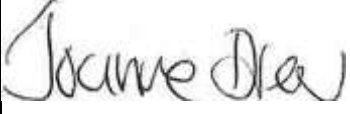




## London Borough of Enfield

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<b>Report Title</b>	The London Borough of Enfield (Cheshire House and Shropshire House) Compulsory Purchase Order 2026
<b>Decision Taker-</b>	Joanne Drew - Executive Director of Housing and Regeneration in consultation with Terry Osborne - Director of Law and Governance (Monitoring Officer)
<b>Report Author</b>	Sarah Lovell – Regeneration Programme Director <a href="mailto:Sarah.lovell@enfield.gov.uk">Sarah.lovell@enfield.gov.uk</a>
<b>Ward(s) affected</b>	Upper Edmonton
<b>KD Number</b>	Non-Key Decision
<b>Classification</b>	
<b>Reason for exemption</b>	N/A
<b>Signed by Decision taker</b>	Joanne Drew- Executive Director of Housing and Regeneration 
<b>Date Decision taken</b>	11/03/2026

### Purpose of Report

1. This report seeks authority from the Executive Director of Housing and Regeneration in consultation with the Director of Law and Governance, to approve the changes made to the draft Statement of Reasons and the Order documents to enable the CPO to be made, served and implemented.

## **Recommendations**

2. That the Executive Director of Housing and Regeneration in consultation with the Director of Law and Governance):
  - I. Confirm their approval to the changes made to the Statement of Reasons, the Order Schedule and the Order Map outlined in paragraph 5 of this report and approve the final version of the Statement of Reasons attached as Appendix 2, the Order and Order Schedule attached as Appendix 3a and the Order Map attached as Appendix 3b.
  - II. Agree to proceed to the making and serving of the Order and thereafter to pursue its confirmation by the Inspector, Secretary of State (or the Council) and to implement the Order as may be necessary to acquire all land and rights within the land edged red in the Order Map Appendix 3b for housing purposes pursuant to the powers contained in section 17 of the Housing Act 1985, to facilitate following confirmation of the Order:
    - i. the demolition of the Cheshire House and Shropshire House blocks;
    - ii. the future delivery of a qualitative gain in housing in that location;
    - iii. the removal and relocation of the telecommunication equipment on the roof of Shropshire House, and;
    - iv. overall to facilitate the improvement of that part of the Shires Estate.

## **Background, Options and Risks**

### Background

3. On 10<sup>th</sup> September 2025, Cabinet authorised the making of 'The London Borough of Enfield (Cheshire and Shropshire House) Compulsory Purchase Order 2026' ('the Order') to acquire all land and rights within the land edged red on Appendix 3b for housing purposes pursuant to the powers contained in section 17 of the Housing Act 1985, to facilitate:
  - i. the demolition of Cheshire House and Shropshire House blocks;
  - ii. the future delivery of a qualitative gain in housing in that location;
  - iii. the removal and relocation of the telecommunication equipment on the roof of Shropshire House, and;
  - iv. overall the improvement of that part of the Shires Estate.
4. Cabinet also gave delegated authority to the Director of Housing and Regeneration in consultation with the Director of Law and Governance (inter alia):
  - i. to make all necessary changes, as appropriate to the draft Statement of Reasons and any adjustment to the Order Schedule and Order Map to finalise the same;
  - ii. to take all necessary steps to make, serve and implement the Order;
  - iii. to pursue its confirmation by the Inspector, Secretary of State (or the Council);

- iv. to implement the Order as may be necessary;
  - v. to make General Vesting Declarations('GVD's') under the Compulsory Purchase (Vesting Declarations) Act 1981 and/or to serve notices to treat and notices of entry (if required) following confirmation of the Order;
  - vi. to issue and serve any warrants to obtain possession of property acquired by the Council following the execution of a GVD or service of a notice of entry relating to the Order if it is considered appropriate and necessary to do so; and
  - vii. to acquire third party interests in the land within the Order either by agreement or compulsorily.
5. Since the Cabinet decision Officers have been working to finalise the Order documents. This has predominantly focused on updating the Schedule of Interests with the information received from Terraquest (the Council's appointed land referencers) to ensure that all land interests are accurate.
6. The necessary changes have been made to the Order documents to enable the Order to be made, served and implemented noting 'the Order' will subsequently be referenced as 'The London Borough of Enfield (Cheshire House and Shropshire House) Compulsory Purchase Order 2026'.

#### Options

7. Cabinet approved the making of the Order on 10th September 2025 and the reasons for making the Order are unchanged from that report.
8. The definitive case for making the Order is in the Statement of Reasons, appended to this report.
9. This decision is necessary so the Order documents can be finalised and the Order made, served and implemented in accordance with the Cabinet decision of 10th September 2025.
10. The alternative options considered are set out in the Cabinet Report. These remain unchanged from the date of that report.

#### Risks

11. The alternative options considered are set out in the Cabinet Report. These remain unchanged from the date of that report.

#### Next steps

12. The next steps for the Order are set out in the legal comments below.

### **Relevance to Council Plans and Strategies**

13. The relevance to Council Plans and Strategies are set out in the Cabinet Report. These remain unchanged from the date of that report.

## **Financial Implications**

14. Finance comments regarding this decision remain unchanged from the Cabinet Report.

## **Legal Implications**

15. The Director of Law and Governance has been consulted on the content of this report and the Order documents and is satisfied that the comments made within the Cabinet Report remain unchanged.

16. To facilitate finalising the Order, formal requests for information were sent by Terraquest (the Council's appointed land referencers) to parties identified as falling within the Order land including statutory undertakers with potential rights and interests in accordance with Section 16 of the Local Government (Miscellaneous Provisions) Act 1976 and the information provided has been used to update the documents.

17. Cabinet on 10 September 2025 authorised the making of the Order and the Executive Director is authorised pursuant to that Cabinet Decision to make the decisions set out in the recommendations.

18. Following this authority to make the Order, the statutory CPO process for the making of the Order will be followed including the notification and publicity requirements (site notice, press notice and service on individual affected parties). The relevant notices will confirm that the Order has been made and is to be submitted to the Secretary of State for confirmation.

19. The affected parties will then be provided with an opportunity to object to the Secretary of State (for the prescribed 21-day period). If no objections are received, the Secretary of State can invite the Council to confirm the Order following which, the Council has the power to implement the Order and acquire the third-party rights and interests in the Order land.

20. Where there are objections, the Secretary of State may appoint an inspector to hold a public inquiry into the Order or alternatively to proceed by way of written representations procedure.

## **Equalities Implications**

21. The Council has considered both its Public Sector Equality Duty under the Equality Act (2010) and undertaken a full equalities impact assessment for the purposes of progressing the CPO as set out in the Cabinet Report.

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## **Appendices**

Appendix 1 - Cabinet Report KD5940 dated 10<sup>th</sup> September 2025 – Cheshire

House and Shropshire House Compulsory Purchase Order  
Appendix 2: Statement of Reasons  
Appendix 3: (a) Order Schedule and (b) Order Map

**Background Papers**

Cabinet Report KD5602 dated 19<sup>th</sup> April 2023 – Future of Shropshire and Cheshire House

**Departmental reference number, if relevant:**

N/A