

IN PARLIAMENT
HOUSE OF COMMONS
SESSION 2005 - 06

CROSSRAIL BILL – ADDITIONAL PROVISION

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 EAST HOMES LIMITED

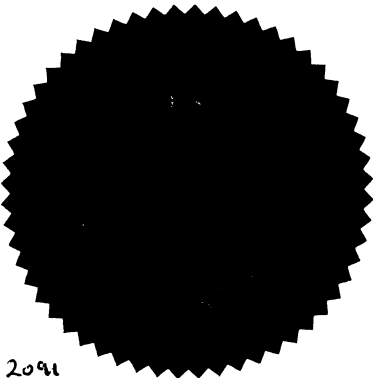
SHEWETH as follow:-

- 1 An Additional Provision to the Crossrail Bill has been introduced and is now pending in your Honourable House intituled "CROSSRAIL BILL (Amendment of Provisions - May 2006)".
- 2 Your Petitioners, East Homes Ltd (incorporating East Choice Ltd by a Transfer of Engagements in April 2006) are the owners of the land known as 5, Payne Road, London, E3, numbered 1420 on the plan accompanying the "Notice To Owners, Lessees and Occupiers", number 9013, dated 9th May 2006. They are the employer of main contractor Galliford Try Partnerships carrying out the construction of 158 no. residential units of mixed tenure, selected commercial premises and associated car park, external landscaping etc. on the site and on the site located adjacent, numbered 1418 and known as 3, Payne Road. Your Petitioners are the future owner of the site numbered 1418 under a contractual arrangement.
- 3 The works detailed include the diversion of the 'Hackney & Abbey Mills' and 'Wick Lane' sewers in the Borough of 'Tower Hamlets' by the installation of new sewers that pass, in part under the site. The intended works are defined as occurring during construction and after the completion of our development and the petition therefore relates to the works being undertaken as part of the 'Crossrail' additional provision.
- 4 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.
- 5 The works involve the installation of 2 No. new sewers passing under part of the site using an undefined method and your Petitioner objects to the Bill on the basis of the expected effect on the foundations due to these works and any additional design implications needing to be accommodated now, as a consequence of the effect. We would seek recompense in the form of financial compensation for the additional cost of accommodating the effect of the works.
- 6 Your Petitioner also objects to the Bill due to the likely vibration and noise disturbance caused by the works and its effect on the residents of the new building that, by the time of the works defined within the 'Additional Provision' being undertaken, shall be in place. We would seek recompense in the form of financial compensation to enable your Petitioner to offer possible financial compensation to residents, as a 'good will gesture', due to the inconvenience of the works.
- 7 Your Petitioner also objects to the Bill due to its effect on the potential re-sale value and the re-saleability of the land due to the possible enforcement of the additional provisions. We would seek recompense in the form of financial compensation for the loss in value of the site, due to the works.

- 8 Your Petitioner also objects to the Bill due to the likely access requirements identified by 'Crossrail' and their detrimental effect on the access to the site of 5, Payne Road and the site numbered 1418, 3 Payne Road, during and after the construction, while the 'Crossrail' enabling works are ongoing. We would seek recompense in the form of financial compensation for any additional cost your Petitioner has to meet to accommodate the 'Crossrail' works.
- 9 Your Petitioner also objects to the Bill due to the detrimental effect of the works ongoing outside the site and the associated access issues, on the saleability of the residential units being constructed on the site. The timetable for the marketing and selling of selected units on site will clash with the indicated timetable of the 'Crossrail' enabling works. We would seek recompense in the form of financial compensation for any lost value in the properties to be sold and any additional cost required to increase / alter the marketing strategy, to overcome / address the effect of the works.
- 10 The Additional Provision if passed into law as 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 Additional Provision 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 Additional Provision 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.



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EAST HOMES LIMITED