

**THE LONDON BOROUGH
OF ENFIELD
(CHESHIRE HOUSE AND SHROPSHIRE HOUSE)
COMPULSORY PURCHASE ORDER 2026**

**HOUSING ACT 1985
ACQUISITION OF LAND ACT 1981**

STATEMENT OF REASONS

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1. Introduction

- 1.1 This document is the Statement of Reasons ('the Statement') of the London Borough of Enfield ('the Council') for making of a compulsory purchase order ('CPO') titled the London Borough of Enfield (Cheshire House and Shropshire House) Compulsory Purchase Order 2026 ('the Order').
- 1.2 The Statement explains why the Council considers it necessary to use its powers of compulsory purchase as contained within the Order. The Statement has been prepared in line with the Ministry of Housing, Communities and Local Government ('MHCLG') 'Guidance on the Compulsory purchase process' (update January 2025) ('the Guidance'). The Statement is a non-statutory document and is provided in accordance with Section 7 of Tier 2 and section 14 of Tier 3 of the Guidance.
- 1.3 The Order (Document 1) has been made by the Council as the acquiring authority under Section 17 of the Housing Act 1985. The Order will enable the Council to compulsorily acquire the Order Land (listed in the Schedule to the Order and shown edged red and coloured pink on the Order Map, being Document 2).
- 1.4 The Order Land contains two buildings known as Cheshire House and Shropshire House ('the blocks') and forms part of the wider Shires Estate, Edmonton, Enfield N9 ('the Estate').
- 1.5 Commencing in May 2022, extensive intrusive investigations were undertaken to determine the structural robustness of the block, and subsequent analysis and assessments found that the blocks were inadequately constructed to resist disproportionate collapse in the event of an accidental loading event as set out in Section 4 (paragraphs.4.3 to 4.6) of this Statement.
- 1.6 By mid-2023, the piped gas supply had been removed from both the blocks and a new electrical supply installed allowing electric boilers to be provided to all properties in the blocks. Whilst these works ensured the return of a safe heating supply to all homes, to secure the safety of the blocks in the longer term, significant additional investment was identified as being required including structural strengthening works.
- 1.7 The Council resolved by way of a resolution of the Cabinet on 19th April 2023 (Document 3), to rehouse all existing secure tenants and acquire all leasehold properties in the blocks to enable the blocks to be decommissioned. This decision was taken due to the structurally unsafe condition of the blocks and based on feedback from residents and an options appraisal, which confirmed that due to the high cost of extensive repair works required to make the homes in the blocks decent and safe for long-term occupation, decommissioning the blocks was the only viable and feasible option.
- 1.8 April 2023 Cabinet also agreed to the use of CPO powers in principle across the two blocks with CPOs for the blocks to be brought back to Cabinet with supporting justification and to carry out all preparatory work for the proposed CPO. Cabinet also delegated a review of development options for the future of the blocks and the Estate to the Executive Director of Housing and Regeneration in consultation with the Cabinet Member for Social Housing and the Leader of the Council.

- 1.9 Since 2023, the Council has sought to acquire interests and gain vacant possession in the Order Land by negotiation. The Council has successfully rehoused 161 secure council tenancies in the blocks leaving only 1 council tenancy left. The Council has also acquired 38 of the 42 privately owned leasehold properties in the blocks, leaving 4 yet to be acquired. As it stands, of the 204 homes in the blocks there are only 4 properties that are occupied.
- 1.10 In July 2025, re-inspections of the blocks were undertaken which confirmed that whilst no newly developed defects in the blocks which would pose a new, or increased risk to the blocks were identified, the deficiencies identified in the 2022 investigations remained i.e., the blocks remain deficient and prone to disproportionate collapse and pose a risk to the remaining occupants (particularly those occupying flats in the upper stories of the blocks) and the wider public as set out in Section 4 (paragraphs 4.7 – 4.10) of this Statement.
- 1.11 In conclusion, the Council considers that although the risks posed by the structural defects in the blocks have been mitigated in the short-term by management measures, the blocks cannot remain safely occupied in the long-term without further significant investment.
- 1.12 The Council resolved by way of a resolution of the Cabinet on 10th September 2025 (Document 4) to authorise the making of the Order and for submission to the Secretary of State for Housing, Communities and Local Government ('Secretary of State') for confirmation. This will ensure vacant possession of the blocks should the Council fail to reach a negotiated settlement for the purchase of the outstanding third-party property interests and rights and secure vacant possession. This is critical due to ongoing safety issues with the blocks and the increasingly high cost of maintenance and security.
- 1.13 On 10th September 2025, Cabinet also resolved to demolish the blocks and rebuild the new homes with a delegation to the Executive Director of Housing and Regeneration in consultation with the Lead Member of Housing to undertake any relevant consultation and consider the feedback ahead of progressing with development proposals.
- 1.14 From feasibility work undertaken to date, it is clear that the Council can deliver new, high-quality homes on the site ('the CPO Scheme'). When built, the replacement homes will be built to current building regulations, GLA design standards and the Council, as landowner, will seek to re-provide for at least the same number of social rented homes. Therefore, the new housing stock will represent a significant qualitative improvement to the existing housing stock and amenity at the Estate. The Council will also explore options to deliver a quantitative housing gain on the Order Land and neighbouring Council owned land.
- 1.15 The Council considers that the CPO Scheme on the Order Land will be supported by planning policy at national, regional, and local level as summarised below.
- National Planning Policy Framework (December 2024) by boosting housing supply and sustainable development.

