


<b>Cabinet</b> 23 June 2014	 <b>TOWER HAMLETS</b>
<b>Report of:</b> Aman Dalvi, Corporate Director of Development and Renewal	<b>Classification:</b> Unrestricted
<b>CPO Resolution: Aberfeldy Estate Phase 2 and Burdett Estate, St Pauls Way Trust (Poplar HARCA):</b>	

<b>Lead Member</b>	<b>Councillor Rabina Khan, Cabinet Member for Housing and Development</b>
<b>Originating Officer(s)</b>	John Coker Niall McGowan
<b>Wards affected</b>	East India and Lansbury and Mile End East
<b>Community Plan Theme</b>	<b>A Great Place to Live</b>
<b>Key Decision?</b>	Yes

### Executive Summary

This report seeks approval for delegated authority to make Resolutions for two Compulsory Purchase Orders (CPO's). These would include specific land interests (predominantly dwelling leaseholds) that need to be acquired to enable Poplar HARCA to deliver:

- Phase 2 of the ongoing Aberfeldy Estate housing regeneration programme, in compliance with commitments to the council and local residents.
- Redevelopment of two housing blocks on the Burdett Estate (Linton and Printon), to provide new homes for rent and sale, and essential new accommodation to enlarge the St Paul's Way Trust School - the proposed development will allow the school to expand by provision of 450 primary places.

The proposed CPO Resolutions will progress the Mayor's regeneration aims by enabling the Council's registered provider partner, Poplar HARCA, to undertake these important housing and school development projects.

The Burdett scheme is being developed in partnership with Poplar HARCA, which is the landowner of the proposed redevelopment site. Proposals for this redevelopment scheme have been jointly developed between Poplar HARCA and the council's Directorates of Education, Social Care and Wellbeing and Development and Renewal.

The CPO proposed for Aberfeldy Estate Phase 2 is envisaged to be the first of three CPOs that HARCA will ask to be made on its behalf over the next five years, to deliver the overall multi-phased renewal of Aberfeldy. Proposals for these further CPOs on Aberfeldy will be brought forward to the Mayor in Cabinet when HARCA advises that they are needed, to enable scheme Phases 3-6 to commence.

## Recommendations:

The Mayor in Cabinet is recommended to:

1. Consider and comment upon the proposal to bring a report to Cabinet to seek the following decisions -
  - (1) Agree the preparation of a Compulsory Purchase Order (CPO), which would include specific land interests that must be acquired to facilitate the delivery by Poplar HARCA of Phase 2 of its ongoing Aberfeldy Estate regeneration programme.
  - (2) Agree the preparation of a Compulsory Purchase Order (CPO), which would include specific land interests that must be acquired to facilitate the redevelopment by Poplar HARCA of Linton and Printon Houses on the Burdett Estate, to provide new housing and allow expansion of St Paul's Way Trust School.
  - (3) Delegate to the Corporate Director of Development and Renewal, together with the Service Head for Legal Services power to take all necessary steps including the making of these Compulsory Purchase Orders (CPO's), General Vesting Declarations or Notices to Treat in respect of the land shown edged red on the plans at Appendices 1 and 2, including existing interests affected by the scheme and new rights pursuant to Section 13 of the Local Government (Miscellaneous Provisions) Act 1976.
  - (4) Delegate to the Corporate Director of Development and Renewal in consultation with the Service Head for Legal Services the power to take all necessary procedural steps in the making and implementation of each CPO. This shall include the following:-
    - Appointing land referencing agents, making of each CPO as described in Recommendation 2.3, including the publication and service of notices and thereafter seeking confirmation of it by the Secretary of State (or, if permitted, by the Council pursuant to Section 14A of the Acquisition of Land Act 1981), including the preparation and presentation of the Council's case at any Public Inquiry which may be necessary.
    - Acquiring all known interests in land and any additional interests identified through the land referencing process within the CPO boundaries, shown at Appendix 1 and 2, either by private agreement or compulsorily. This will include those interests listed in Appendix 3.
    - Determination as to whether an individual Order shall be made under the provisions of Section 17 Housing Act 1985, or Section 226 Town and Country Planning Act 1990, should the Service Head for Legal Services consider this appropriate.

- Monitoring of negotiated agreements by Poplar HARCA with land owners or others as applicable, setting out the terms for withdrawal of objections to the CPO, including where appropriate seeking exclusion of land or new rights from the CPO.
  - Publication and service of notices of confirmation of the CPO and thereafter to execute and serve any general vesting declarations or notices to treat, and notices of entry, and to acquire those interests to secure the development proposals.
  - Referral and conduct of disputes, relating to compulsory purchase compensation, at the Upper Tribunal (Lands Chamber).
  - Transfer of any land interests compulsorily acquired by the Council to Poplar HARCA, for nil consideration, within a timescale to be agreed with Poplar HARCA, once vacant possession is achieved.
  - Entering into a CPO indemnity agreement to provide a framework for the respective roles of the Council and Poplar HARCA in the promotion and application of powers, and financial commitments to the Council to pay compensation costs and the council's costs for managing each CPO.
- (5) Determine that the use of CPO powers is exercised where this is recommended in the report, after balancing the rights of individual property owners with the requirement to obtain vacant possession of the site.
- (6) Determine that the interference with the human rights of the property owners affected by these proposals, and in particular their rights to a home and to the ownership of property, is proportionate, given the adequacy of their rights to object and to compensation, and the benefit to the economic, social and environmental well-being of the areas of Tower Hamlets affected by these proposals.
2. Note that the costs incurred by the council in managing the CPO processes will be reimbursed by Poplar HARCA.
3. Note that the proposed CPO for Aberfeldy Phase 2 (Recommendation 2.1) is the first of three CPOs which will be brought forward for Resolution over the next five years, at the appropriate time, to enable Poplar HARCA to obtain vacant possession of the key sites required to deliver its overall Aberfeldy regeneration programme.

## 1. REASONS FOR THE DECISIONS

- 1.1 The two proposed CPO Resolutions will progress the Mayor's regeneration aims by enabling the Council's registered provider partner, Poplar HARCA, to roll out Phase 2 of its ongoing housing regeneration programme on Aberfeldy; and to undertake an approved partnership project with the council on Burdett Estate, which will redevelop two existing housing blocks and provide new homes and a much needed expansion of St Paul's Way Trust School, expanding the school by 450 primary places.
- 1.2 These separate CPO processes would each be run in tandem alongside Poplar HARCA's continuing efforts to secure vacant possession voluntarily, helping to ensure that land interests can ultimately be acquired and that the redevelopment schemes can progress without indeterminate delays. The status of negotiations by HARCA with the affected land interests in each area is summarised later in this report. Negotiations will be reviewed regularly by Council officers, to ensure that HARCA continues to try to reach negotiated agreements with leaseholders and any other land interests, wherever possible, and that the CPO, once made, is enforced as the last resort.
- 1.3 **Proposed Aberfeldy CPO:** Poplar HARCA has obtained planning approval for a ten year programme of housing renewal, to benefit existing and future residents, and this is already well underway. HARCA confirms that Phase 2 of this regeneration programme cannot be delivered without the promotion and use of CPO powers by the council.
- 1.4 The Mayor is also asked to note that two further CPO Resolutions are likely to be requested in due course, in respect of future Aberfeldy scheme phases (3-6). Poplar HARCA's multi-phased approach, with the commitment of the council to utilise its CPO powers, gives its Joint Venture partners the confidence and security to underpin their future investment strategy and to demonstrate the financial viability of their proposals at each stage. It also allows time to continue negotiations to secure acquisitions voluntarily where possible.
- 1.5 **Proposed Burdett CPO:** The need for the CPO of specific land interests on Burdett Estate arises from a partnership proposal that has been developed by the council, Poplar HARCA and St Paul's Way Trust School. This builds on existing local regeneration work in which the partners have worked together. In September 2013 Cabinet agreed a recommendation to support the proposed expansion of St Paul's Way Trust School and a capital estimate was adopted to include the project in the ESCW capital programme. (Cabinet 11 September 2013, Planning for School Places, 2013/14 Review; ESCW Capital Programme 2013/16). The capital estimate was adjusted to £9.73m following a recommendation to Cabinet on 2 April 2014.
- 1.6 Poplar HARCA has agreed proposals for this regeneration scheme with the Council and with the school. Based on the need for additional school provision in the locality, a scheme has been developed for which it is anticipated a planning application will be submitted in September 2014. The

Council is funding the capital costs of the school-related elements of the overall scheme. This is funded from specific capital grant from the DfE for additional school places. Part of the Council's costs will include a proportion of costs attributable to site assembly, i.e. decant of existing residents.

