

**IN PARLIAMENT
HOUSE OF COMMONS
SESSION 2005-06**

CROSSRAIL BILL

Against – on Merits – Praying to be heard by Counsel, &c.
To the Honourable the Commons of the United Kingdom of Great Britain and Northern Ireland in Parliament assembled.

THE HUMBLE PETITION of H G Timber Limited

SHEWETH as follows:-

1. A Bill (hereinafter referred to as “the bill”) has been introduced and is now pending in your honourable House intituled “a bill to make provision for a railway transport system running from Maidenhead, in the county of Berkshire, and Heathrow Airport, in the London Borough of Hillingdon, through central London to Shenfield, in the County of Essex, and Abbey Wood, in the London Borough of Greenwich; and for connected purposes.”
2. The Bill is presented by Mr Secretary Darling, supported by The Prime Minister, Mr Chancellor of the Exchequer, Secretary Margaret Beckett, Mr Secretary Hain, Secretary Alan Johnson, Secretary Tessa Jowell, and Derek Twigg.
3. The main clause of the Bill to which objection is made is Clause 6 : Acquisition of land within limits shown on deposited plans together with the provisions contained within Schedule 6.
4. Your Petitioners are freehold owners of a property at Three Ways Wharf, Rigby Lane, Hayes, Middlesex, UB3 1ET.
5. Your Petitioners and their rights, interests and property are injuriously affected by the Bill, to which your Petitioners object for reasons amongst others, hereinafter appearing.
6. Your Petitioners object to the Bill principally on the grounds that the proposed acquisition of their site necessitates finding a suitable alternative site within a specified area of search in order for the business to survive, remain competitive and continue to provide employment in the area. Based on their searches and enquiries to date they require a **minimum notice period of 15 months** as shown in the Petition which is not adequately provided for under present legislation.

7. For the foregoing and connected reasons your Petitioners respectfully submit that, unless the Bill is amended as proposed above, clause 6, so far affecting your Petitioners, should not be allowed to pass into law.
8. There are other clauses and provisions of the Bill which, if passed into law as they now stand will prejudicially affect your Petitioners and their rights, interests and property and for which no adequate provision is made to protect your Petitioners.

YOUR PETITIONERS therefore humbly pray your Honourable House that the Bill may not be allowed to pass into law as it now stands and that they may be heard by their Counsel, Agents and witnesses in support of the allegations of this Petition against so much of the bill as affects the property, rights and interests of your Petitioners and in support of such other clauses and provisions as may be necessary or expedient for their protection, or that such other relief may be given to your Petitioner in the Premises as your Honourable House shall deem meet.

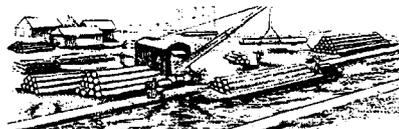
AND your Petitioners will ever pray, & c.

Preamble

The principal concerns regarding the Bill in relation to H G Timber Limited are:

- i) They have established, developed and invested in their business within their present locality over the last 40 years.
- ii) Deliveries to and from their existing site form a major element of the production cost of their products and currently they enjoy convenient access from their suppliers and to their customers via the Motorway network.
- iii) Given the nature of their business and the town planning and other statutory constraints imposed on their business operation, they are limited to where they can relocate in their existing vicinity. This is exacerbated by the general lack of suitable sites and those that are available are invariably being acquired by speculative developers who can afford to pay more for sites with the ability to develop them for more profitable purposes. This effect is driving H G Timber Limited to look further afield constrained to a northerly direction given the lack of suitable alternative sites in other sectors and the need to try and remain in close proximity of their suppliers and customers.
- iv) The London Borough of Hillingdon is unable to assist in finding suitable alternative sites.
- v) H G Timber Limited also wished to record their concerns and these are attached. In particular, I draw your attention to the other and perhaps overriding issue is that if the Bill is passed into law, H G Timber will have a serious operational and practical problem of remaining in business, which is their expressed intention, **unless they can be given at least 15 months compulsory purchase notice given the problems they face in moving.** I also draw your attention to the bar chart attached to H G Timber's representations.

H.G. TIMBER LTD



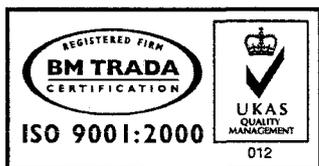
PALLETS - COLLARS - DECKING

TELEPHONE: 020-85613311 FAX: 020-85692122
E-mail: helen@hgtimber.co.uk

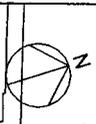
THREE WAYS WHARF
RIGBY LANE
HAYES
MIDDLESEX
UB3 1ET

18th July 2005

I hereby authorise Paul Timothy Richards to act as agent on behalf of H.G. Timber Limited in all matters relating to the Crossrail Bill.