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- The London Plan (2021) by optimising development on brownfield land and providing affordable housing
 - The Council's draft Local Plan (2021) through the allocation of the Estate for housing redevelopment.
 - The Council's Council Plan (2023 – 26) and Housing and Growth Strategy (2025 – 30) by delivering better homes, stronger communities and a carbon neutral borough.
- 1.16 The Council considers that that there is a significant and quantifiable need in the borough for additional housing particularly social and affordable housing that the CPO Scheme will help provide.
- 1.17 The Council has the funding in place which together with GLA grant will enable the CPO Scheme to be delivered. As such, the Council does not envisage that there will be any impediments to the future CPO Scheme progressing.
- 1.18 The Council recognises that a CPO should only be made as a “last resort” after reasonable efforts have been made to negotiate the purchase of land by agreement and where there is a compelling case in the public interest which justifies the acquisition of private rights in the land they are seeking to acquire (paragraph 2 and 12 of the Guidance). The Council's justification for the use of compulsory purchase powers is set out at Section 5 of this Statement.
- 1.19 In deciding to make the Order, the Council has had full regard to the requirements of the Human Rights Act 1998. The Council has carefully considered the balance to be struck between individual rights and the wider public interest and has also had regard to whether there are any alternative means of securing the redevelopment of the Order Land. The Council has concluded that the interference with rights caused by the Order is proportionate when weighed against the need to ensure the safety of residents and the significant benefits which will be delivered by the future CPO Scheme, as set out in this Statement at Section 9.
- 1.20 On 10th September 2025 Cabinet also agreed that the public interest in enabling the development of the Order Land outweighs the interference with relevant rights under the European Convention on Human Rights.
- 1.21 Details of the updated Equalities Impact Assessment (the EqIA) in respect of the proposed CPO is set out in Section 9 of this Statement. The Council will continue to monitor the Equalities Impact Assessment and will work closely with residents to mitigate impacts of the CPO and the future CPO Scheme.
- 1.22 It is clear that the Council cannot guarantee vacant possession of the blocks to enable them to be decommissioned and subsequently demolished to ensure the safety of the last remaining occupiers and to facilitate the development of the future CPO Scheme. As such, the Council has made the decision that the vacant possession of the blocks needs to be prioritised and that negotiations to acquire the remaining leasehold properties in the blocks and rehouse any remaining tenants will continue in parallel with the CPO process.

- 1.23 It is intended that, unless acquired by agreement, all land and rights in the Order Land will be acquired by the Council following confirmation of the Order.

2. The Order Land

- 2.1 The Order Land, as shown on the Order Map, is located on the Shires Estate and is in the ward of Upper Edmonton in the London Borough of Enfield. The Estate is approximately 1 kilometre from Edmonton town centre and sits on the southern boundary of the borough, with the London Borough of Haringey immediately to the south of it.
- 2.2 The Estate comprises 4 residential blocks known as Cheshire House, Shropshire House, Hereford House and Leicester House. Hereford and Leicester Houses are 8 storey blocks each comprising 40 maisonettes which were subject of a comprehensive refurbishment programme in 2015. Shropshire and Cheshire Houses ('the blocks') comprising the Order Land are 17-storey blocks each comprising 102 homes made up of 34 1-bed, 51 2-bed and 17 3- bed flats.
- 2.3 The Council owns the Freehold of the Order Land and originally sold the leasehold of 42 properties to secure tenants under Right to Buy legislation. Despite extensive negotiations spanning over two years, 4 private leaseholders in the blocks (split of leaseholder type detailed in the table below) have not to date voluntarily concluded the sale of their properties to the Council.

Leaseholder Ownership Type	Cheshire House	Shropshire House	Total
Resident	2	1	3
Non-Resident	0	1	1
Total	2	2	4

- 2.4 The occupational status of the remaining 6 private leasehold properties is as follows:

Leaseholder Occupational status	Cheshire House	Shropshire House	Total
Resident leaseholder - Occupied	2	1	3
Non-Resident leaseholder - vacant	0	1	1
Total	2	2	4

- 2.5 The Council has successfully rehoused 161 secure Council tenants in the blocks leaving only 1 secure Council tenancy. As it stands, of the 204 homes in the blocks there are only 4 properties that are occupied.
- 2.6 Although the Council expects to secure vacant possession of the 1 remaining secure Council tenanted property through the statutory process, it is included within the CPO to provide certainty on timescales and ultimately in obtaining vacant possession of the block if necessary.

- 2.7 Full details of the interests to be acquired are listed in the Schedule annexed to the Order (Document 1) and the blocks are shown edged red and coloured pink on the Order Map (Document 2).
- 2.8 Cornerstone Telecommunications Infrastructure Limited ('the Operator'), has a leasehold interest of a telecommunications site at Shropshire House which is currently being used for the purpose of providing its undertaking. The Council is seeking to reach an agreed position for the removal (and relocation) of the equipment with negotiations progressing with the Operator. This interest is included in the Schedule annexed to the Order.

3. Enabling Powers for the Compulsory Purchase Order ("CPO")

- 3.1 The Council has made the Order pursuant to its powers under Part 2, section 17 of the Housing Act 1985 (the Act) (and the Acquisition of Land Act 1981 and Planning and Compulsory Purchase Act 2004) (as amended) to acquire land for housing purposes.
- 3.2 Section 17(1) applies to the "acquisition of land for housing purposes" and provides that "a local housing authority may for the purposes of this Part [Part II – provision of housing accommodation] (a) acquire land as a site for the erection of houses (b) acquire houses, or buildings which may be made suitable as houses, together with any land occupied with the houses or buildings..." Uses of this power include assembling land for housing and ancillary development or improving substandard or defective properties.
- 3.2 Section 17(3) of the Act provides that Land may be acquired by a local housing authority for the purposes of this Part by agreement, or they may be authorised by the Secretary of State to acquire it compulsorily.
- 3.3 Section 17(4) of the Act provides that a local housing authority may, with the consent of, and subject to any conditions imposed by, the Secretary of State, acquire land for the purposes of this Part notwithstanding that the land is not immediately required for those purposes; but an authority shall not be so authorised to acquire land compulsorily unless it appears to the Secretary of State that the land is likely to be required for those purposes within ten years from the date of the confirmation of the compulsory purchase order.
- 3.4 The Council's Cabinet has authorised on 10th September 2025 the making of the Order (pursuant to Section 17 of the Housing Act 1985) with budgets in place to meet the costs of promoting the CPO, including costs arising in the event of a public inquiry, costs associated with implementation (as may be necessary), dealing with all compensation payments, associated aspects in conjunction with the proposed demolition and development of replacement homes, and the rehousing of residents as agreed previously by Cabinet.

4. Outline of the Authority's Purpose in Seeking to Acquire the Land

- 4.1 The Council's overriding purpose in making the Order is to acquire all third-party interests and rights and gain vacant possession in the Order Land to allow the blocks to be decommissioned and demolished thus ensuring the safety of existing occupiers and surrounding homes.
- 4.2 Demolishing the blocks will also enable the development of the future CPO Scheme on the Order Land and adjacent Council owned land to at least replace the demolished homes and achieve a qualitative housing gain, which will provide much needed social rented and affordable homes for existing residents of the Estate and the local community.

