

HIGH SPEED RAIL (LONDON – WEST MIDLANDS) ACT 2017

HIGH SPEED RAIL (LONDON – WEST MIDLANDS) GENERAL VESTING DECLARATION

No. 1

This GENERAL VESTING DECLARATION is executed on the 2<sup>nd</sup> day of MAY 2017 by the Secretary of State for Transport ("the Authority").

WHEREAS:

- (1) On 23 February 2017 the High Speed Rail (London – West Midlands) Act 2017 ("the High Speed Rail Act") received Royal Assent authorising the Authority to acquire the land specified in the Schedule hereto.
- (2) Section 4(1) of the High Speed Rail Act authorises the Authority to acquire compulsorily so much of the land within the limits of the High Speed Rail Act as may be required for Phase One purposes<sup>1</sup>.
- (3) Section 4(4) of the High Speed Rail Act provides that the Compulsory Purchase (Vesting Declarations) Act 1981 ("the 1981 Act") applies as if the High Speed Rail Act were a compulsory purchase order and paragraph 3<sup>2</sup> of Schedule 6 to the High Speed Rail Act provides that the 1981 Act shall have effect subject to the modifications specified in that paragraph.
- (4) Notice pursuant to section 3A<sup>3</sup> of the 1981 Act was first published on 21 April 2017. That notice included the particulars specified in section 3A(3) of the 1981 Act.

NOW THIS DEED WITNESSETH that, in exercise of the powers conferred on it by section 4 of the 1981 Act, the Authority hereby declares:-

1. The land described in the Schedule hereto (being part of the land authorised to be acquired by the High Speed Rail Act) together with the right to enter upon and take possession of the land, shall vest in the Authority as from the end of the period of 3 months from the date on which the service of notices required by section 6<sup>4</sup> of the 1981 Act is completed.
2. For the purposes of Section 2(2) of the 1981 Act, the specified period in relation to the land comprised in this declaration is one year and one day.

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<sup>1</sup> Phase One Purposes has meaning given by section 67 of the High Speed Rail Act

<sup>2</sup> Paragraph 3 as substituted by section 11 of, and paragraph 6 of Schedule 14 to, the High Speed Rail Act.

<sup>3</sup> Section 3A of the 1981 Act as inserted by paragraph 3(a) of Schedule 6 to the High Speed Rail Act as substituted by section 11 of, and paragraphs 6 and 7 of Schedule 14 to, that Act.

<sup>4</sup> Section 6 as modified by paragraph 3(c) of Schedule 6 to the High Speed Rail Act, as substituted by section 11 of, and paragraph 6 of Schedule 14 to, that Act

## SCHEDULE

### Part 1

#### Definitions

Term	Meaning
Block D	The land and buildings known as The Tower, 1 Eversholt Street, London NW1 described in the schedule to the Podium Lease and shown on the drawings attached thereto as comprising "Block D"
Land	<p>Land, buildings, entrance, walkways, airspace beneath entrance canopies, sub-surface areas, storage facilities, plant rooms and substation known as:</p> <p>(i) One Euston Square (otherwise known as 40 Melton Street), London NW1 ("Block B"); and</p> <p>(ii) The Podium, 1 Eversholt Street, London NW1, ("Block C")</p> <p>and more particularly delineated and shown edged red and coloured pink and numbered 00994 on the plan annexed hereto but EXCLUDING any part of Block D</p>
Listed Person	All and any of the persons listed in part 3 of this Schedule
One Euston Square Leases	<p>The leases set out in paragraphs (i), (ii) and (iii) below and registered (with other land) at the Land Registry under title number NGL287021:</p> <p>(i) a Lease of Block B dated 30 July 1976 and made between British Railways Board (1) and Pension Funds Securities Limited (2);</p> <p>(ii) a Supplemental Lease of entrance and walkways of Block B dated 30 March 1990 and made between British Railways Board (1) and SKE Limited; and</p> <p>(iii) a Supplemental Lease of airspace beneath entrance canopies at Block B dated 21 June 2012 and made</p>

	<p>between Network Rail Infrastructure Limited (1) and Euston Estate (No 1) Limited and Euston Estate (GP) Limited (2);</p> <p>as varied by a Deed of Variation dated 30 March 1990 and made between British Railways Board (1) and SKE Limited (2), a Deed of Variation dated 29 December 1997 and made between Railtrack Plc (1) and SKE Limited (2), and a Deed of Variation dated 18 January 2013 and made between Network Rail Infrastructure Limited (1) and Euston Estate (No 1) Limited and Euston Estate (GP) Limited (2)</p>
One Euston Square Leasehold Interest	The leasehold interest in the Land as comprised in and demised by the One Euston Square Leases including each and every part thereof and all appurtenances and appurtenant rights belonging thereto
Podium Lease	A lease dated 30 July 1976 and made between British Railways Board (1) The Norwich Union Life Insurance Society (2) (as varied by a Deed of Variation dated 7 February 1985 and made between the same parties) and registered (with other land) at the Land Registry under title number NGL287021
Podium Leasehold Interest	The leasehold interest in the Land as comprised in and demised by the Podium Lease and described in the schedule to the Podium Lease and shown on Drawings nos. 1, 2, 3 and 4 attached thereto as comprising 'Block C' including each and every part thereof and all appurtenances and appurtenant rights belonging thereto

Part 2

Land Specified in the Declaration

<b>1</b>  Land Acquisition Parcel (LAP) No.	<b>2</b>  Description
00994	All those interests in the Land held by Euston Estate (No 1) Limited and Euston Estate (GP) Limited including (but not limited to) the One Euston Square Leasehold Interest and the Podium Leasehold Interest but EXCLUDING all and any other interests in the Land including (but not limited to) interests held by the Listed Persons

## Part 3

### Listed Persons

Carillion Construction Limited

Esselco Office Properties Limited

Everything Everywhere Limited

Forsyth Business Centres UK Limited

Freightliner Limited

Fuller Smith & Turner plc

HS1 Limited

Hutchison 3G UK Limited

London Power Networks plc

Mitchells & Butlers plc

Network Rail Infrastructure Limited

Oliver Bonas Limited

Product Madness (U.K.) Limited

Shield TX (UK) Limited

Taboola Europe Limited

The Active Network (EU) Limited

Total UK Limited

University College London

University College London

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Wates Construction Limited



IN WITNESS WHEREOF the Secretary of State for Transport has hereunto set its corporate seal on the day in the year first written above.

