

Item No. 13.	Classification: Open	Date: 20 June 2017	Meeting Name: Cabinet
Report title:		Aylesbury First Development Site Compulsory Purchase Order	
Ward(s) or groups affected:		Faraday	
Cabinet Member:		Councillor Mark Williams, Regeneration and New Homes	

FOREWORD - COUNCILLOR MARK WILLIAMS, CABINET MEMBER FOR REGENERATION AND NEW HOMES

In partnership with Notting Hill Housing Trust we are fully committed to the regeneration of the Aylesbury Estate and investment into the area for the benefit of our residents. Progress is now well underway on the demolition on the vacant blocks of the first phase of the Aylesbury and we continue to work with the remaining leaseholders on this phase to seek agreement on purchase of their properties. There are now 7 leaseholders remaining (4 non-residents private landlords, and 3 resident leaseholders). To enable the programme to build 800 new homes on this phase we need to secure vacant possession, this report asks cabinet to note the process for taking forward a Compulsory Purchase Order (CPO) for this phase. Central government have requested that we submit our statement of case by 20 June.

Phase one and Plot 18 (to the south of Taplow) will deliver 1,000 new homes – with over 50% affordable homes with the majority of these at social rents, along with a new GP health centre, new library, new public square, extra care housing for older vulnerable residents, and new over 55s housing. This is a real commitment to the future of the area and will provide the high quality homes our residents – council tenants and private home owners – deserve.

RECOMMENDATION

1. That the process of taking forward the Compulsory Purchase Order for the Aylesbury Estate First Development Site be noted.

BACKGROUND INFORMATION

2. On 9 May 2017, cabinet received an update on the Compulsory Purchase Order (CPO) for the First Development Site on the Aylesbury Estate in the report Aylesbury Regeneration Programme Delivery – supplemental report. That report recommended that a report was presented to cabinet at the earliest opportunity setting out the process for pursuing an updated CPO for the First Development Site.
3. On 10 May 2017 the council received correspondence from the planning casework unit at the Department for Communities and Local Government setting out a suggested process for pursuing an updated CPO for the First Development Site.

KEY ISSUES FOR CONSIDERATION

4. The process proposed is for the council to send a Statement of Case to the Secretary of State and to each remaining objector within 6 weeks of 10 May 2017 which gives a deadline of 20 June 2017. The Statement of Case must set out in full the case that the council intends to put forward at the inquiry, including the reasons for making the CPO and it must also contain copies of relevant documents. As the council submitted a Statement of Case for the CPO in 2014, it has been agreed that the council can update that document to reflect the current position. The Statement of Case has now been submitted to the Secretary of State.

Community impact statement

5. The Statement of Case will set out the social and economic benefits of using CPO powers to bring about the redevelopment of the site. An update on the impact on the equalities and human rights of the affected parties is being prepared.

Resource implications

6. The legal costs of taking the CPO forward to an Inquiry and security costs for the remaining blocks will be contained within existing budgets.
7. As part of the council case, it is anticipated that in addition to council staff a range of expert witnesses will be used. The costs associated with these witnesses will be contained within existing budgets.

Legal implications

8. See the concurrent report of the director of law and democracy.

Financial implications

9. The legal costs of taking the CPO forward to an Inquiry, the costs associated with expert witnesses and security costs for the remaining blocks will be contained within existing budgets.

Consultation

10. Creation Trust has been updated on the position.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

11. Cabinet approved the making of a Compulsory Purchase Order (CPO) in a decision dated 18 March 2014. No new order now needs to be made, but a revised statement of case is being prepared which will form the basis of the council's case for the confirmation of that CPO. The case will be made at a fresh public inquiry, to be held before a Planning Inspector on a date yet to be fixed.

Strategic Director of Finance and Governance (FC17/051)

12. This report is requesting cabinet to note the process for taking forward the

Compulsory Purchase Order (CPO) for the Aylesbury Estate First Development site.

13. The strategic director of finance and governance notes that the legal and other related costs in progressing the CPO will be contained within existing budgets.
14. Staffing and any other costs connected with this report to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Letter from Department of Communities and Local Government 10 May 2017	Regeneration South	Neil Kirby 020 7525 1878
Link: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=302&MId=5749&Ver=4 (see Item 13)		

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	6 June 2017	
Key Decision?	Yes	
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	Yes	Yes
Date final report sent to Constitutional Team		6 June 2017