REGISTERED IN ENGLAND 397092



LINKS

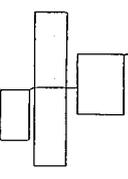
Wa KGM TRANSPORT

HEATHROW MOTORS

Motors

Works

SITA WASTE



NOTES:

1. DIMENSIONS BASED ON SURVEY SUBJECT TO CONFIRMATION
2. AREA HAS BEEN ROUNDED TO THE NEAREST 10m²
3. ALL DIMENSIONS ARE IN METRES (TO THE NEAREST 0.1m) AND ARE APPROXIMATE. EXACT LOCATION OF LIMITS TO BE DETERMINED ON SITE.

EXISTING PROPERTY BOUNDARY

SUMMARY OF LAND USE

TEMPORARY:

- SITE CONSTRUCTION COMPOUND AND OFFICE
- ACCESS TO CONSTRUCTION SITE

PERMANENT:

- PIERS FOR VIADUCT

KEY:

- LAND WITHIN LOD
- LAND OUTSIDE LOD, BUT WITHIN LLAU
- LOD - - - - - LIMIT OF DEVIATION
- LLAU - - - - - LIMIT OF LAND TO BE ACQUIRED OR USED
- - - - - PROPOSED STRUCTURE OUTLINE

PROPOSED LOD

1960m²

1200m²

HG TIMBER LTD

SITA WASTE

THIS MAP IS BASED UPON ORDINANCE SURVEY MATERIAL WITH THE PERMISSION OF ORDINANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE © CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN PROCEDURES (S.24 - 1900/2379) (2003).



DAWLEY UP GOODS LINE

UP RELIEF LINE

REV	DATE	DESCRIPTION	BY	CHKD	APP	CAD	ACC
1		FIRST ISSUE	PD	DB			
2		AMENDED IN ACCORDANCE WITH CLRL COMMENTS	PD	DB			
3	\$\$\$	ADDED LOT 147 & 148 AND SHIFTED SHEET POSITION	JES	DB	SSA	SSV	

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Crossrail

CROSSRAIL LINE

CLRL LTD
1 BUTLER PLACE
LONDON
SW1H 0PT
T: 020 7341 7800
www.crossrail.co.uk
© 2004

1. CONFIRMATION OF ALL SURVEY DATA MUST BE OBTAINED FROM THE CROSS LONDON RAIL LINKS SURVEY TEAM.
2. COORDINATES TO UTM GRID SEE STANDARD E 1122 ALL LEVELS ARE TO ORDINANCE DATUM NEWLYN.
3. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE STATED AND ARE TO BE CHECKED ON SITE WHERE APPROPRIATE

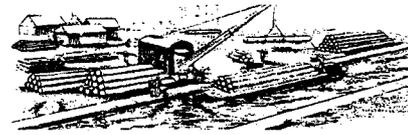
CONTRACT NO. / CONSULTANT
E1048 - Scott Wilson Railways

SCALE: 1:500 @ A3

TITLE
CORRIDOR 3
HG TIMBER LTD
PROPERTY IMPACTS

DRAWING AND CAD FILE NO:
1D0000-W1G21-C00-P-00009

REV:
R3



PALLETS – COLLARS - DECKING

TELEPHONE: 020-85613311 FAX: 020-85692122

E-mail: sales@hgtimber.co.uk

THREE WAYS WHARF
RIGBY
LANE
HAYES
MIDDLESEX
UB3 1ET

CROSS RAIL PETITION

Introduction:

1. H G TIMBER LTD has been producing timber products first in Southall then Uxbridge and now Hayes since 1945. Over many years the company has grown, developed and adapted to become one of the UK leading suppliers of specialised timber products.

2. Given we have the benefits of our existing location, we have recently expanded our site to 59,000 sq ft close to Heathrow airport. We have access to an excellent motorway network and controlling our own transport fleet, H G Timber has built its reputation on total commitment to quality of product, reliability of service and developing the skills of its 28 staff, the majority of which are all local residents. This is not a new concept, it has been at the heart of the business for many years (third generation).

3. Our timber products are manufactured to BS ISO 9001:2000 which we achieved some 13 years ago, we are also licensed to produce products to meet the new international export standard ISPM 15.