Rationale for decommissioning and demolition

Structural condition of the blocks

- 4.3 The blocks were constructed using a Large Panel System ('LPS') method. Following advice by the MHCLG to seek professional advice concerning the LPS construction and condition of the blocks, the Council, in June 2022, commissioned Ridge and Partners LLP ('Ridge') to undertake a comprehensive structural survey of Shropshire House to fully consider its condition (Document 5). The survey identified serious structural defects giving rise to significant safety issues. In February 2023, the Council commissioned Ridge to undertake a risk assessment report of both Shropshire House and Cheshire House and survey of Cheshire House (Document 6). The report indicated that the structural defects at Shropshire House were also likely to affect Cheshire House given their similar construction, giving rise to similar safety issues.
- 4.4 In the 2022 survey of Shropshire House an audit of the block was undertaken based on historical information followed by intrusive investigations into selected areas of the block. This assessed whether the construction of the block was sufficient to resist disproportionate or progressive collapse in the event of accidental loading from an internal gas explosion. A select number of flats were subjected to intrusive and non-intrusive investigation methods including visual inspection, concrete testing and intrusive opening-up of works. The assessment was carried out in accordance with BRE Report 511. This states that LPS blocks can be assessed under three criteria of which the block needs to only pass one (Adequate ties [Reinforcement] within joints, Adequate Strength to Resist Accidental Loads, and Ability to Mobilise Alternative Load Paths). **The block failed to pass any of these criteria.** The report concluded that the block in its current state and condition is inadequately robust to prevent disproportionate or progressive collapse in the event of an internal gas explosion from both the piped gas supply and gas bottles, and that regardless of whether the piped gas supply is removed, the blocks fail all of the assessment criteria and are considered to be inadequately robust to resist collapse.
- 4.5 The survey recommended that the Council implement a number of measures to reduce the risk of a sufficient accidental load occurring which would produce an overpressure loading capable of resulting in a disproportionate collapse event. The key mitigation measure was that the piped gas supply should be removed from all properties and that

the gas boiler heating/hot water source in all the properties should be replaced by an alternative non gas heating/hot water source. Other administrative measures were recommended to prevent explosive materials being taken into the building including CCTV and onsite security and these have been fully implemented.

- 4.6 By mid-2023, the piped gas supply had been removed from both the blocks (supply turned off in Cheshire House in November 2022) and a new electrical supply installed allowing electric boilers to be provided to all properties in the blocks. Asbestos was also removed from all properties in the blocks. Whilst these works ensured the return of a safe heating supply to all homes, to secure the safety of the blocks in the longer term, significant additional investment is required including structural strengthening works.
- 4.7 In July 2025, Ridge reinspected and reviewed their 2022 survey of the blocks (Document 7). This reinspection confirmed that whilst no newly developed defects in the blocks which would pose a new, or increased risk to the blocks were identified, the deficiencies identified in their original inspection remain i.e., the blocks remain deficient and prone to disproportionate collapse and pose a risk to the remaining occupants and wider public. Ridge stated that should the decommissioning of the blocks be prolonged their condition may deteriorate, which could pose additional risks.
- 4.8 Ridge also reported that although a reduction in building occupancy represented a reduction in risk, based on the occupied units (only 4 properties in the blocks are currently occupied), the partially occupied building does also have an increased risk from some sources due to the partially occupied status of the block. For example, the low occupancy could result in a fire becoming more established before being identified, consequently increasing the likelihood that the fire leads to structural failure. LPS buildings are known to have inherent weaknesses in fire conditions and as such this represents a risk of disproportionate collapse. There is also considered to be an increased risk of non-residents accessing the buildings.
- 4.9 Whilst the Council has put in place a 'waking watch' security presence on site to mitigate fire and other risks to the blocks, this is not a long-term viable option given the substantial cost.
- 4.10 In December 2025, Ridge provided further clarification of the risk level due to an explosion in the upper stories of LPS buildings such as Cheshire House and Shropshire House (Document 8). This confirmed that the upper stories of LPS buildings are at a greater susceptibility to collapse due to explosion primarily due to lower weight imposed by fewer stories above. It should be noted that 2 leasehold flats included in the Order Land (1 of which is occupied) in Cheshire House are in the upper floors of the block.
- 4.11 In conclusion, the Council considers that although the risks posed by the structural defects in the blocks have been mitigated in the short-term by the management measures, the blocks cannot remain safely occupied in the long-term without further significant investment.

Options

- 4.12 The April 2023 Cabinet decision to decommission the blocks was informed by an options appraisal, which included options to retain and invest in the blocks and for disposal. The following further analysis has confirmed that decommissioning of the blocks, than demolition to allow for new homes to be delivered is the best option for the site as follows.

Refurbishment option

- 4.13 A cost analysis undertaken in 2023 estimated that refurbishment works to extend the life of the blocks by 30 years would total £53 million (including costs to bring the properties up to Decent Homes standards), with approximately £40 million needed within the first 1–3 years. This figure excluded significant additional improvements, such as external cladding replacement, lift renewals, and enhancements to communal areas—all necessary to improve the resident experience and address wider urban design concerns. Further cost pressures are likely to arise following new building and fire safety legislation, which may necessitate more intrusive interventions and higher cost to ensure compliance.
- 4.14 Updated to reflect current building cost indices, the total estimated refurbishment cost is now £55.8 million. Notably, there is no external grant available to support this expenditure. Refurbishment at this cost would only return 204 homes with a restricted 30-year lifespan. In contrast, a full redevelopment offers the opportunity to deliver homes with a minimum 50-year life expectancy and improved environmental and energy performance standards, enhancing long-term sustainability and reducing future maintenance burdens.
- 4.15 Beyond financial considerations, the refurbishment option prevents broader placemaking benefits. Demolishing the blocks enables the Council to replan significant areas of the estate in response to resident consultation, delivering a more attractive, safer, and cohesive living environment. Crucially, it allows for a potential net uplift in housing units which is essential to meeting current and future demand, particularly for the 7,000 households on the Council’s Housing Register. As such, decommissioning and demolition are not only financially prudent but strategically aligned with the Council’s commitment to delivering high-quality, affordable housing and inclusive neighbourhoods.

Disposal option

- 4.16 Disposal was also considered but rejected, as it would deprive the Council of its ability to safeguard the site for affordable housing. Selling to private developers risks market-led outcomes misaligned with local need, while Registered Providers are currently unable to take on high-cost, high-risk assets. By proceeding with demolition, the Council preserves strategic control, unlocks placemaking potential, and positions the site to contribute meaningfully to addressing the borough’s 7,000-household Housing Register — a responsibility refurbishment or disposal simply cannot fulfil.