- 1.7 The proposal is for the demolition of existing flats in Printon and Linton Houses (HARCA-owned blocks) and a mixed-use redevelopment, to include accommodation for the school on the ground floor, with mixed tenure housing above. This is a form of development which has been successfully implemented elsewhere. The site is approximately 200m from St Paul's Way Trust School. The scheme will also include nursery provision, and a retail space.
- 1.8 There is a steeply rising need for more school places in Tower Hamlets. Over the next 10 years approximately 8,000 more primary school places will be required. The Council has a statutory duty to provide school places. In recent years the Council has created more capacity from within its own assets.
- 1.9 The St Paul's Way Trust School proposal allows a partnership approach to create additional capacity as well as provide new homes. The Council will fund the school elements of the capital costs of the redevelopment. The proposed development will allow the school to expand by adding 450 primary places. By this expansion the school will become an all-through school for 1650 children aged 4-18 years. It allows the expansion of an outstanding and popular school to create places that the Council would not otherwise be able to create on the existing site of the school.
- 1.10 The school is in a priority area of the borough where there is considerable pressure on the available school places. The Council has limited options for expanding schools in the area. New residential developments have taken place and are proposed in this area of the borough. Where there are not enough local primary school places, children are not able to gain a place at their local school and will have to travel further to access a place. The school is expanding from September 2014 and is opening in temporary accommodation in the Burdett Centre.
- 1.11 The request to commence with a CPO resolution at this early stage is to facilitate clearance of the site so that the permanent school provision can be in place, if possible, for the beginning of the 2016/17 school year in September 2016.

## **2. ALTERNATIVE OPTIONS**

- 2.1 The alternative option is to NOT make the recommended Resolutions for one or both of the proposed CPOs. In this instance negotiations by Poplar HARCA with individual land interests would continue, but the absence of a back-up CPO process could potentially have negative impacts as follows:

## 2.2 **Aberfeldy Regeneration Scheme**

- Risk to the land assembly and to the implementation of the development, which would jeopardise key performance targets and housing outputs.
- Risk that future scheme phases would not be deliverable, as the regeneration scheme approach has been developed for the whole estate, and Phase 2 provides part of the rolling decant accommodation.
- Uncertainty for tenants and leaseholders in both Phase 2 and future phases as to whether the scheme will progress, which would make it harder for them to make informed decisions about their future.
- Without a statutory CPO there would be no obligation on Poplar HARCA to reimburse leaseholders' costs associated e.g. surveyors and legal fees.
- Potentially higher costs for Poplar HARCA, i.e. to achieve voluntary acquisitions at a higher than market value, which in turn could reduce scheme funding or overall financial viability. HARCA advises that due to the way the scheme funding is structured, this could have a negative impact on the overall level of affordable housing to be provided.
- Risk of non-delivery on commitments by Poplar HARCA to provide *comprehensive* regeneration across the wider area, including:
  - New affordable homes for people in housing need.
  - Community, faith and health provision.
  - New retail area of increased size.
  - Public realm and general neighbourhood regeneration.
  - Loss of planned investment in training academy.

## 2.3 **Burdett / St Pauls Way Trust School**

- Risk to the land assembly and to the development of the proposed new homes and the school extension. HARCA has stated that without a commitment from the council to use CPO powers to support the delivery of the land assembly, it will not be able to progress the scheme, as the cost risk will be too high.
- Potentially higher costs for Poplar HARCA, i.e. to achieve voluntary acquisitions at a higher than market value, which in turn could reduce scheme funding or overall financial viability. A proportion of such additional costs would fall to the Council for the school-related element of the overall project.
- Uncertainty for tenants and leaseholders as to whether the scheme will progress, which will make it harder for them to make informed decisions about their future, or to get alternative accommodation which meets their requirements.

- Without a statutory CPO there would be no obligation on Poplar HARCA to reimburse leaseholders' costs for reaching voluntary settlements, such as surveying and legal fees.
- The proposed expansion of St Paul's Way Trust School has been identified as a key scheme to provide additional, high quality school capacity in this area of the borough to meet the needs of local residents.
- There would be a risk that the much needed school places could not be provided on this site: the need for additional school places in Tower Hamlets is significant and will continue for the foreseeable future.
- Many schools have been expanded on their existing sites but the opportunities for more such expansions are now very limited due to the restricted sites of many inner city schools.
- Other options might include securing site allocations through the strategic planning process and other agreements with developers. However because of the scale of the need for additional places (8,000 primary school places over the next 10 years), the Council has to keep several options under review and in progress in order to keep pace with the projected number of pupils requiring a school place each year.
- This includes working with partners on the potential for mixed-use development, as in this case. This scheme is an ideal opportunity to address key regeneration aims to improve housing and school provision.

### **3. DETAILS OF REPORT**

#### **3.1 Meeting the Council's requirements to make a CPO**

The Council has previously made CPOs to support its own, or its Registered Provider (RP) partners' regeneration projects. The need for this provision arises where acquisition of land interests (i.e. residential dwellings, shops, rights of way etc) is necessary to fulfil commitments to deliver new affordable homes and/or to achieve wider regeneration benefits, such as the provision of related infrastructure, community facilities or new school premises.

3.2 This report seeks the Board's input to the proposal to make two CPOs in due course. For the reasons set out in Sections 3 and 4 of this report, it is important to commence the CPO processes for all the land interests included in, or affected by the CPO land within the red-line boundaries shown in Appendices 1 and 2. The report explains why each proposed CPO is needed to support the housing and wider regeneration work currently underway by Poplar HARCA, i.e. on Aberfeldy Estate, and to enable a proposed partnership scheme with the council on Burdett Estate, which will provide new homes and crucially a new school building to expand the nearby St Paul's Way Trust School.

- 3.3 Circular 06/04 provides best practice in the making of a CPO. In accordance with the guidance, the Council needs to demonstrate that compulsory purchase is used as a measure of the last resort and, once made, is enforced after all efforts to acquire by agreement have been exhausted.
- 3.4 Before making a CPO (which can only happen after the recommendations in this report are approved by Cabinet), officers require that the council's RP partner demonstrates that it is (and will continue to be) vigorously seeking voluntary negotiated settlements with all the home owners, or with others whose interests will be acquired, offering the full market value applicable and compensation compatible with statutory requirements. For example, if the council makes a CPO, dwelling owners will be reimbursed for independent valuation and legal support; paid full market value for their property interest; and be entitled to a compensation package to meet statutory requirements.
- 3.5 It is emphasized that the CPO is the solution of last resort. Council officers will regularly meet Poplar HARCA's representatives to monitor progress in securing vacant possession through voluntary negotiation. Poplar HARCA's approach to voluntary negotiations with land interests is described in the sections below, in respect of each scheme for which a CPO is being requested.

#### **4. ABERFELDY ESTATE REGENERATION SCHEME**

- 4.1 Aberfeldy Estate is located in East India and Lansbury Ward – see **Appendix 4, location map**. It was transferred to Poplar HARCA in two tranches, one in 1998 and another in 2007 following positive outcomes from ballots of residents. The transfer took place with the specific intention of securing significant improvement to the quality of the homes and environment. At transfer, the parts of the estate to be regenerated comprised 297 homes. The areas of the estate that are to be demolished and rebuilt in a phased programme, contain 211 tenanted homes and 86 leasehold homes.
- 4.2 Poplar HARCA is comprehensively regenerating the estate. This regeneration will take place over 6 phases, lasting approximately 10 years, and HARCA's Joint Venture Partnership will be investing over £250M in improvements to the area.
- 4.3 The overall Aberfeldy scheme has outline planning permission, and detailed planning permission is in place for Phases 1 and 2. Delivery of Phase 1 is well underway. The Decision Notice which approved the "Reserved Matters" for Phase 2 was issued by the council on the 27th March 2014.
- 4.4 The full scheme will: entail demolition of a considerable number of blocks; provide 1176 new homes; create vastly improved living conditions for the estate's residents; impact positively on the quality of the surrounding area and provide community, faith, retail and health facilities that will build on and extend the community offer to local residents.



