

Item No. 11.a	Classification: Open	Date: 9 May 2017	Meeting Name: Cabinet
Report title:		Aylesbury Regeneration Programme Delivery – Supplemental Report	
Ward(s) or groups affected:		Faraday	
Cabinet Member:		Councillor Mark Williams, Regeneration and New Homes	

RECOMMENDATIONS

Recommendations for the Cabinet

1. To approve a series of actions as set out in paragraphs 1 – 5 of the substantive report to bring forward the delivery of the Aylesbury regeneration programme namely to:
 - a) Note the significant progress made since September 2016 in taking forward the regeneration of the estate.
 - b) Note the variations to the detail of the developments on the First Development Site and Plot 18 which are subject to a revised planning application.
 - c) Agree to consult affected residents about bringing forward the start of rehousing programme for Phase 3 and to bring the decision on whether to start the rehousing of this phase to a future cabinet meeting.
 - d) Note the increases in the jobs and apprenticeships targets.
 - e) Agree the basis of the new Delivery Agreement with Notting Hill Housing Trust.
2. In the light of the recent Secretary of State decision on the Compulsory Purchase Order (CPO) for the First Development Site, it is further recommended that:
 - a) A report is presented to Cabinet at the earliest opportunity setting out the process for pursuing an updated CPO for the First Development Site.

BACKGROUND INFORMATION

3. The substantive report on the open agenda sets out the background.
4. On 21 April, the Secretary of State for Communities and Local Government notified the Council that he would consent to judgment and ask the court to quash his decision not to confirm the CPO for the remaining properties in Phase 1 of the regeneration (the First Development Site). Since the Secretary of State's Decision Letter dated 16 September 2016 the council has continued to make

further better offers to leaseholders. The number of leaseholders on the Order Land has now been reduced to seven. The revised offers take into account the increases in values in the local property market and the availability of additional local properties which were considered affordable and suitable for residents' needs.

5. A Consent Order has been agreed with the Secretary of State's lawyers and the Interested Parties (Aylesbury leaseholders, their legal representatives and the 35% Campaign). This Consent Order has been lodged with the High Court. In accordance with the terms of the Consent Order the Secretary of State must now arrange a new public inquiry to decide the merits of the CPO, to be held as soon as practicable.

KEY ISSUES FOR CONSIDERATION

6. A report will be presented to Cabinet at the earliest opportunity updating Cabinet on the steps being taken to confirm the CPO for the First Development Site.
7. The decision to quash the previous decision on the CPO for the First Development Site is helpful in maintaining the momentum of scheme delivery for the Aylesbury regeneration programme. Depending on the date of the Inquiry and Secretary of State's decision, there is potential for bringing forward the latter phases of the development of new homes on the First Development Site which are set out in paragraph 15 of the substantive report.

Community impact statement

8. The implications of the substantive report are set out in that report. The implications of the CPO will be covered in detail in the report to Cabinet which will follow in due course.

Resource implications

9. As part of the Consent Order, the Secretary of State has agreed to pay the Council's reasonable legal costs of the Judicial Review application. This will lead to a saving on the HRA.

Legal implications

10. These are set out in the concurrent from the director of law and democracy below.

Financial implications

11. These are set out in the concurrent from the strategic director of finance and governance below.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

12. Cabinet is referred to the concurrent report set out in the main report. In terms of the CPO a detailed legal concurrent will be provided in the report to Cabinet referred to at paragraph 6.

Strategic Director of Finance and Governance (FC17/003)

13. Cabinet is referred to the concurrent provided in the main report.
14. The strategic director of finance and governance notes that the Secretary of State has agreed to pay the council's cost of the Judicial Review application in connection with the CPO, as part of the Consent Order.
15. It is also noted that a further report will be submitted to cabinet in due course setting out the full implications in pursuing an updated CPO.
16. Staffing and any other costs connected with this report to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Consent Order	Regeneration South Chief Executives 160 Tooley Street London SE1 2QH	Neil Kirby 020 7525 1878
Link: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=5380&Ver=4 (see item 11)		

APPENDICES

No.	Title
None	

AUDIT TRAIL

Cabinet Member	Councillor Mark Williams, Regeneration and New Homes		
Lead Officer	Eleanor Kelly, Chief Executive		
Report Author	Neil Kirby, Head of Regeneration (South)		
Version	Final		
Dated	5 May 2017		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
	Officer Title	Comments Sought	Comments Included
	Director of Law and Democracy	Yes	Yes
	Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member			
Date final report sent to Constitutional Team			5 May 2017