

Summary of the Blight Notice Process

1

Initial discussions and appointing an Advisor

You may wish to consider whether applying for Statutory Blight is an opportunity you wish to pursue, and what the best time would be for you to do this. Understanding the process better will help you make that decision. We recommend that you contact our Land & Property Team (see section 6 of our Guide to Statutory Blight and Selling your Blighted Property for contact details) who would be happy to provide any initial support to help you understand our proposals, the safeguarded area, and the process if you decide to serve a Blight Notice.

We strongly advise you to get professional advice from a chartered surveyor experienced in compulsory purchase (including advising on Statutory Blight). The Royal Institution of Chartered Surveyors (RICS) can refer you to a firm in your area that is willing to give you 30 minutes' free initial consultation. See section 5 of our Guide to Statutory Blight and Selling your Blighted Property for more information on the support available to you.

2

Eligibility & Completing a Blight Notice

Once you have decided that you would like to apply your advisor will support you to complete a Blight Notice setting out how you meet the relevant eligibility criteria. More detail about the criteria that you will need to meet is included in section 3 of our Guide to Statutory Blight and Selling your Blighted Property. The information you provide will need to be supported by clear evidence. You can find more details of the evidence we need in our Blight Notice & Information Questionnaire.

3

Service of the Blight Notice

Once completed, your Blight Notice, Information Questionnaire and supporting evidence needs to be emailed to blight@eastwestrail.co.uk or sent to us at BLIGHT TEAM, EWR Co, The Quadrant, Elder Gate, Milton Keynes, MK9 1EN . We recommend that you use Royal Mail Special Delivery.

Review of the Blight Notice and Offer of a Meeting

We will acknowledge receipt of your Blight Notice, Information Questionnaire and supporting evidence. Our Land & Property Team will carry out an initial review and offer to meet with you. If we do not have enough evidence to support your Blight Notice, we will tell you what evidence we still need.

4

We will review the Blight Notice, Information Questionnaire, and supporting evidence to decide whether to accept or counter the Blight Notice. If we have not been provided with enough evidence to support your blight notice, we will tell you what additional evidence we need. See section 4.2 in our Guide to Statutory Blight and Selling your Blighted Property which sets out how we do this.

You will have ten working days to supply any missing information otherwise EWR Co will reject the Blight Notice.

Decision

If we ACCEPT your Blight Notice

We will write to you to confirm this and offer to meet with you to discuss the process of selling your property to us. If your Blight Notice is accepted you will have three years and two months from submitting your Blight Notice, to submit a Blight Claim and sell your property to us. See our How to Sell your Property through Statutory Blight factsheet which walks you through the process.

5

If we DO NOT ACCEPT your Blight Notice

We will send you a counter notice setting out our reasons for the decision. The counter notice will reference one or more of the Seven Grounds (A-G) set out in section 151(4) of the Town and Country Planning 1990. If you do not agree with the decision, you have one month to refer the matter to the Upper Tribunal (Lands Chamber) for them to decide on it. You may want to re-submit a further Blight Notice if you have further information. Your Advisor should guide you in this but please contact our Blight Team to discuss next steps.

We will confirm our decision within two calendar months of service of your Blight Notice.

You can find further information, including the documents referenced in this factsheet, at eastwestrail.co.uk/land-and-property and eastwestrail.co.uk/safeguarding