- 4.5 The Aberfeldy scheme requires considerable demolition over a number of phases as well as making better use of existing space, to provide the new homes, a new neighbourhood centre and new community facilities. It guarantees to replace all of the social rented habitable rooms lost through demolition and to provide a minimum of 5% additional habitable rooms, split 60/40 between rent and intermediate tenures.
- 4.6 At least 45% of all replacement social rented homes and additional affordable rented homes will be family sized (3+ bed). All homes provided as affordable housing will be let at social rents.
- 4.7 This current mix is supported by a detailed viability appraisal, which will be re-run prior to the development of each phase and, where possible, the amount of affordable habitable rooms will be increased up to a maximum of 35% affordable overall.
- 4.8 As indicated above, the regeneration of the Aberfeldy Estate is a complex multi-phase scheme over a 10-year period, which will comprehensively regenerate the heart of the Aberfeldy area, providing significant well-being benefits. HARCA advises there are a number of reasons for the phased approach:
- 4.8.1 Phasing the scheme maximises the opportunity for internal decants from existing properties to the new affordable homes and provides the opportunity for leaseholders to acquire new properties within the redeveloped parts of the estate. This has positive benefits in that those people that wish to remain part of the community will be able to do so, which in turn has a positive benefit on maintaining and building community cohesion.
- 4.8.2 It is important to ensure that the scheme works financially. The scheme relies upon achieving land value and profits from the sale of properties from initial phases. These resources are then cash-flowed into funding subsequent leaseholder buy-outs and decant costs in subsequent phases. There is a comprehensive S106 agreement, which facilitates a review of the level of affordable housing to be provided on a phase-by-phase basis to maximise provision.
- 4.8.3 The phased approach to the regeneration scheme has been developed to:
- provide the most efficient build programme
  - create the new community, faith, health and retail space in advance of existing spaces being removed; and
  - minimize disruption to other residents in the demolition and build processes.
- 4.9 **Rehousing Offer – Aberfeldy Scheme**  
Poplar HARCA has made the following commitment to its Aberfeldy Phase 2 decant tenants:

- Awarded decant priority status
- Relocation to a suitable home
- Help with the cost of moving
- Home Loss payment
- Option to return to the new scheme where appropriate

4.10 Poplar HARCA has made the following commitments to the Aberfeldy Phase 2 resident leaseholders:

- Market value for property
- Home loss payment along with reasonable costs of relocation and legal fees, SDLT etc
- For resident leaseholders (in situ) that cannot afford an alternative home, the following options are available:
  - Shared ownership
  - Shared equity arrangement
  - Lease swap

4.11 HARCA has undertaken a number of regeneration schemes where land assembly has been achieved without the need to resort to the full implementation of CPO powers. Hitherto they have successfully negotiated appropriate settlements by being flexible in their approach. For example, on the Aberfeldy scheme, the leaseholders in Phase 2 have been offered the option to return to the Phase 1A scheme currently under development, subject to affordability.

4.12 In the past four years, Poplar HARCA, in conjunction with the council, has embarked upon an extensive programme of place-making called Reshaping Poplar. In addition to providing new homes, this programme seeks to transform the quality of the environment and the quality of life in Poplar, with new and improved health facilities, schools, leisure facilities, retail and commercial workspace, green spaces and physical infrastructure. On Aberfeldy Estate this will involve improvements to the quality of the environment, new and improved health facilities, an enhanced retail area, improved and more useable public spaces, public art and redevelopment of the physical infrastructure to enhance the quality of life.

4.13 Investment is also aimed at delivering future employment opportunities, with the development of a construction academy, supported by Willmott Dixon.

4.14 However, enabling the scheme to progress, without hindrance to deliver these significant improvements to the local area, requires the acquisition of all land interests on a phased basis. It is essential that the Title to the land is clear. Poplar HARCA will continue to seek to acquire all interests through voluntary negotiations, but the CPO process for Phase 2 is an important element in order to ensure that vacant possession and clean title to this phase of the scheme can be secured and to allow the development programme to commence in 2014.

4.15 This report requests the use of the Council’s CPO powers in relation to Phase 2 of the regeneration scheme, as illustrated in the plan shown at Appendix 1. It also notes that future CPO resolutions for later phases will come forward during the next five years.

4.16 **Purpose of the decant and acquisition of land interests on Aberfeldy Estate**

HARCA’s programme for phase 2 of the scheme entails the demolition and redevelopment of 72 properties at:

- Jervis Bay House
- Gaze House
- Ritchie House
- Helen Mackay House

4.17 The following table sets out the current use of these properties:

<b>Block</b>	<b>No of Properties</b>	<b>Leasehold</b>	<b>Tenants</b>	<b>Void</b>
Jervis Bay House	18	4	7	7
Gaze House	12	7	2	3
Ritchie House	18	4	7	7
Helen Mackay House	24	3	5	16
<b>Total</b>	<b>72</b>	<b>18</b>	<b>21</b>	<b>33</b>

Of the 18 remaining Leaseholders, 8 are non-resident. The purpose of the decant and acquisition of land interests, is to secure vacant possession of the site, ideally to enable demolition to commence later in 2014. In turn this allows the development of Phase 2 to commence, which delivers 200 new homes (including those earmarked for decants of residents in later phases).

4.18 Poplar HARCA advises it has consulted residents and local stakeholders extensively about the Aberfeldy regeneration scheme. The support of the council in progressing a CPO on Phase 2 of Aberfeldy Estate will help deliver a successful conclusion to the decant and leasehold acquisitions programme. The Aberfeldy CPO would run in tandem with Poplar HARCA’s ongoing negotiations with the remaining dwelling owners (mixture of resident and non-resident), to seek voluntary settlements where possible.

**5. BURDETT ESTATE – REDEVELOPMENT OF HOUSING AND SCHOOL ACCOMMODATION**

5.1 Burdett Estate is located in Mile End East ward – see **Appendix 5, location map**. This former council estate was transferred to Poplar HARCA in 1998.

Substantial housing and environmental regeneration work has been carried out, prior to the scheme which is now proposed.

5.2 Poplar HARCA's new development will take place in a single phase and will include:

- A new housing development with school accommodation below, as part of St Paul's Way Trust School, fronting onto St Paul's Way – this will allow the school to expand by adding 450 new primary places.
- New multi-use games play space.
- New school playground.
- A new housing development, with an indicative provision of 107 new flats of mixed tenure, based on the Mayor's London Housing Design Guide space standard.
- Design is at an early stage but indicatively will comprise:
  - 82 for private sale
  - 12 for social rent
  - 13 intermediate
  - The split is 70% private and 30% social & intermediate by habitable rooms
- Replacement mosque building, for that which currently occupies the Burdett Centre.
- A new retail space, potentially located on the St Paul's Way frontage.
- The design of the school accommodation and its recreation area will allow community use out of school hours. The school and Poplar HARCA are committed to working together on the use of the school accommodation by the community.

5.3 The scheme requires the demolition of Linton and Printon Houses and the relocation of the current residents. Poplar HARCA had previously commenced a tenant decant programme and has now started the dialogue with leaseholders, to endeavour to secure vacant possession of the various properties through voluntary acquisitions wherever possible.

5.4 The existing housing provision is as follows:

5.4.1 Printon House has 30 flats in the block of which 18 are tenanted, 8 are leasehold and 4 are void. Current occupancy is:

4	Void/short life
18	Tenants
3	resident Leaseholders
5	non-resident Leaseholders

5.4.2 Linton House has 24 flats in the block of which 6 are tenanted, 11 are leasehold and 7 are void. Current occupancy is:

7	Void/short life
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6	Tenants
4	resident Leaseholders
7	non-resident Leaseholders

## 5.5 Rehousing Offer – Burdett Scheme

Poplar HARCA will need to complete its decant of all the occupied properties before any of the development can commence. Because this is likely to be a smaller, single phase project, delivering fewer replacement homes on-site, HARCA cannot offer a guaranteed option for existing tenants to relocate within the redevelopment area.

