 14A of the Acquisition of Land Act 1981.

2 The order as confirmed provides for purchase the land described in Schedule 1 below for the purpose of facilitating the carrying out of development, redevelopment or improvement of land consisting of a scheme including demolition and other works, and the erection of residential and community uses, as well as new infrastructure, public realm and access.

3 A copy of the order as confirmed by the Borough Council of Sandwell and of the map referred to therein have been deposited at the following locations and may be seen at all reasonable hours: Borough Council of Sandwell, Council House, Freeth Street, Oldbury, West Midlands, B69 3DE. A copy of the order which gives details on the extent, description and situation of the land included in the order and of the map many be viewed online at all times via the following website: http://www.sandwell.gov.uk/CranfordStreetCPO

4 The order as confirmed becomes operative on the date on which this notice of the confirmation of the order is first published in a newspaper. 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, the Borough Council of Sandwell 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 the Borough Council of Sandwell, by way of electronic or hard copies to FAO Hayley Insley, Borough Council of Sandwell, Council House, Freeth Street, Oldbury, West Midlands, B69 3DE or to Cranford_StreetCPO@sandwell.gov.uk with the person's name, address and interest in land, using a prescribed form. The relevant prescribed form is set out in Schedule 3 below

7 The Borough Council of Sandwell has a period of three years beginning with the date the order becomes operative to serve a notice to treat or execute a general vesting

declaration.

SCHEDULE 1

DESCRIPTION OF THE LAND AND OF THE NEW RIGHTS

The land and located within the acquiring authority's administrative area which is shown shaded pink on the order map and which includes:

1. All interests in of 16,851 square metres, or thereabouts, of buildings and premises, accessway, electricity substation, car park and hardstanding situated to the north west of Abberley Industrial Centre, Smethwick
2. All interests in, save for those in the acquiring authority, of 1,996 square metres, or thereabouts, of public adopted highway (Cranford Street, B4135), electricity substation, electricity distribution poles and overhead electricity distribution lines situated to the north west of Abberley Industrial Centre, Smethwick
3. All interests in, save for those in the acquiring authority, of 62 square metres, or thereabouts, of conveyor bridge over public adopted highway (Cranford Street, B4135) situated to the north west of Abberley Industrial Centre, Smethwick
4. All interests in, save for those in the acquiring authority, of 701 square metres, or thereabouts, of public adopted highway (Cranford Street, B4135), electricity distribution poles and overhead electricity distribution lines situated to the north west of Abberley Industrial Centre, Smethwick

SCHEDULE 2

Power to execute a general vesting declaration

1 Once the Borough Council Of Sandwell (Cranford Street, Smethwick) Compulsory Purchase Order 2025 has become operative, the Borough Council Of Sandwell (hereinafter called the "Acquiring Authority") 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 the Acquiring Authority at the end of the period mentioned in paragraph 2 below.

Notices concerning general vesting declaration

2 As soon as may be after the Acquiring Authority 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 the Acquiring Authority together with the right to enter on the land and take possession of it. Every person on whom the Acquiring Authority 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 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 that period. In such circumstances, the vesting date for the land 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 the Acquiring Authority 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 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 BOROUGH COUNCIL OF SANDWELL (CRANFORD STREET, SMETHWICK) COMPULSORY PURCHASE ORDER 2025

To: Hayley Insley
Borough Council of Sandwell,
Council House,
Freeth Street,
Oldbury,
West Midlands, B69 3DE

(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.

6 Name and address of informant(s) (i) .....

7 Land in which an interest is held by informant(s) (ii) .....

8 Nature of interest (iii) .....

Signed .....

(on behalf of) .....

Date .....

Notes:

(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, e.g. name of building society and roll number.

Dated this 4th day of November 2026

Signed by:
Charmain Oliver
7C6A96CDC22645E...

Charmain Oliver
Deputy Monitoring Officer & Head of Legal Services

The Borough Council of Sandwell