The CORPORATE SEAL of the SECRETARY OF STATE FOR TRANSPORT

hereunto affixed to this deed is authenticated by

SEAL REF NO. DFT/8103

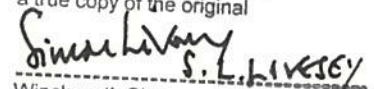




Authorised Signatory

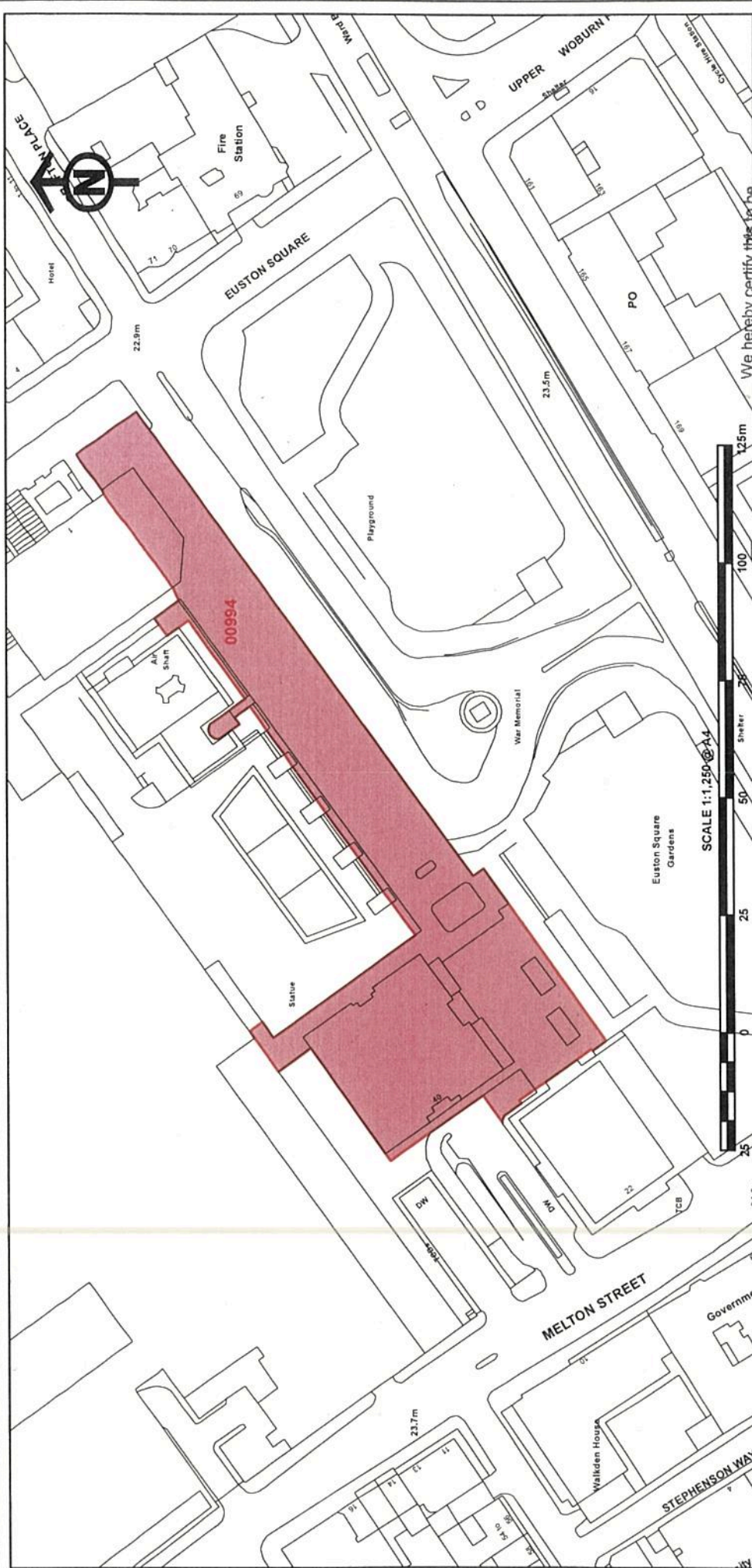
Dated: 2ND MAY 2017

We hereby certify this to be a true copy of the original



Winckworth Sherwood LLP  
Minerva House  
5 Montague Close  
London SE1 9BB

2 May 2017



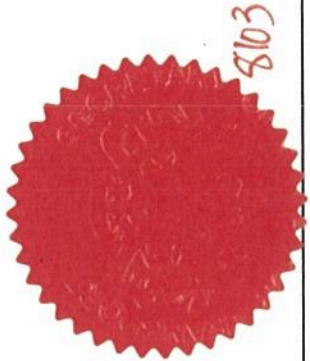
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*Simon Long*  
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London SE1 9BB

2 May 2017

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The CORPORATE SEAL of the  
SECRETARY OF STATE  
hereunto affixed to this deed  
is authenticated by

*W. Whit*

Authorised by the Secretary of State for Transport

Dated 2nd MAY 2017