Poplar HARCA has made the following commitment to its tenants:

- Awarded decant priority status
- Relocation to a suitable home
- Help with the cost of moving
- Home Loss payment
- Poplar HARCA is only able to provide a qualified option to return to the new scheme as the number of new affordable homes to be built within the scheme will be less than the number of homes to be demolished.

Poplar HARCA will make the following commitments to resident leaseholders in the affected blocks:

- Market value for property
- Home loss payment along with reasonable costs of relocation and conveyancing fees, SDLT etc
- For leaseholders that cannot afford an alternative home in the open market the following options are available
  - Shared ownership
  - Shared equity arrangement
  - Lease swap

5.6 Through its drop in sessions and home visits, Poplar HARCA will gather information about the personal and financial circumstances of the resident leaseholders, to identify any hardship considerations and to develop options that fit with these leaseholders' financial circumstances. This information will be shared with council officers monitoring the decant programme so that they can be assured that Poplar HARCA are providing robust options that meet the needs of the leaseholders.

5.7 As indicated above for Aberfeldy, Poplar HARCA is expected to be as flexible as possible in its efforts to negotiate with resident home-owners. However the CPO is necessary to ensure that the land earmarked for development is secured as quickly as possible, to enable the development to begin by 2015, once planning approval for the scheme is obtained.

## 5.8 **Purpose of the decant and acquisition of land interests on Burdett Estate**

HARCA's programme for the scheme entails the demolition and redevelopment of 54 properties at:

- Linton House.
- Printon House.
- The demolition of the current Burdett Centre community hall.
- The demolition and re-provision of the Mosque, which currently occupies part of the Burdett Centre.

5.9 The purpose of decant and acquisition of land interests is to secure vacant possession of the site, ideally to enable demolition by January 2015. In turn this allows the development to commence which should provide the new school provision for the commencement of the school year in September 2016.

5.10 Residents and local stakeholders are being consulted by Poplar HARCA about the decant options and about the regeneration proposals, en route to making a planning submission. The support of the council in progressing a CPO for the land interests identified in Appendices 2 and 3 will help deliver a successful conclusion to the decant and leasehold acquisitions programme. The CPO would run in tandem with Poplar HARCA's ongoing negotiations with the remaining dwelling owners (mixture of resident and non-resident), to seek voluntary settlements where possible.

## 6. **NEGOTIATING SETTLEMENTS**

6.1 The proposal for two CPOs, to include property interests listed in Appendix 3 - and which may be identified within the red-line boundaries illustrated in Appendices 1 and 2 - is a measure to help ensure overall delivery of each regeneration scheme. Poplar HARCA will be required to continue negotiations with the remaining land interests, to seek to achieve a complete decant and acquire where possible all interests by agreement without having to implement the CPO unless this is absolutely necessary. Approving the CPO Resolutions now, and the subsequent making of the CPOs under delegated authority, will not result in any reduction in efforts to continue negotiations to achieve vacant possession by voluntary agreement. The CPOs are, however, an important step to confirm the council's continued and formal support for each scheme, which together will provide significant new housing, community and educational benefits to the borough.

### 6.2 **Residential acquisitions**

Poplar HARCA is engaging to acquire leasehold premises and has so far been successful in preliminary discussions to communicate with the affected leaseholders and to offer settlements.

6.3 On Aberfeldy this process has been underway for some time. Some 2 leaseholders have been acquired to date and 18 remain, of whom all but 2 are actively in negotiations. On Burdett (Linton and Printon Houses) the dialogue

to reach voluntary settlements to acquire 10 residential leasehold interests and 10 non-residential leasehold properties, is now underway.

- 6.4 Poplar HARCA will liaise closely and negotiate with all the owners and occupiers. The council's Housing Regeneration Team monitors the offers made by HARCA to ensure that this happens.
- 6.5 HARCA has adopted the CPO good practice approach used by the council. When a property is to be purchased the owner is encouraged to seek independent valuation advice to assist in negotiations with Poplar HARCA's Valuer, and reasonable costs for this are reimbursed. Owners are offered the full current market value of their property. Owners who occupy their properties as their 'principal' home (i.e. resident owners) receive an additional 10% of the final market value as a statutory Home Loss payment. Property Owners who do not occupy their homes (ie non-resident owners) may be eligible for an additional 7.5% of the acquisition price as a Basic Loss payment, if the property has been well maintained.
- 6.6 To help displaced property owners move to their new homes, their reasonable moving costs are paid, including legal and professional valuation fees, the hire of removal companies, disconnection and reconnection of cookers, washing machines and all associated domestic costs of moving from one property to another, including an allowance for carpets and curtains etc. Where a property owner makes their own arrangements to acquire alternative premises, the Registered Provider meets the reasonable cost of stamp duty.
- 6.7 In addition to the standard options set out above, which reflect the Council's approach to resident property owner buybacks, Poplar HARCA is offering further options such as lease swaps, conversion to shared equity or shared ownership options where there is insufficient capital in the existing property to enable the displaced leaseholder to purchase a new replacement home at current market values.

### **Other Land Interests**

- 6.8 There are likely to be other non-residential land interests and rights, which will need to be extinguished or acquired by each proposed CPO. These may include for example:
  - Way-leaves
  - Easements
  - Rights of Way
  - Third Party rights
  - Rights to Light
  - Over-sailing rights
  - Electricity substation leases
- 6.9 All land interests will be established via a referencing process and where appropriate, negotiated settlements will be reached to allow the redevelopment to proceed unhindered.

## 7. **COMPULSORY PURCHASE**

- 7.1 Using compulsory purchase powers will facilitate the delivery of this regeneration project. The current known interests in the land are listed in Appendix 3, but other interests may emerge through land referencing across the red-line area for each of the proposed CPOs.
- 7.2 Circular 06/2004 Paragraph 1 (Compulsory Purchase and the Crichel Down Rules) (“the Circular”) sets out guidance to acquiring authorities in England making CPO’s.
- 7.3 The Circular states that “Ministers believe that compulsory purchase powers are an important tool for local authorities and other public bodies to use as a means of assembling the land needed to help deliver social and economic change. Used properly, they can contribute toward effective and efficient urban and rural regeneration, the revitalisation of communities, and the promotion of business – leading to improvements in quality of life. Bodies possessing compulsory purchase powers – whether at local, regional or national level – are therefore encouraged to consider using them pro-actively wherever appropriate to ensure real gains are brought to residents and the business community without delay.”
- 7.4 The Circular, para 24, sets out that “acquiring authorities should seek to acquire land by negotiation wherever practicable. The compulsory purchase of land is intended as a last resort in the event that attempts to acquire by agreement fail.”
- 7.5 The Circular also sets out (para 24) that acquiring authorities “should plan a compulsory purchase timetable at the same time as conducting negotiations.” This is to reflect the amount of time that needs to be allowed to complete the compulsory purchase process. The guidance goes on to state “it may often be sensible for the acquiring authority to initiate the formal procedures in parallel with such negotiations. This will help to make the seriousness of the authority’s intentions clear from the outset, which in turn might encourage those whose land is affected to enter more readily into meaningful negotiations.”
- 7.6 Paragraph 17 of The Circular refers to the balance that has to be struck between ensuring a compelling case in the public interest and that the regeneration project sufficiently justifies interfering with the human rights of those with an interest in the land affected. It reads as follows:

*"A compulsory purchase order should only be made where there is a compelling case in the public interest. An acquiring authority should be sure that the purposes for which it is making a compulsory purchase order sufficiently justify interfering with the human rights of those with an interest in the land affected."*



7.7 Appendix E of the Circular provides guidance to local authorities considering using compulsory purchase powers under the Housing Acts. Paragraph 2 of Appendix E states that orders should not be made unless there is a compelling case in the public interest for making them.

7.8 Paragraph 19 of Circular 06/04 states –

*“If an acquiring authority does not have a clear idea of how it intends to use the land which it is proposing to acquire, and cannot show that all the necessary resources are likely to be available to achieve that end within a reasonable time-scale it will be difficult to show conclusively that the compulsory acquisition of the land included in the order is justified in the public interest... Parliament has always taken the view that land should only be taken compulsorily where there is clear evidence that the public benefit will outweigh the private loss.”*

7.9 Consideration is given to the human rights implications of the decision to make a CPO in section 11 below.

## **8. WHEN COMPULSORY PURCHASE IS TO BE USED**

8.1 An example of the circumstances in which CPO may be used by relevant authorities is summarised as follows:

- To unlock situations where a scheme is being blocked by an owner (or owners) unwilling to dispose of property either at all or only at a price considerably in excess of market value a ransom situation.
- To ensure effective negotiations for land assembly where there is a multiplicity of ownerships and absent landlords.
- Where there are unknown owners.