Operational costs

- 4.17 The current ongoing operational costs for the blocks is substantial. The main costs are for security (c.£700k pa) and empty Council tax costs (estimated cost for 25/26 is c.£480k). As the Council are receiving minimal rental income from the blocks (only 1 secure tenants remain) funding an annual operational cost of c.£1.18m (excluding building safety/compliance costs) is not financially sustainable.
- 4.18 The Council's intention is that the Order Land together with adjoining land already in Council ownership ('the site') will be used to provide the CPO Scheme following confirmation of the Order. From feasibility work undertaken to date it is clear that the Council can deliver new, high-quality homes on the site to at least replace the 204 homes which will be demolished. Further details of the CPO Scheme are outlined in Section 6 of this Statement.
- 4.19 In order to achieve the necessary qualitative (and potentially quantitative) housing gain, the Council must first decommission and demolish the blocks and to do this, must be in possession of all land and interests within the Order Land.
- 4.20 Since the April 2023 Cabinet decision, the Council entered into negotiations with leaseholders and have been actively pursuing the acquisition of the outstanding third-party interests in the Order Land and rehousing the secure Council tenants occupying homes in the blocks. However, despite every effort, the Council is yet to reach agreement with 4 remaining private leaseholders and to gain vacant possession of 1 property subject to a secure Council tenancy.
- 4.21 In parallel with the Order, the Council will continue to seek to acquire any outstanding third-party interests in the Order Land by agreement (in accordance with paragraph 2 of the Guidance) and secure vacant possession of the 1 remaining secure tenanted property. Upon implementation of a confirmed Order, the acquisition of all third-party interests and obtaining vacant possession of tenanted properties, the Council will decommission and demolish the blocks. The remaining interests to be acquired pursuant to the Order are listed in the Schedule annexed to the Order (Document 1).

Delivery of a future qualitative housing gain

- 4.22 The CPO Scheme to be provided on the site will provide new high-quality replacement homes compliant with current Building Regulation requirements and Greater London Authority ('GLA') design standards which cover space standards, accessibility and sustainability. This will represent a significant qualitative improvement to the existing housing stock and amenity.

Delivery of a future quantitative housing gain

- 4.23 From feasibility work undertaken it is considered that potentially, in the future, the site has the capacity to accommodate up to 267 new homes i.e., a gain of 63 homes over and above the existing 204 homes currently provided in the blocks. This will provide the opportunity for providing more much needed additional social rented and affordable homes for existing residents of the Estate and the local community.
- 4.24 The Council's justification for the Order is set out further in Sections 5 and 11 of this Statement.

- 4.25 In order to remove the safety risk to existing occupiers in the blocks comprising the Order Land and surrounding properties and to achieve a future qualitative and potentially quantitative housing gain, it is necessary to pursue the CPO at this time.
- 4.26 The Cabinet decision of 10th September 2025 approved the Council's making of a Compulsory Purchase Order under Section 17 of the Housing Act 1985 to acquire the third-party interests and obtain vacant possession in the Order Land.

5. Justification for Compulsory Purchase

- 5.1 The Council considers that there is a compelling case in the public interest for the Order as outlined below. The Human Rights Act 1998 and Equality Act 2010 considerations arising are set out in Section 9 below.

Summary

- 5.2 An overview of the Council's justification for Compulsory Purchase is below:

Structural defects

- 5.3 The blocks which comprise the Order Land are structurally unsound (due to LPS form of construction) which means that they cannot remain safely occupied in the long-term without significant investment which is not viable. The future demolition of the blocks and the re-provision of homes on the Order Land, and potentially together with other areas of land on the Estate, will provide the best value for money and result in the most effective qualitative (and potentially quantitative) housing gain.

Qualitative and quantitative housing gain

- 5.4 There is a significant need for new homes in Enfield and as well as ensuring new homes are built, the local authority must minimise any loss of existing housing stock in the borough.
- 5.5 Affordable housing is in desperately short supply in the borough with 7,190 people (as of 31st January 2025) on the Council's local housing register seeking to rent a home from the Council or registered provider. Of all the applicants on the register 2,477 were homeless households in temporary accommodation. In this context, it is important that the Council utilises any opportunity to provide a qualitative and quantitative social housing gain.
- 5.6 From the feasibility work undertaken to date it is clear that the Council can deliver new, high-quality homes on the site. When built, the replacement buildings will be built to current building regulations and the Council, as landowner, will seek to re-provide for at least the same number of social rented homes. Therefore, the new housing stock will represent a significant qualitative improvement to the existing housing stock and amenity at the estate. The Council will also explore options to deliver a quantitative housing gain on the Order Land and neighbouring Council owned land.

Consultations

- 5.7 Consultations with residents confirmed concerns with living in the blocks which informed the Council's decision to rehouse all secure tenants and buy back leasehold properties to enable the blocks to be decommissioned.

Rehousing of Secure Council Tenants

Extensive work has been undertaken to support the rehousing of secure Council tenants. To date, the Council has successfully rehoused 161 secure Council tenants in the blocks leaving only 1 secure Council tenancy being held.

Leaseholder negotiations

- 5.8 Since 2023, significant discussion and negotiations have been undertaken with the 4 remaining resident and non-resident private leaseholders, who have been offered compensation in line with statutory requirements and have been provided with various options to meet their onward housing requirements. The Council has made every effort to agree the acquisition of these properties, but a number of interests remain. Further to this, resident's safety remains the Council's priority and the leaseholders continuing to remain in the blocks increases the risk to them and the surrounding area in the event of a progressive collapse of the blocks.

Short-term costs associated with structural issues

- 5.9 The 2023 options appraisal concluded that it was unviable to retain the buildings, with the cost of investment significantly more than the income that would be generated. The Council considers that this position has not changed and has in fact the financial viability position has worsened due to increases in construction costs since 2023.
- 5.10 It also means that the Council's is continuing to need to fund extremely high management and maintenance costs for the estate- including security costs, which are costing the Council approximately £100k per month.

Strategic housing context in Enfield

The National Planning Policy Framework 2024 ('NPPF')

- 5.11 The National Planning Policy Framework ('NPPF') 2024, sets out the Government's policies on planning and how these are expected to be applied. The NPPF makes it clear that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 5.12 The NPPF sets out three dimensions to sustainable development:
- Economic** – helping to build a strong economy by ensuring that enough of the right places;
- Social** – supporting communities by ensuring that a sufficient number and range of homes can be provided and fostering a well-designed and safe built environment; and
- Environmental** – protecting and enhancing the environment by making effective use of land, helping to improve biodiversity, using natural resources prudently and minimising waste and pollution.
- 5.13 The NPPF makes it clear that local planning authorities should seek opportunities to achieve the promotion of these dimensions as follows:
- In decision making, this means approving development proposals that accord with an up-to-date development plan (paragraph 11) – **the future CPO Scheme will accord with the Council's draft Local Plan.**
 - Chapter 5 of the NPPF promotes increases and improvements in the quantity, quality and variety of housing, with paragraph 61 noting the Government's

support for schemes that significantly boost the supply of housing, including affordable housing. Paragraph 63 provides that dwellings should be delivered in a variety of sizes, types and tenures to meet the broad needs of different groups in the community.