4. We work in partnership with many large companies in the UK and Europe. These clients require bespoke quality and services to their own specific requirements and we continue to exceed expectations year after year.

5. We only source materials from suppliers who adopt and maintain similar high standards of quality and service to our own, care for the environment is key. In 1999 we were one of the first in our industry to achieve certification to manufacture products from Forest Stewardship Council sourced material.

6. Our understanding of the market place enables us to meet the ever-changing needs of our customers. We are committed to ongoing investment in our business, as we have done historically, particularly in relation to our premises facilities to enable us to refine our processes in order to remain competitive.

7. We have also moved into other areas of timber manufacturing with great success. This has given us the incentive to further our investment in the latest computer controlled cross cutting and assembly machinery in order to increase our production capacity and maintain our just in time deliveries.

8. The above success has given us further ambitions and aspirations for the future and we have firm ideas for other products and services, in order for the business to continue to evolve.

Compulsory Purchase

9. Any compulsory purchase will have a big negative impact on our business.

10. We have written to the planning office of our local Council, Hillingdon, to ask if they know of any suitable properties that are or may come available within the Crossrail time table. Their reply was not a positive one because the council do not own any land, vacant and suitable for our use. See attached letter from estates dept ref: PKH-1st April 2005.

11. On 24th January 2005 a meeting was held at the Pump Lane office of local MP Mr. John McDonnell and Crossrail to discuss the implications of the compulsory purchase order on H G Timber Limited, Mr. John McDonnell MP suggested a further meeting to be held with the London Development Agency, Local Authority, Crossrail, MP and H G Timber. This was to be arranged by Mr. John McDonnell after the general election if Mr. McDonnell was re-elected. He has been re-elected but there is no date yet for the meeting. It was suggested that this meeting should take place at H G Timber when everyone could see the nature of H G Timber's business and needs with the objective of finding a suitable local site.

12. Also, we are in touch with several local agents of commercial property who are looking for a suitable property according to our requirements. The indications from these agents are that it would be easier to find a suitable site in a northerly direction within a 15 mile area. Which will help us remain competitive servicing our existing customer base. However to-date no suitable alternative sites or buildings have been identified.

13 The indications are that this is going to be very difficult due to planning constraints to achieve without paying a premium price, that's if a suitable property can be found. Our understanding is that any site in this area of approx. 30,000 sq ft and larger are bought by property companies and re-developed into smaller units to lease out, or if suitable for housing and change of use given, are sold for higher prices to house builders.

14. The alternative is to move out of the area completely. This would add large extra costs onto our compensation claim e.g. relocation costs for key staff (if any staff are willing to relocate) plus redundancy payments to other staff. This may lead to loss of customers and an increase in our haulage costs depending on our new location. At the moment all orders from our customers include delivery costs to their site, any extra haulage costs would effect our profitability. The timber, our raw material that we buy in to process comes mainly from Sweden and Lativa. It is unloaded at the U.K. Ports i.e. Creeksea in Essex and other ports on the south coast including occasionally Tilbury. Some shipments from Sweden are loaded on trailers in Sweden and cross the North Sea to Middlesborough and Felixstowe and then travel to us using the U.K. road network. Our site in Hayes is close to the main trunk routes i.e. M25, M4 and M40 with connections from these to our customers. If we are forced to move to a location that is not close to this road network our deliveries of raw materials will cost more, which may make our prices uncompetitive in some areas.

15. There are other costs that will be incurred that immediately come to mind such as:-

- a) Total relocation costs would be lower than the costs of forced liquidation of the company if a suitable local property could be found to suit the Crossrail time scale.
- b) If a suitable local freehold property could not be found to purchase in time, then we may have to consider renting temporarily, and wait for a suitable property to purchase rather than being forced to liquidate the business.
- c) Our buildings are customised to suit our machines and our manufacturing activities and because of this are worth more to our continuing business than the market value of the property.

16. The design of the new extraction, heat plant and ring main for the compressed air can only take place after we have exchanged contracts on a new site as the design of the system is determined by the position of the machines. This could take 4/5 months depending on sub-contractors lead-in times. See attached time scale chart.

17. The building that holds our 2 Nihot chip, sawdust burners and feed system were specially constructed to hold this equipment. Working along side this equipment is a metal tower that houses our extraction system and filter bags.