8.2 The use of CPO in the case of the Aberfeldy Estate Phase 2, and Burdett Estate, accords with the first two of these circumstances.

## **9. FINANCIAL IMPLICATIONS**

9.1 This report explains Poplar HARCA's progress on the acquisition of land and properties on the Aberfeldy Estate and Burdett Estate. Approval is sought for CPO proceedings to be implemented, should efforts to acquire all of the appropriate property and any other land interests by agreement fail. Arranging for these back-up procedures to be put in place now, will reduce any subsequent delays in the regeneration programme that may arise if agreements cannot be reached with individual owners.

9.2 There are no direct financial implications for the Authority in terms of the management of the CPO processes - the costs of officer time involved in the

CPOs will be recharged to Poplar HARCA, as will any specific administrative costs incurred.

- 9.3 The costs of the purchases and associated compensation are borne exclusively by Poplar HARCA in respect of the Aberfeldy scheme.
- 9.4 In relation to the Burdett scheme however, in September 2013 Cabinet agreed a recommendation to support the proposed expansion of St Paul's Way Trust School and a capital estimate was adopted to include the project within the ESCW capital programme. (Cabinet 11 September 2013 – 'Planning for School Places, 2013/14 Review; ESCW Capital Programme 2013/16'. The capital estimate was adjusted to £9.73m following a recommendation to Cabinet on 2 April 2014. ). The Council is funding the capital costs of the school-related elements of the overall scheme through the specific capital grant that it receives from the DfE. The Council's capital expenditure will include an element of costs attributable to the site assembly for the scheme, i.e. the decant of existing residents from Linton and Printon Houses. These costs must be contained within the overall capital budget adopted for the project, however it should be noted that they are not within the direct control of the Authority and therefore close financial monitoring of the scheme will be essential in order that any additional cost pressures can be addressed as they emerge.

## **10. LEGAL IMPLICATIONS**

- 10.1 The Council is empowered by Part 2 of the Housing Act 1985 to provide housing accommodation. The Council may acquire land for the purposes of its Part 2 housing functions, which includes acquiring land to be used as a site for building housing (Housing Act 1985, section 17). The Council's power to acquire land includes the power to acquire land for the purpose of disposing of that land to a person who intends to provide housing accommodation on it or facilities which serve a beneficial purpose in connection with the requirements of persons for whom housing accommodation is provided.
- 10.2 The Council may compulsorily acquire land for these housing purposes if it is authorised to do so by the Secretary of State (Housing Act 1985, section 17(3)). The Secretary of State may not authorise such an acquisition unless it appears likely the land will be required within the date on which the Secretary of State confirms the compulsory purchase order for the purposes of section 17 of the Housing Act 1985. The Acquisition of Land Act 1981 ("**the 1981 Act**") governs the procedures which apply to such an acquisition, the Compulsory Purchase Act 1965 ("**the 1965 Act**") governs post-confirmation procedures and the Land Compensation Act 1961 ("**the 1961 Act**") governs the amount and assessment of compensation. Those statutes provide the general position, which is subject to some particular modification by Part 17 of the Housing Act 1985.
- 10.3 The Council's power to acquire land for housing purposes may arguably be insufficient to support a purchase for the provision of school facilities, given

that these would not necessarily benefit persons who live in the housing accommodation provided. Under section 226 of the Town and Country Planning Act 1990 ("**TCPA**"), the Council has power to compulsorily acquire land in its area. The Council requires authorisation from the Secretary of State to make a compulsory acquisition under section 226 of the TCPA and the 1981 Act applies to such an acquisition.

- 10.4 The Council may make a compulsory acquisition under section 226 of the TCPA (a) if it thinks the acquisition will facilitate the carrying out of development or redevelopment or improvement on or in relation to the land or (b) which is required for a purpose which it is necessary to achieve in the interests of the proper planning of an area in which the land is situated. In order to make an acquisition under (a), the Council must also consider that the development, redevelopment or improvement will contribute to the promotion or improvement of the economic social or environmental well-being of Tower Hamlets.
- 10.5 The Council may dispose of the land under section 233 of the TCPA for the purpose of bringing it forward for development or otherwise facilitating development. Any such disposal must be for the best consideration that can reasonably be obtained, unless the Secretary of State's consent is obtained. By a combination of sections 226 and 233 of the TCPA, it is open to the Council to compulsorily acquire land for planning purposes and then transfer it to a developer.
- 10.6 The 1981 Act provides that the authorisation of a compulsory purchase is to be conferred by an order, called a compulsory purchase order ("**CPO**"). A CPO is required to be made in a prescribed form and must describe by reference to a map the land to which it applies. If the Council makes a CPO, it must submit the CPO to the Secretary of State for confirmation. Prior to submission to the Secretary of State, the Council must publish notice of the making of the CPO specifying that the order has been made, describing the land and the purpose for which it is required, naming a place where the order and map may be inspected and specifying a time which (and the manner in which) objections may be made. The Council must also serve a notice in prescribed form on affected owners, lessees, tenants or occupiers of the land allowing them the opportunity to object. The procedure for confirmation is specified in the 1981 Act and may require the conduct of a public inquiry if there are objections.
- 10.7 As an acquisition will extinguish third party rights, the Council will need to take care that it does not contravene the rights of individuals under the European Convention on Human Rights ("**ECHR**"). Section 6 of the Human Rights Act 1998 makes it unlawful for the Council to act in any way which is incompatible with a right under the ECHR. Pursuant to Article 1 of the First Protocol to the ECHR, every person is entitled to the peaceful enjoyment of his or her possessions and no one shall be deprived of those possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law. In order to avoid contravening individual human rights by making a CPO, it must be demonstrated that the

CPO is in the public interest and that it is necessary and proportionate to make the CPO.

- 10.8 In order to meet these requirements, the making of a CPO should be a last resort and should be preceded by vigorous attempts to buy the land by agreement. There should be evidence of intransigence on the part of owners such that the development is put at risk. It must be clear that the development offers public benefits, such as improved housing and amenities for the estate. The balance of interests between the protection of individual rights and the public benefits to be obtained must be considered and there should be a compelling case in the public interest for the CPO. In doing so it may be noted that the impact on individual rights is lessened by the existence of rights of objection and a statutory compensation regime which includes payments above the market price to compensate for the involuntary nature of the process.
- 10.9 The Government Circular 06/2004, which was issued on 31 October 2004, provides guidance to acquiring authorities in England on the use of compulsory acquisition powers. The guidance has been referred to, as appropriate, in the preparation of this report.
- 10.10 Before making a CPO, the Council must have due regard to the need to eliminate unlawful conduct under the Equality Act 2010, the need to advance equality of opportunity and the need to foster good relations between persons who share a protected characteristic and those who don't. Some form of equality analysis will be required which is proportionate to the potential impact of the CPO on individuals or communities.
- 10.11 The making of a CPO is an executive function, by virtue of section 9D of the Local Government Act 2000 and the Local Authorities (Functions and Responsibilities) (England) Regulations 2000. Pursuant to section 9E(2) of the Local Government Act 2000, the Mayor may arrange for the discharge of an executive function by an officer of the authority.

## **11. HUMAN RIGHTS IMPLICATIONS**

11.1. Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way that is incompatible with the European Convention on Human Rights. Various convention rights are likely to be relevant to the Order, including:

- Entitlement to a fair and public hearing in the determination of a person's civil and political rights (Convention Article 6). This includes property rights and can include opportunities to be heard in the consultation process.
- Peaceful enjoyment of possessions (First Protocol Article 1). This right includes the right to peaceful enjoyment of property and is subject to the State's right to enforce such laws as it

deems necessary to control the use of property in accordance with the general interest.

- Right to life, in respect of which the likely health impacts of the proposals will need to be taken into account in evaluating the scheme (Conversion Article 2).

11.2 The European Court has recognised that "regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole". Both public and private interests are to be taken into account in the exercise of the Council's powers and duties as a local planning authority. Any interference with a Convention right must be necessary and proportionate.