Local planning authorities are also expected to support the Government's objective of significantly boosting the supply of homes across all housing tenures to meet objectively assessed needs and demands. The current Government has a target of building 1.5m new homes within this Parliament, and since taking office has made clear that accelerating housing delivery is a key priority.

The future CPO Scheme will boost the housing supply in the Borough as it will deliver new high-quality homes of a variety of sizes with a minimum of 50% being affordable units.

As regards design, Chapter 12 of the NPPF states that achieving well-designed places is a key purpose of the planning system. In addition, paragraph 135 cites functionality, attractiveness and responsiveness to local context as important principles in the design of developments and highlights that developments should promote accessibility.

The Council will develop a comprehensive masterplan and vision for the future CPO Scheme in consultation with residents of the Estate and the wider local community, which will aim to promote development of a high-quality design addressing and designing out crime and the impacts of climate change and creating great homes for all.

The London Plan 2021 ('London Plan')

- 5.14 The Mayor of London's revised London Plan was formally adopted in March 2021. It provides a strategic spatial strategy within Greater London and forms part of the Council's development plan. The London Plan sets out the following objectives:
- Building strong and inclusive communities;
 - Making the best use of land;
 - Creating a healthy city;
 - Delivering the homes Londoners need;
 - Growing a good economy; and
 - Increasing efficiency and resilience.
- 5.15 The London Plan reflects national policy insofar as it places an increased emphasis on the need to deliver new homes. London's population is projected to increase by 70,000 every year, reaching 10.8 million by 2041. This means that in order to accommodate demand, London needs to build 50,000 new homes, every year to accommodate this demand, as set out within the London Plan.
- 5.16 London Plan Policy H1 sets Enfield's 10-year housing target at 12,460 new homes between 2019/20-2028/29, equivalent to 1,246 dwellings per year. However, in 2022 the Government published their Housing Delivery Test results setting out that the Council has significantly under-delivered, with 73% of the homes required between 2019-2022 having been delivered. The Government's penalty for this under-delivery

(defined as less than 85 per cent of target) was that a 20% buffer was added to the five-year requirement, moved forward from later in the plan period. This means that the Council's five-year requirement now equates to 1,496 homes per annum. As a consequence, there is a presumption in favour of sustainable development and new housing should be granted planning consent unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

- 5.17 One of the main constraints to housing delivery in Enfield is that as a green borough, with almost 40% of land within the borough currently designated as Green Belt or Metropolitan Open Land and a further 400 hectares providing critical industrial land that serves the capital and wider south-east growth corridors. These land designations underpin the need to optimise development on brownfield land. The London Plan (and the NPPF) highlights the urgency to optimise housing provision on brownfield sites, specifically identifying opportunity for housing intensification and development on publicly owned sites. The NPPF advises that substantial weight should be given to the value of using suitable brownfield land within settlements for homes (paragraph 125c)).

The Estate is categorised as brownfield given that it is occupied by the existing housing. Under the masterplan for the future CPO Scheme, the residential use would continue and potentially be intensified to make the most efficient and sustainable use of the land.

In order to achieve the Council's housing delivery targets, it is important that as well as providing new homes, the Council ensures that there is no loss of the existing housing stock through change of use or redevelopment for other uses. The future CPO Scheme will deliver new high-quality homes to at least replace the 204 homes in the blocks to be demolished. These new homes will make a meaningful contribution towards the Council's housing target.

- 5.18 Policy H8 of the London Plan governs the approach to estate regeneration which is broadly supported subject to guidance within the Mayor's Good Practice Guide to Estate Regeneration and meeting other relevant London Plan policies. Where a development scheme proposes the demolition of an existing estate London Plan Policy H8 requires that alternatives to demolition have first been considered.

The April 2023 Cabinet decision to decommission the blocks was informed by an options appraisal, which included options to retain and invest in the blocks and for disposal. Following further analysis (as set out in Section 4 paragraphs 4.12 to 4.16 of the Statement) has confirmed that decommissioning of the blocks, then demolition to allow for new homes to be delivered is the best option for the Estate.

- 5.19 Where a development results in a loss of existing housing, London Plan Policy H8 requires that the lost housing is replaced by new housing at existing or higher densities. This policy also requires that where a proposal will result in the demolition of affordable housing, the development should seek to re-provide the housing to be demolished as well as provide an uplift in affordable housing where possible.

The future CPO Scheme will deliver new high-quality homes to at least replace the 204 homes being demolished. From feasibility work undertaken it is considered that potentially, in the future, the site has the capacity to accommodate up to 267 new homes i.e., a gain of 63 homes over and above the existing 204 homes currently provided in the blocks.

5.20 London Plan Policy H10 requires developments to secure a range of unit sizes.

The future CPO Scheme will deliver a range of housing types and unit sizes to meet local housing needs.

5.21 London Plan Policy D6 requires any new dwellings to meet specified internal space standards. Policy D6 also includes a requirement to maximise dual aspect dwellings and ensuring the provision of sufficient daylight and sunlight to new dwellings.

All new homes to be provided as part of the future CPO Scheme will meet GLA space standards and will maximise the number of units having a dual aspect.

Enfield Draft Local Plan 2021 ('draft Local Plan')

5.22 The Estate is located between the Upper Edmonton, Meridian Water and Upton & Raynham Strategic Placemaking areas as set out in the draft Local Plan. These areas are identified as areas of growth and intensification, which aims to renew its large housing estates, revitalise the high street with supporting mixed uses, and maximise the opportunity for growth through well-designed taller buildings and a carefully considered approach to housing density.

5.23 The Estate is included in the draft Local Plan as a site with the potential to accommodate up to 539 new homes.

5.24 The future CPO Scheme will deliver new high-quality homes and would make a significant contribution to the delivery of new housing in the Borough whilst providing much-needed regeneration and renewal of the Estate, in line with the aspirations of the draft Local Plan.

Enfield Council Plan 2023 - 26 ('the Council Plan')

5.25 The Council Plan sets out how the Council are investing in Enfield to deliver positive outcomes for its communities. The scheme will contribute to the following key investment priorities and future outcome of the Council Plan:

Priorities

- More and better homes.
- Strong, healthy and safe communities.
- Clean and green places.

Future outcomes

- Residents live in good quality homes they can afford.
- Residents live happy, healthy and safe lives.
- Residents live in a carbon neutral borough.