18. The dust extraction system has a series of galvanised pipes running to every woodworking machine in the mill. This extraction system is tailored to each machine as is our compressed air supply system which is on a ring main and covers the entire plant.
19. These burners have a built in heat exchanger that converts the heat from the burners into hot air which is ducted around the factory to keep up the temperature in order to comply with the Health and Safety regulations.
20. The London Borough of Hillingdon carry out a yearly inspection of this equipment and this equipment cannot be used unless it is licensed by the Borough.
21. Also, under Health and Safety legislation woodworking machinery must be fitted with dust extraction equipment which has been inspected, approved, covered by insurance and subject to yearly inspections by an independent organisation before it can be used. This means that the new site must be fully fitted out and approved to these regulations before the move from the old site.
22. We are constantly looking at ways to be more productive and competitive. With this in mind we are having a very productive assembly machine built to our specification in Sweden by Notech which will be installed over the Easter Bank Holiday 2005 in order to minimise loss of production.
23. This new machine will replace the output of two of our existing assembly machines which were to be sold. Now, because of the Crossrail project and the potential compulsory purchase of our property one machine will be stored in a warehouse at the annual cost of about £1,250.00.
24. Our plan is that this machine can be used at the new site temporarily in order not to let our customers down until the Notech machine has been installed at the new site. This machine would then be sold, if possible, but by then may be too old and may have to be scrapped.
25. Moving of key machinery e.g. seven of the main production lines take approx. one week each to strip down for transportation and another week to re-build for re-assembly before production can begin. This is a specialist job.
26. It is essential that the production should not be interrupted during the move to another site, as we must not jeopardise contracts and store opening times to B&Q one of our largest high profile blue chip accounts.
27. Penalty clauses against late deliveries are written in to some of our contracts with our customers. If we fail to meet the delivery deadline we could suffer severe financial loss. To date this has not happened but a hasty move could cost us money, if adequate notice of compulsory purchase is not given and a suitable alternative site is not found.
28. There will be many other factors which are not quantifiable at this early stage such as:-
 - a) Legal Fees.
 - b) Stamp Duty on new site.
 - c) Survey Fees.
 - d) Possible installation and connection by utility companies.
 - e) Fees of a competent outside project company to organise and supervise all aspects of the move including liaising with our production planner, installation teams and all sub-contractors required for the project.
 - f) The travelling and possible accommodation costs incurred by H.G. Timber Directors when appraising possible suitable sites.

- g) Adapting/making good any site found suitable but needing building work to alter to suit.
- h) Any agents fees/finders fees where necessary.
- i) Duplicate business costs e.g. rates, insurance, heating , IT, telephone and temporary office accommodation.
- j) Re-location costs for key members of staff and accommodation costs if required. Temporary staff and training new employees.
- k) In order to safeguard compensation costs some of the above costs would be eliminated or reduced if we moved nearby to a suitable site.
- l) we are to retain our staff and our customer base we will have to move within a five mile radius of our present site. Should we not find a site locally and be forced to move further a field because of the notice to move is running out, compensation and relocation costs will be higher.
- m) You can see from the above H.G. Timber requires a minimum of 15 months compulsory purchase notice, a shorter notice would have a terminal effect on this business.



REGISTERED IN ENGLAND 397092



Estates and Valuation Service

Tel: 01895 250933

Fax: 01895 250941

email: pholmes@hillington.gov.uk

Contact name: Mr P K Holmes

Victor Theo
Managing Director
H.G.Timber Ltd
Three Ways Wharf
Rigby Lane
Hayes, Middx
UB3 1ET

Our reference: PKH

Your reference:

Date: 1ST April 2005

Dear Mr Theo

Re: Availablility of Land

Your letter of 15 March 2005 has been passed to me for response regarding land in the ownership of the Council which may be suitable for your use.

I have to advise you that the Council does not own any land, vacant, and suitable for your use. The Council, in fact, owns little development land or buildings as we have, over very many years, either sold or leased any such land as part of our asset management policies. In addition the Council does not own, apart from one small industrial estate in Hayes (where the buildings are only 1500 sq.ft), any industrial land.

I can arrange to put your firm on our applicants register such that if any land becomes suitable for your use you will be contacted.

We keep names for 12-18 months.

With regard to the private land ownerships and availability you could look at the Council's website: Hillingdon.gov.uk and look at main menu "Business; then "Business Support and advice"; then "view related business support and advice information" to access related web pages and advice for businesses.

I hope the above covers your enquiry from the property perspective.

(pkh1589)

cc. Jean Palmer – Head of Planning & Transportation
Gerry Edwards – Head of Corporate Property Services

Making a difference

Estates and Valuation Service, Finance and Property Group, London Borough of Hillingdon
4S.03, Civic Centre, High Street, Uxbridge, UB8 1UW

www.hillingdon.gov.uk