11.3 The Council is therefore required to consider whether its actions would infringe the human rights of anyone affected by the making of the CPO. The Council must carefully consider the balance to be struck between individual rights and the wider public interest. It is considered that any interference with the Convention rights caused by the CPO will be justified in order to secure the social, physical and environmental regeneration that the project will bring. Appropriate compensation will be available to those entitled to claim it under the relevant provisions of the national Compensation Code.

## **12. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT**

12.1 The housing stock transferred from the Council to Poplar HARCA was designed to an environmental performance consistent with standards for build in place at the time the properties were built (mid 1900's). The performance standards will have been improved in the social; housing properties through investment to bring them to the Decent Homes standard, but these improvements will not have been applied to all of the leasehold properties.

12.2 The proposed new scheme will provide homes built to a far higher standard of environmental performance, which will mean they are far more cost effective to run, thereby reducing the potential for fuel poverty amongst low income households that are expected to occupy the new affordable homes within the scheme.

## **13. CRIME AND DISORDER REDUCTION IMPLICATIONS**

13.1 Aberfeldy Estate has experienced significant issues of anti-social behaviour (ASB). These ASB issues are exacerbated by the design and isolated nature of the estate, caused by being surrounded by major roads. These major roads and the associated underpasses and bridges provide easy access to other local estates as well as fast 'getaway' routes. This enables those committing ASB to easily evade police and other enforcement activities.

13.2 The nature of the ASB largely relates to so called 'postcode gangs' but there are recent developments of further incursions into the area by a gang known to be introducing a drug culture and engaging local teenagers to further

develop this culture. This particular gang is known to be violent and all gang members are armed with knives.

- 13.3 Further physical factors that contribute to ASB by gangs are the poor estate lighting and lack of CCTV in the locality.
- 13.4 The proposed redevelopments are applying the following principles to address the ASB issues:
- The Masterplan seeks to achieve the development of a vibrant core to the new neighbourhood. This is achieved by relocating the existing retail core south along Aberfeldy Street, The position of the new hub is designed to be an anchor to draw footfall through the site, via the new A13 crossing.
  - This will ensure that the public realm of the scheme is truly public with people walking through to go to the commercial/community uses.
  - Aberfeldy Gateway is a key arrival point into this new community, the new pedestrian crossing traversing the busy East India Dock Road connects this area to the East India Dock DLR reinforcing this as a primary location for retail and community uses.
  - The widening of Aberfeldy Street at this location creates long sightlines from the south; the scale of the adjacent blocks reinforces the urban nature of this shared surface public space. The eastern block marks the arrival point and brings the commercial uses into clear visibility from the A13.
  - The new shared surface street encourages people to use the shops which is in line with the desires of residents
  - The commercial hub includes the potential for a small amount of A3 space to accommodate a cafe/bar or restaurant. This will be of a relatively small scale and will service the occupants of Aberfeldy and the immediate environs.
  - The facilities are grouped around a new public space featuring dancing water jets that offer children opportunities to play at the point where the new East India Green interfaces with the space. The aim is to create a lively space, a new focus for the residents of Aberfeldy and visitors alike.
  - The A12 transformed into boulevard faced with active frontages, widened
    - edges to incorporate avenues of trees, dedicated cycle ways, roads and
    - parking to serve local movement
  - Provision of new community and faith space
  - Delivering the principles and requirements of the Secured by Design application and Checklist
  - *[To follow: similar improvements in relation to the proposed Burdett scheme]*

## **14. EFFICIENCY STATEMENT**

- 14.1 All expenditure to be incurred in managing and delivering the proposed CPO processes, including costs arising from work by the council's Legal and Housing Regeneration Teams, will be reimbursed by Poplar HARCA.

## **15. ONE TOWER HAMLETS CONSIDERATIONS**

- 15.1 The council has a statutory duty to provide sufficient school places for local residents. Education is key to ensuring economic prosperity for the individual and for the community. The council has to plan for the overall social infrastructure to meet the needs of the rising local population. The proposal for the expansion of St Paul's Way Trust School supports these requirements.

## **16. RISK IMPLICATIONS**

- 16.1 The risks associated with not agreeing the CPO resolutions for each project are set out in Section 4 of the report. Failure to acquire the land interests through negotiation could jeopardize both the Aberfeldy and Burdett regeneration proposals unless this risk is off-set by taking steps to make a precautionary CPO in each area, to acquire the land interests identified in this report.
- 16.2 The council is working with Poplar HARCA on the redevelopment proposal for the school. The programme bears some time risks due to the need to vacate Printon and Linton Houses. The programme is being monitored closely. The CPO resolution for Burdett will support the programme delivery if the need arises.

## **Linked Reports, Appendices and Background Documents**

### **Linked Report**

- None.

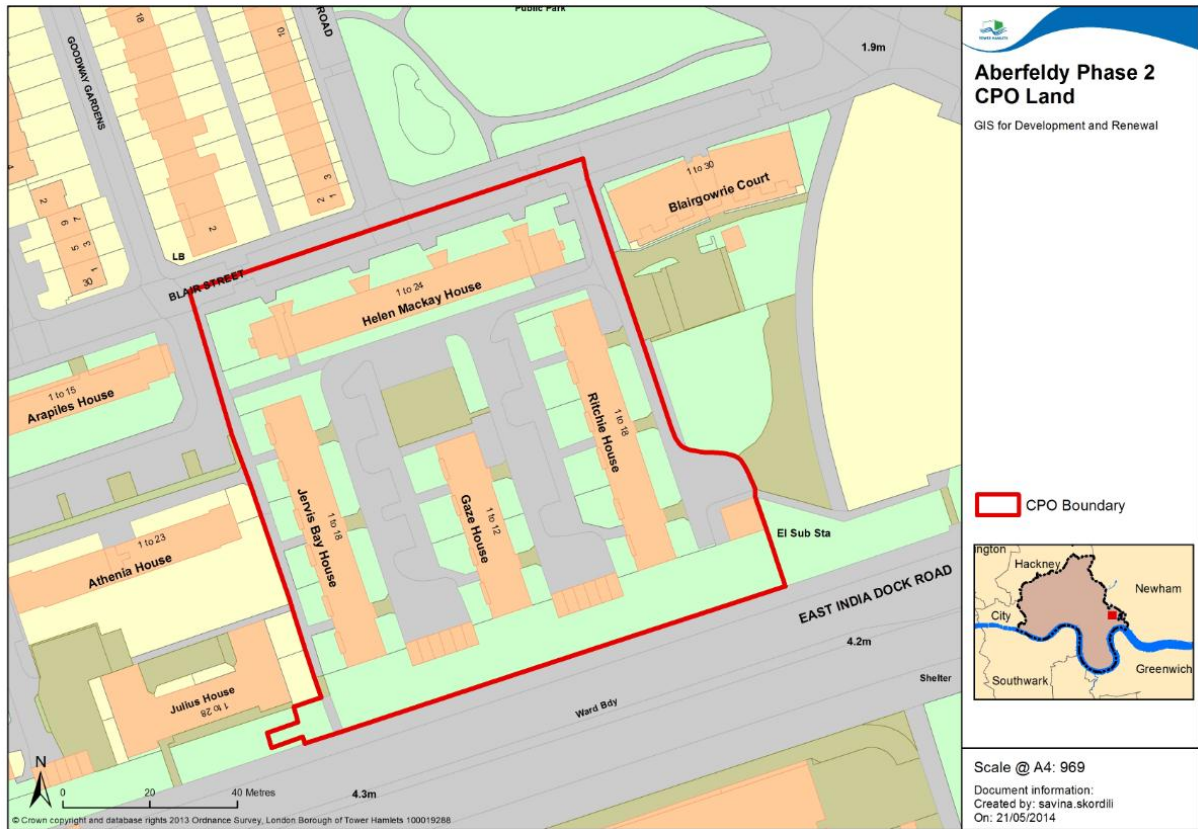
### **Appendices**

- Appendix 1: Aberfeldy Estate – Phase 2 CPO Land
- Appendix 2: Burdett Estate – CPO Land
- Appendix 3: Schedule of leasehold interests to be purchased on Aberfeldy Estate & Burdett Estate
- Appendix 4: Site Location Map – Aberfeldy Estate
- Appendix 5: Site Location Map – Burdett Estate
- Appendix 6: Aberfeldy Estate Renewal Phasing Plan