Enfield Housing and Growth Strategy 2025 - 2030 ('the Housing Strategy')

5.26 The vision of the Housing Strategy is to shape the future of housing in Enfield for current and future generations by working in partnership and bringing in long-term investment. The scheme supports the following key priorities of the Housing Strategy which are to:

- Build and facilitate more good quality homes that local people can afford.
- Deliver carbon neutral and resilient homes and services.

- Create healthy, well-connected, digitally enabled, inclusive and well-managed neighbourhoods.
- 5.27 The future CPO Scheme will meet the following driving principles of the Housing Strategy by:
- Allowing different people on different incomes to live together.
 - Ensuring that people live in comfort, free from harmful conditions such as damp and mould or poor air quality, and in neighbourhoods where they can live healthy lives.
 - Allowing residents to live in inclusive and accessible homes and neighbourhoods that include places for people of all ages to play and relax, meet, connect and to stay safe in their communities.
 - Ensuring that new homes are delivered, and existing homes improved in line with the Council's target to be a carbon neutral council by 2030 and be a carbon neutral borough by 2040.
 - Ensuring homes are fit for future technology, providing ultrafast broadband, smart meters, and other smart technology.

Housing need and the housing market in Enfield

- 5.28 At the last census in 2021:
- The population of Enfield was approximately 329,601, which is a 5.6% rise since 2011.
 - 52% of households were owner-occupiers (7.5% higher than London average), 29% lived in the private rented sector, 10% lived in homes rented from the Council (2% lower than the London average) and 9% renting homes from registered providers.
 - 20.8% of Enfield's population are aged 17 or under.
 - 8.7% are aged 65 and over – forecast to increase by 11,700 by 2030.
 - 18.5% of households in Enfield are lone-parent households which is 5.2% higher than the London average.
 - 13% of households in Enfield are living in overcrowded homes.
- 5.29 The Council is the landlord of 10,248 rented homes in the borough of which 54.3% are flats, 29.7% are houses, 14.9% are maisonettes and 1.1% are bungalows. In terms of size of the homes, 34.9% are 2-bedroom, 30.4% are 1-bedroom, 30.3% are 3-bedroom, 2.8% are bedsits and 1.6% are 4/5-bedroom homes.
- 5.30 As noted above, there is a clear requirement for additional housing in the borough, with a target of over 12,460 new homes over a ten-year period (2019-2029).
- 5.31 Affordable housing is in desperately short supply in the borough with 7,190 people (as of 31st January 2025) on the Council's local housing register seeking to rent a home from the Council or registered provider. Of all the applicants on the register 2,477 were homeless households in temporary accommodation ('TA'), including families with some living in Bed and Breakfast or hotels due to a lack of other viable options. London-wide figures show a similar picture, with serious implications for the Council's finances and for the livelihood of households living in TA.

- 5.32 It is clear from the above that there is a significant need for additional social housing in the borough which the future CPO Scheme has the potential to provide.

Consultation with residents

- 5.33 The results of a four-week consultation period throughout February and March 2023 can be summarised as follows:

- Residents identified a number of concerns in relation to living on the Estate including:
 - Anti-social behaviour and general safety
 - Concerns with the quality of homes and communal facilities consistent with the investment required
 - Problem with lifts and general maintenance of shared spaces
 - Number of properties in overcrowded conditions
 - Waste in communal areas
- Further, through the consultation, residents also raised a number of concerns and considerations related to their potential re-housing off the estate including:
 - The timeline for moving
 - The choice residents will have in their re-housing
 - Leaving the area and/or friends/neighbours/support networks
 - Opportunities for adult children to have their own home
 - Length of time it might take to refurbish the blocks if not decommissioned

Cabinet decision to demolish and replace

- 5.34 On 10th September 2025, the Council resolved by way of a resolution of the Cabinet to demolish the blocks and rebuild the new homes with a delegation to the Executive Director of Housing and Regeneration in consultation with the Lead Member of Housing to undertake any relevant consultation and consider the feedback ahead of progressing with development proposals.

Negotiations with leaseholders and secure tenants

- 5.35 The April 2023 Cabinet report approved the Resident Offer, which formed the basis for engagement and negotiations with leaseholders and secure Council tenants. Immediately after the Cabinet decision the Council commenced engagement and negotiations with impacted residents through the dedicated Rehousing and Acquisitions Team. The basis of the offer to residents is set out below:
- Existing council secure tenants on the estate to be offered equivalent tenancies at council rent levels.
 - A home loss payment and disturbance payments to be offered to secure Council tenants to cover the cost of moving.
 - Prioritisation and help to move off the estate to be offered for those that wish to live in other newbuild schemes.
 - Resident leaseholders will be offered market value for their home plus a 10% home loss payment.

The London Borough of Enfield (Cheshire House and Shropshire House)
Compulsory Purchase Order 2026

- Non-resident leaseholders to be offered market value for their property plus a statutory basic loss payment of 7.5%.
 - Resident and non-resident leaseholders will get a disturbance payment to cover the reasonable cost directly incurred in the process of selling their current property and purchasing a new property.
- 5.36 The Council's Estate Regeneration Team established an office in Cheshire House, which provided residents with drop-in sessions providing direct access to officers to discuss their housing needs/leaseholder buy back process with dedicated Rehousing/Buy Back Officers.
- 5.37 The Council's Rehousing Team has contacted resident/non-resident leaseholders in Cheshire and Shropshire Houses on several occasions (letters and door knocking) inviting them to meet with officers to discuss the sale of their homes/properties to the Council and as appropriate their options for onward housing arrangements including Council shared equity (Shared Ownership Lease), Open Market purchase, Shared ownership and private renting.
- 5.38 Extensive work has been undertaken to support the rehousing of secure Council tenants. As it stands, only 1 secure Council tenant remains in occupation in Shropshire House and indications are that the tenant will be rehoused before vacant possession of the block is required in advance of decommissioning works commencing.
- 5.39 Since 2023, significant discussion and negotiations have been undertaken with the 4 remaining private leaseholders, who have been offered compensation in line with statutory requirements and have been provided with various options to meet their onward housing requirements. The Council has made every effort to agree the acquisition of these properties, but a number of interests remain. Further to this, resident's safety remains the Council's priority and the leaseholders continuing to remain in the blocks increases the risk to them and the surrounding area in the event of a progressive collapse of the blocks.
- 5.40 As it stands, the position with negotiations with the 5 remaining resident and non-resident leaseholders is as follows.

