

KEITH MURRAY CONSULTANTS

CHARTERED SURVEYORS

Secretary of State for Housing Communities
and Local Government
National Planning Casework Unit
5 St Philip's Place
Colmore Row
Birmingham, B3 2PW



16 October 2019

Dear Madam/Sir

**The London Borough of Havering (Rainham and Beam Park Housing Zone Regeneration Area)
Compulsory Purchase Order 2019 No. 1
Re: Mr Ahmed Raja – 41 New Road, Rainham**

We act for Mr Ahmed Raja, which client owns the freehold interest in the above property.

Our client objects to the above Order.

The Order seeks to demolish a large number of properties used for commercial purposes of all types, most of which tend to be unacceptable to landlords of more modern properties available to rent. They are also uses for which it can be difficult to obtain planning permission in the rare event of a freehold property interest becoming available. In addition, the difficulty facing businesses affected by this Order that wish to relocate will be compounded by the fact that elsewhere the London Borough of Havering, and similarly the adjacent London Borough of Barking, are looking to promote redevelopment of other predominantly industrial areas within both Boroughs and are actively acquiring property, thereby depleting the available stock of property suitable for relocation.

The foregoing reasons, coupled with the fact that this area of the London Borough of Havering is one where property values are relatively low, given the predominantly older-age stock of property, mean that it is likely that neither our client's business tenant nor the many other businesses affected by this Order will be able to relocate and will therefore have to cease trading. In consequence, confirmation of this Order is likely to result in a significant loss of local employment.

Our client's property also contains two residential units currently let at rents affordable by those on the lowest of incomes. The removal of this housing stock is likely to render the occupants homeless.

It is our opinion therefore that the Order should not be confirmed.

We reserve the right to respond in detail to the Council's Statement of Case and to add to and elaborate on our reasons for opposing the Order in due course.

We look forward to your acknowledging safe receipt of this objection.

Yours faithfully

Keith Murray Consultants

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