### **Background Documents – Local Authorities (Executive Arrangements)(Access to Information)(England) Regulations 2012**

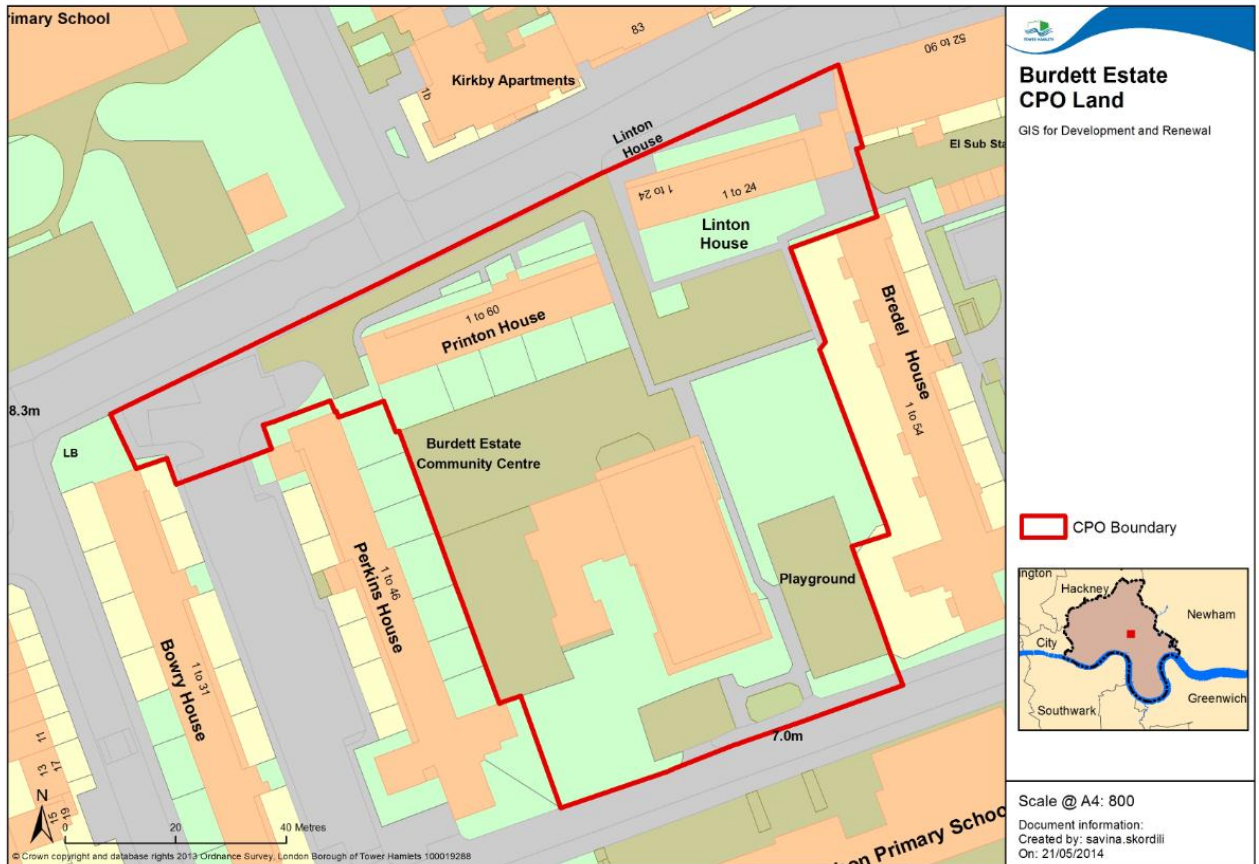
- None.

# Appendix 1: Aberfeldy Estate – Phase 2 CPO Land





## Appendix 2: Burdett Estate – CPO Land



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**Appendix 3: Schedule of leasehold interests to be purchased on Aberfeldy Estate / Burdett Estate**

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**Land Interests to be purchased: listed for inclusion in the proposed Compulsory Purchase Order**

**Aberfeldy Estate: Poplar HARCA Phase 2**

Residential Properties

The leasehold properties known as:-

- 2 Gaze House, Blair Street, LONDON, E14 0PR – Terms agreed to acquire
- 3 Gaze House, Blair Street, LONDON, E14 0PR – Terms agreed to acquire
- 4 Gaze House, Blair Street, LONDON, E14 0PR
- 5 Gaze House, Blair Street, LONDON, E14 0PR
- 7 Gaze House, Blair Street, LONDON, E14 0PR
- 10 Gaze House, Blair Street, LONDON, E14 0PR – Terms agreed to acquire
- 11 Gaze House, Blair Street, LONDON, E14 0PR – Terms agreed to acquire
  
- 7 Helen Mackay House, **Blair Street, LONDON, E14 0PW**
- 19 Helen Mackay House, **Blair Street, LONDON, E14 0PW**
- 21 Helen Mackay House, **Blair Street, LONDON, E14 0PW**
  
- 4 **Jervis Bay House, Blair Street, LONDON, E14 0PP**
- 10 **Jervis Bay House, Blair Street, LONDON, E14 0PP**
- 14 **Jervis Bay House, Blair Street, LONDON, E14 0PP**
- 16 **Jervis Bay House, Blair Street, LONDON, E14 0PP** – Terms agreed to acquire
  
- 3 **Ritchie House, Blair Street, LONDON, E14 0PS**
- 11 **Ritchie House, Blair Street, LONDON, E14 0PS** – Terms agreed to acquire
- 12 **Ritchie House, Blair Street, LONDON, E14 0PS** – Terms agreed to acquire
- 13 **Ritchie House, Blair Street, LONDON, E14 0PS**

The tenanted properties known as:-

- 9 Gaze House, Blair Street, London E14 0PR
- 12 Gaze House, Blair Street, London E14 0PR

4 Helen Mackay House, Blair Street, London E14 0PW –  
accepted offer – tenancy date 9/6/14

10 Helen Mackay House, Blair Street, London E14 0PW

16 Helen Mackay House, Blair Street, London E14 0PW –  
accepted offer – tenancy date 16/6/14

23 Helen Mackay House, Blair Street, London E14 0PW  
24 Helen Mackay House, Blair Street, London E14 0PW

2 Jervis Bay House, Blair Street, London E14 0PP  
3 Jervis Bay House, Blair Street, London E14 0PP

8 Jervis Bay House, Blair Street, London E14 0PP –  
accepted offer – tenancy date 9/6/14

11 Jervis Bay House, Blair Street, London E14 0PP –  
accepted offer – tenancy date 9/6/14

13 Jervis Bay House, Blair Street, London E14 0PP  
15 Jervis Bay House, Blair Street, London E14 0PP  
17 Jervis Bay House, Blair Street, London E14 0PP

4 Ritchie House, Blair Street, London E14 0PS

8 Ritchie House, Blair Street, London E14 0PS  
9 Ritchie House, Blair Street, London E14 0PS  
10 Ritchie House, Blair Street, London E14 0PS  
14 Ritchie House, Blair Street, London E14 0PS

16 Ritchie House, Blair Street, London E14 0PS  
17 Ritchie House, Blair Street, London E14 0PS – accepted  
offer – tenancy date 9/6/14

#### Other Land Interests

Electricity Sub Station

Rights of way

Way-leaves

Telecommunication equipment

Other non residential interests as identified during the land referencing within the red line  
boundary shown on the plan in Appendix 1.