Negotiation status	Cheshire House	Shropshire House	Total
Offer accepted and legal conveyancing process in progress.	1	2	3
Offer made but not accepted and refusing to engage	1	0	1
Total	2	2	4

6 The CPO Scheme

- 6.1. As part of the April 2023 Cabinet decision, Cabinet resolved to delegate the development options for the future of the blocks and the Estate to the Executive Director of Housing and Regeneration in consultation with the Cabinet Member for Social Housing and the Leader of the Council. As set out in the recommendations, it is the intention of the Executive Director that the blocks be demolished and replaced with good quality decent homes- in-line with the Council's strategy commitments to deliver high quality, safe and affordable homes for our residents.
- 6.2. The Council is committed to working with existing residents on the Shires Estate to develop proposals for any replacement and new homes for the estate to ensure that any new development delivers the homes and improvements to the estate that residents want to see. The development of options and working with residents will include both statutory consultation and ongoing engagement with residents on the Estate.
- 6.3. Whilst the Council will be working with residents to develop proposals for the estate, the Council has commissioned a high-level feasibility assessment to understand how many new homes could be built on and around the existing footprint of Cheshire and Shropshire House to support the CPO process. This study (Document 9) has shown that approximately 267 new homes could be developed on the site. The number will depend on the size and typology of homes the Council wishes to deliver.
- 6.4. The new homes would be built to a high standard using the Council's Employer's Requirements for new homes. The mix of the new homes would be determined by determined by the housing need in the borough and viability of the scheme.
- 6.5. A financial appraisal has been undertaken to assess the costs of demolishing Shropshire and Cheshire House and delivering new homes on the site. The assessment has shown that costs could be in the region of £132m (exclusive of grant) which as mentioned below, will be included within the next HRA Business Plan. Included in this amount is the cost of procuring a design team to work with residents to develop the design proposals for the estate.

7 Planning Position

- 7.1 The Council will apply for and intends to obtain the necessary permissions, approvals and consents to deliver the future CPO Scheme within a reasonable time following confirmation of the Order.
- 7.2 The Council considers the redevelopment of the site for housing accords with the adopted planning framework as set out in Section 5 paragraphs 5.13 to 5.26 of this Statement.
- 7.3 The Council considers the Order Land to be capable of delivering a housing scheme which will result in no net loss of housing, whilst also achieving a significant qualitative housing gain. There is also the potential to deliver a quantitative housing gain on the site. The commitment to the re-provision of housing and delivery of qualitative (and potentially quantitative) housing gain following confirmation of the Order thus accords with adopted policy. There is therefore no impediment to implementation of the CPO Scheme.

8 Funding

- 8.1 The Council's latest HRA Business Plan (2025/26) includes provision for the funding of the CPO process from making of the Order through to implementation (as may be necessary), dealing with all compensation payments and associated aspects in conjunction with the proposed decommissioning of the blocks.
- 8.2 The HRA Business Plan is updated annually and will be updated in February 2026 for the Council's 2026 to 2036 Affordable Housing Programme. This Programme will have an indicative allocation for this scheme, which will be updated as the detailed designs and costs are developed. The Council will be seeking to maximise Affordable Housing Grant from the Greater London Authority ('GLA') to facilitate delivery and has commenced discussions with the GLA on this.
- 8.3 The Council is therefore satisfied that the costs of acquisition, rehousing residents and subsequent demolition of the blocks in the Order Land and the subsequent construction of the CPO Scheme on the Order Land and adjacent Council owned site can be met in full, from internal resources and GLA grant funding.

9 Human Rights & Public Sector Equality Duty

- 9.1 The Human Rights Act 1998 ("the Human Rights Act") incorporated into the UK domestic law the European Convention for the Protection of Human Rights and Fundamental Freedoms ("the Convention"). Section 6 of the Human Rights Act makes it unlawful for a public authority to act in a manner which is incompatible with a Convention right.
- 9.2 The Convention rights engaged in the context of a compulsory purchase order are Article 1 of the First Protocol of the Convention and Article 8 of the Convention.
- 9.3 Article 1 of the First Protocol of the Convention states:
"Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interests and subject to the conditions provided for by law and by the general principles of international law..."
- 9.4 Article 8 of the Convention provides:
"(1) Everyone has the right to respect for his private and family life, his home and his correspondence.
(2) There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interest of the economic well-being of the country..."
- 9.5 The Courts have recognised, in the context of Article 1 of the First Protocol of the Convention, that regard must be had to the fair balance which has to be struck between the competing interests of those whose rights are affected and the community as a whole.

- 9.6 Similarly, any interference with the Article 8 Convention rights must be in accordance with the law and must be necessary and proportionate.
- 9.7 The Council has taken into account the impact of the Order on the Convention rights of those whose interests will be affected by the Order generally and through an Equalities Impact Assessment. In view of the factual background to the Order as set out in this Statement, and the compelling justification for making the Order, the Council considers that the exercise of compulsory purchase powers in this case is justified because it is in the public interest, authorised by law and necessary and proportionate in order to achieve the Council's objectives of securing a qualitative and potential quantitative housing gain. The Council has concluded that the interference with rights caused by the Order is proportionate when weighed against the need to ensure the safety of residents and the significant benefits which will be delivered by the CPO Scheme. As set out at paragraphs 9.14-9.17 below, the Council has had appropriate regard to the Public Sector Equality Duty.
- 9.8 The Council has consulted with the residents of the blocks comprising the Order Land.
- 9.9 If the Secretary of State or Inspector confirms the Order, the compulsory acquisition of the interests in the Order Schedule will be necessary only if they have not already been acquired by agreement at a reasonable cost and within the timescales required to deliver timely demolition. As explained above, efforts to acquire the relevant interests are ongoing. Further, all those whose interests are compulsorily acquired will be entitled to fair compensation, such compensation to be determined independently by the Upper Tribunal (Lands Chamber) if it cannot be agreed.
- 9.10 The Council is therefore of the view that there is a compelling case in the public interest for the compulsory acquisition of each and every parcel of land comprised in the Order Schedule. It is also convinced that the public interest that is to be served by decommissioning and demolition of the blocks to ensure the safety of existing residents and to enable a qualitative and potentially a quantitative housing gain outweighs the necessary interference with the private rights and interests that exist in the Order Land.
- 9.11 The Council also considers that the wider public benefits and also the general benefits derived by owner occupiers and occupying tenants from being relocated from unsafe poor-quality homes mitigates and justifies the interference with the same parties' private rights.
- 9.12 The Council, therefore, believes that in making the Order it has struck a fair and proportionate balance between the interests of those whose Convention rights will be affected and the wider public interest.
- 9.13 Overall, the Council is satisfied for the reasons set out above that the CPO can lawfully be made and that the Order is a proportionate measure to achieve the Council's objectives in the public interest.

Equality Act 2010

- 9.14 All public authorities are bound by the Public Sector Equality Duty ('PSED') as set out in section 149 of the Equality Act 2010. In exercising their compulsory purchase and

related powers the Council as acquiring authority must have regard to the effect of any differential impacts on groups with protected characteristics, namely:

- Marital or Civil Partnership Status
- Pregnancy / Maternity
- Sexual Orientation
- Sex
- Gender Reassignment
- Religion or Belief
- Race
- Age
- Disability

9.15 The Council, in the exercise of its public functions, has due regard to the need to:

- (a) eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act;
- (b) advance equality of opportunity between people who share a protected characteristic and those who do not; and
- (c) foster good relations between people who share a protected characteristic and those who do not.

9.16 An EqIA was considered by Cabinet as part of making its decisions in April 2023. This EqIA considered the equality impact of decommissioning the blocks and rehousing residents from the blocks. The making of a CPO and the decision to demolish the blocks, at this stage is a continuation of the decision to decommission and vacate the blocks taken in April 2023, and as such many of the relevant equalities' considerations were undertaken during that time.

9.17 An update to the 2023 EQIA has been undertaken (Document 9) which considers the impact of making a CPO in respect of the blocks on the remaining leaseholders and tenants and demonstrates that mitigations are in place for those with protected characteristics.

9.18 The EqIA will continue to be monitored and reviewed throughout the progression of the CPO process and working in close collaboration between Council departments and residents themselves will ensure the Council reduce, mitigate or even eradicate any negative impacts.

10 Special Considerations and Special Category Land

10.1 The Scheme will not involve the demolition/alteration/extension of:

- Any buildings listed under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990;
- Any buildings which are the subject of a building preservation notice or demolition/alteration/extension of any buildings which may qualify for inclusion in the statutory list;
- Any buildings which are included in a conservation area designated under section 69 or section 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and which require listed building consent for demolition and/or redevelopment;
- Any monuments which are scheduled under Section 1 of the Ancient Monuments and Archaeological Areas Act 1979; or
- Any parks/gardens/historic battlefields which are registered under Section 8C of the Historic Buildings and Ancient Monuments Act 1953.

11 Conclusion

11.1 The Order is being promoted by the Council under section 17 of the Housing Act 1985, to acquire the ownership of third-party interests and secure vacant possession of tenanted properties in the Order Land.

11.2 The Council considers there is no impediment to the confirmation or implementation of the Order and achievement of its purpose which is to acquire all third-party interests and rights and gain vacant possession in the Order Land to allow the blocks to be decommissioned and demolished thus ensuring the safety of existing occupiers and surrounding homes. Demolishing the blocks will also enable the development of the CPO Scheme on the Order Land and adjacent Council owned land to replace the demolished homes and achieve a qualitative and potential quantitative housing gain.

11.3 The Council is satisfied that there are no current planning or financial impediments to the implementation of the Order and that the demolition and redevelopment will be able to proceed if the Order is confirmed. The Council has applied the advice in the Guidance and has set out above its view that the Order meets the requirements of the Guidance, in particular Paragraph 14.

11.4 For the reasons summarised in this statement, the purposes for which the Order Land is to be acquired could not reasonably be achieved by any other means. In addition, the Council considers the Order to be within the necessary statutory powers and that a compelling case exists for the making and confirmation of the Order.

11.5 Confirmation of the Order is sought on this basis.

12 Inquiry Procedure Rules and Documents to be Referred to in the Event of an Inquiry

- 12.1 In the event that it becomes necessary to hold a public inquiry into the Order, the Council may refer to or put in evidence the documents and extracts listed overleaf. It should be noted that the Council reserves the right to add to or amend the list as necessary and may also refer to additional documents, including but not limited to Council policies, decisions, reports and Equality Impact Assessments.

Document	Description
1	The London Borough of Enfield (Cheshire House and Shropshire House) Compulsory Purchase Order 2026 ("the Order") [Comprising the Order and Order Schedule]
2	Order Map
3	Council's Cabinet Report and minutes dated 19 th April 2023
4	Council's Cabinet Report and minutes dated 10 th September 2025
5	Ridge LPS Shropshire House Structural Robustness Inspection Report - June 2022
6	Ridge LPS Cheshire House and Shropshire House Disproportionate Collapse Risk Assessment Report – February 2023
7	Ridge LPS Blocks Executive Summary – July 2025
8	Ridge LPS Blocks Upper Storey Risk Letter – December 2025
9	Levitt Bernstein The Shires Estate Baseline Study – August 2025
10	Equalities Impact Assessment update 27 th August 2025
11	Council's Corporate Report 11 th March 2026

13 Other Information

- 13.1 Parties affected by the Order who wish to discuss matters with a representative of the Council should contact:

Sarah Baldwin, Housing Acquisitions Manager (general queries) (Tel: 020 8132 2678)
E-mail: sarah.baldwin@enfield.gov.uk OR

Joanna Kromidias, Principal Solicitor (legal queries) (Tel: 020 8132 0606)
E-mail: joanna.kromidias@enfield.gov.uk

Both at the Council.

- 13.2 Those parties affected by the Order who wish to discuss the purchase of their interest by agreement should initially contact:

the Council's Acquisitions Team (Tel: 020 8379 4828)
Email: propertyacquisitions@enfield.gov.uk OR

Sarah Baldwin, Housing Acquisitions Manager (general queries) (Tel: 020 8132 2678) E-mail: sarah.baldwin@enfield.gov.uk

- 13.3 The Royal Institution of Chartered Surveyors (RICS) operates a compulsory purchase helpline which provides initial free advice. Those parties wishing to make use of that service should contact RICS on 024 7686 8555 or via its website: www.rics.org
- 13.4 In accordance with paragraph 78 of the Guidance, the Council confirms that the 'scheme' for the purposes of assessing compensation pursuant to the Land Compensation Act 1961 is the totality of the Estate masterplan, including what is described in this document as the CPO Scheme.

14 Inspection of the Order and Order documents

- 14.1 Copies of the Order and Order Map and other documents are available at the Council's offices at Civic Centre Silver Street Enfield Middlesex EN1 3XA (Monday to Friday between 9am and 5pm) and on webpage <https://www.enfield.gov.uk/services/housing/housing-schemes/future-schemes#the-shires>.

Dated this 20th day of March 2026

 John Head

For and on behalf of Director of Law and Governance (Monitoring Officer)
London Borough of Enfield
Civic Centre, Silver Street, Enfield, Middlesex EN1 3XA