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**Land Interests to be purchased: listed for inclusion in the proposed Compulsory Purchase Order**

**Burdett Estate: Poplar HARCA**

Residential Properties

The leasehold properties known as:-

1 Linton House, St Pauls Way  
4 Linton House, St Pauls Way  
6 Linton House, St Pauls Way  
10 Linton House, St Pauls Way  
12 Linton House, St Pauls Way  
19 Linton House, St Pauls Way  
20 Linton House, St Pauls Way  
21 Linton House, St Pauls Way  
22 Linton House, St Pauls Way  
23 Linton House, St Pauls Way  
24 Linton House, St Pauls Way

7 Printon House, Wallwood Street  
10 Printon House, Wallwood Street  
20 Printon House, Wallwood Street  
26 Printon House, Wallwood Street  
30 Printon House, Wallwood Street  
36 Printon House, Wallwood Street  
50 Printon House, Wallwood Street  
56 Printon House, Wallwood Street

The tenanted properties known as:-

3 Linton House, St Pauls Way  
7 Linton House, St Pauls Way  
14 Linton House, St Pauls Way  
15 Linton House, St Pauls Way  
18 Linton House, St Pauls Way

6 Printon House, Wallwood Street  
8 Printon House, Wallwood Street  
16 Printon House, Wallwood Street  
17 Printon House, Wallwood Street  
18 Printon House, Wallwood Street  
19 Printon House, Wallwood Street  
27 Printon House, Wallwood Street  
28 Printon House, Wallwood Street  
37 Printon House, Wallwood Street  
38 Printon House, Wallwood Street  
39 Printon House, Wallwood Street  
40 Printon House, Wallwood Street  
48 Printon House, Wallwood Street  
49 Printon House, Wallwood Street  
58 Printon House, Wallwood Street  
59 Printon House, Wallwood Street  
60 Printon House, Wallwood Street

Other Land Interests

Rights of way

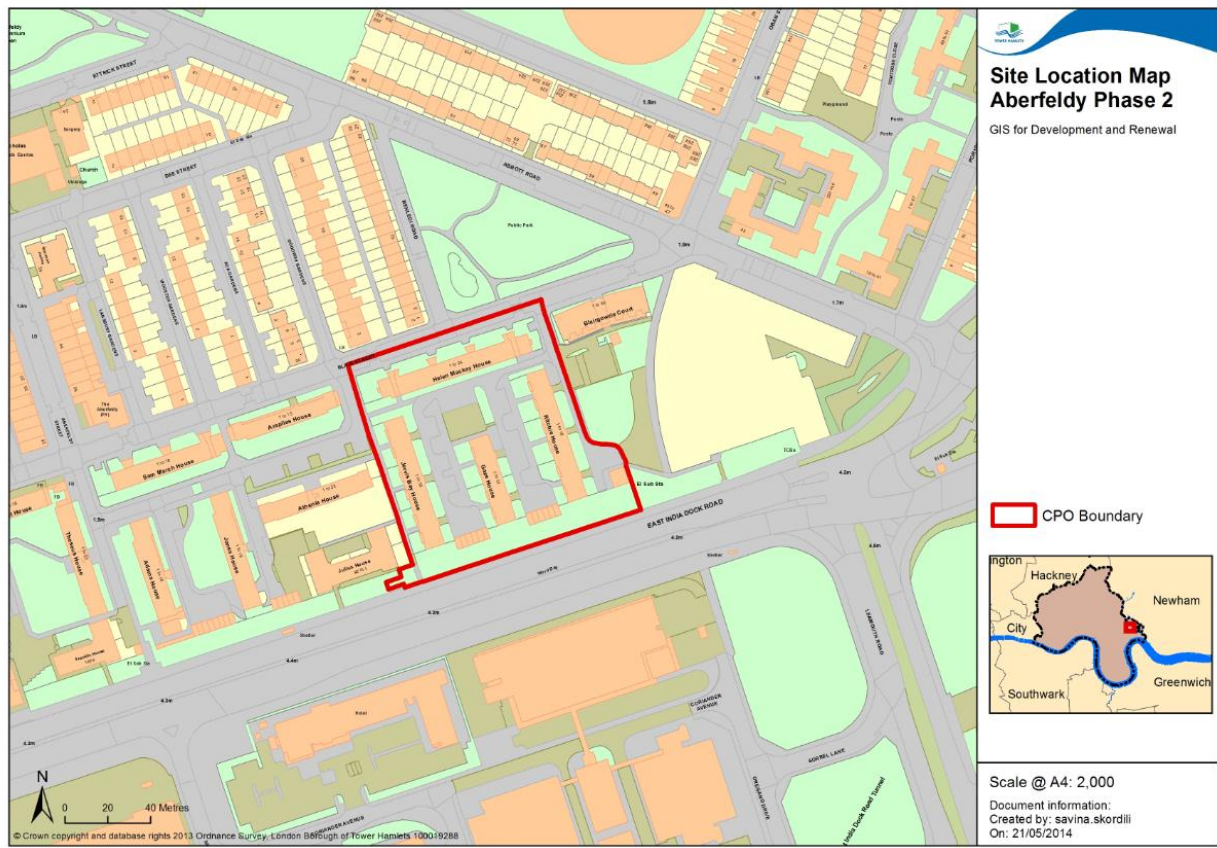
Way-leaves

Telecommunication equipment

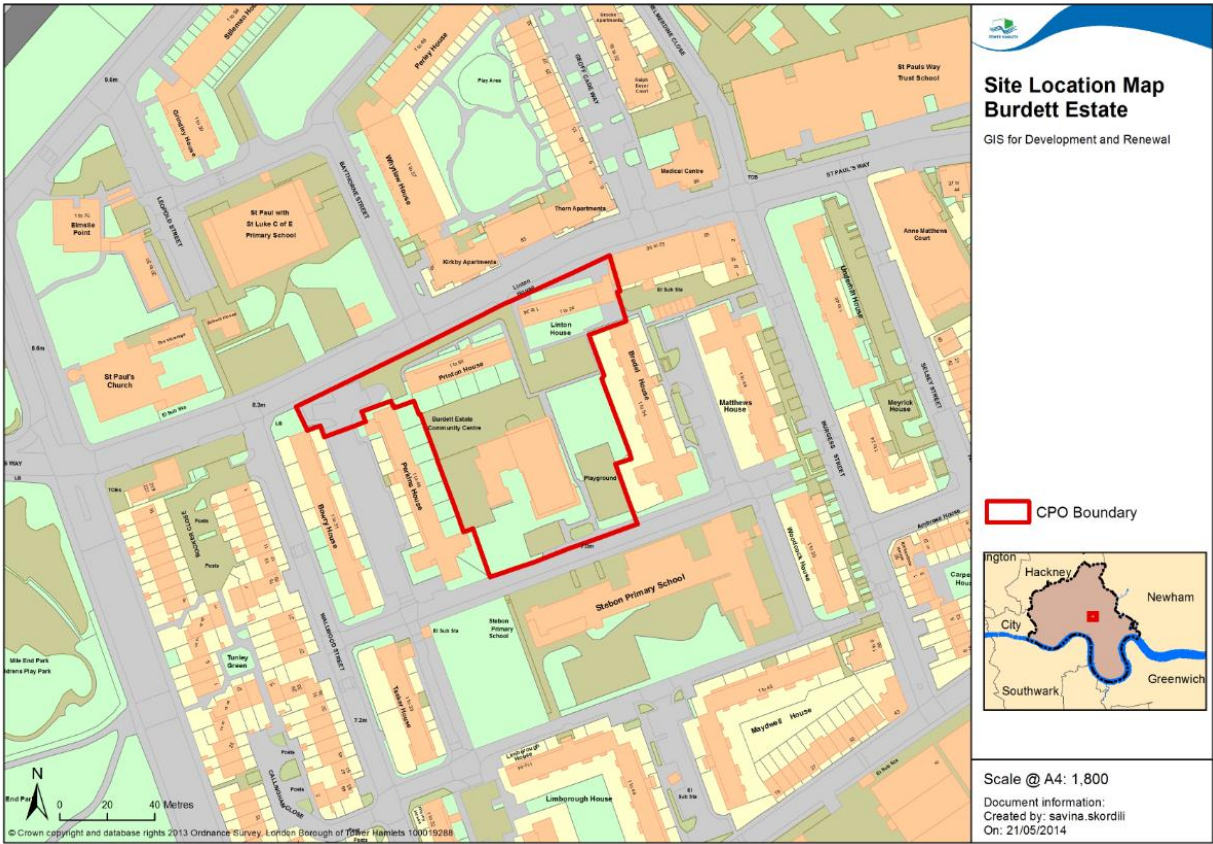
Other non residential interests to be identified during the land referencing within the red line boundary shown on the plan in Appendix 1.



## Appendix 4: Site Location Map – Aberfeldy Estate



# Appendix 5: Site Location Map – Burdett Estate





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## Appendix 6: Aberfeldy Estate Renewal Phasing Plan

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