



London Borough of Enfield

Report Title	Cheshire and Shropshire House Compulsory Purchase Order
Decision Taker/ Committee	Cabinet
Cabinet Member	Councillor Ayten Guzel, Cabinet Member for Housing
Report Author	Sarah Lovell – Regeneration Programme Director Sarah.lovell@enfield.gov.uk
Ward(s) affected	Upper Edmonton
Key Decision Number	KD5940
Classification	Part 1 Public
Reason for exemption	N/A
Date Decision taken	10 September 2025

Purpose of Report

1. On April 19th 2023, Cabinet made the decision to rehouse all existing secure tenants and acquire all leasehold properties in Cheshire and Shropshire Houses ('the blocks') to enable the blocks to be decommissioned. This decision was taken because of the Large Panel System ('LPS') form of construction of the blocks making them structurally unsound and the high cost of extensive repair works required to make the homes in the blocks decent and safe for long-term occupation.
2. Since 2023, the Council has sought to acquire interests and gain vacant possession in the Order Land by negotiation. The Council has successfully rehoused 162 secure council tenancies in the blocks leaving only 2 council tenancies remaining. The Council has also acquired 34 of the 42 privately owned leasehold properties in the blocks, leaving 8 yet to be acquired. As

it stands, of the 204 homes in the blocks there are only 5 properties that are legally occupied. Additionally, Cornerstone Telecommunications Infrastructure Limited, has a leasehold interest of a telecommunications site at Shropshire House.

3. The purpose of this report is to seek approval to making 'The London Borough of Enfield (Cheshire House and Shropshire House) CPO 2025 ('the Order') and, following the making (and confirmation) of the Order, to acquire all outstanding property interests, any additional third-party rights that may be required, and as necessary, to gain vacant possession of any tenanted properties in the blocks by implementing the confirmed Order. 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. This report also sets out a number of decisions required by the Council in order to progress with the preparation and making of the Order.
4. In addition, this report seeks approval to proceed with the demolition of Cheshire House and Shropshire House following vacant possession of the blocks.
5. The report furthermore seeks approval for the rebuild options for new homes in place of the demolished blocks to be delegated to the Executive Director of Housing and Regeneration in consultation with the Cabinet Member for Housing including undertaking any relevant consultation and to consider the feedback ahead of progressing with future development proposals.

Recommendations

- I. Approve the making of the Order (draft Order and Schedule included at Appendix 1) to acquire all property and third-party rights within the land edged red on the Order Map (draft Order Map included at Appendix 2), comprising Cheshire and Shropshire Houses, for housing purposes pursuant to the powers contained in section 17 of the Housing Act 1985. The Order will enable the Council to decommission the blocks and to demolish the blocks due to the safety concerns and thereafter to consider future options to provide new housing, so as to achieve a qualitative (and potentially a quantitative) housing gain following confirmation of the Order.
- II. Delegate authority to the Executive Director of Housing and Regeneration in consultation with the Director of Law and Governance as follows:
 - a. To make all necessary changes, as appropriate to the draft Statement of Reasons (included at Appendix 3) and any adjustment to the Order Schedule and Order Map and take all necessary steps to make, serve and implement the Order, to pursue its confirmation by the Inspector, Secretary of State (or the Council) and to implement the Order as may be necessary (these steps are set out in sections 51 to 62 of this report);

- b. To finalise and confirm the Order documents prior to making the Order;
 - c. To make General Vesting Declarations (GVDs) 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;
 - d. 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;
 - e. To acquire third party interests in the land within the Order either by agreement or if necessary compulsorily; and
- III. Approve the proposal to demolish Shropshire House and Cheshire House and deliver new homes on the Estate subject to the necessary consultation and approvals as to the funding.
- IV. Delegate authority to the Executive Director of Housing and Regeneration in consultation with the Cabinet Member for Housing to undertake any relevant consultation on the Estate and consider the feedback ahead of progressing with development proposals.

Background and Options

6. The Shires Estate ('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') are 17-storey blocks each comprising 102 homes made up of 34 1-bed, 51 2-bed and 17 3- bed flats.

Large panel system buildings and Cheshire and Shropshire House structural surveys

7. Built in the 1960's, The blocks were constructed using a 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. 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. 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.
8. 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.

9. 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.
10. 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.
11. In July 2025, Ridge reinspected and reviewed their 2022 survey of the blocks. 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.
12. Ridge also reported that although a reduction in building occupancy represented a reduction in risk, based on the occupied units (only 5 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.

13. 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.
14. 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.

Rationale for decommissioning, demolition and delivery of new homes

15. 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 is receiving minimal rental income from the blocks (only 2 secure tenants remain), funding an annual operational cost of c.£1.18m (excluding building safety/compliance costs) is not financially sustainable.
16. 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. Further analysis has confirmed that decommissioning of the blocks, then demolition to allow for new homes to be delivered is the best option for the site.

Refurbishment option

17. A cost analysis undertaken in 2023 estimated that refurbishment works to extend the life of Cheshire and Shropshire Houses 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 a higher cost to ensure compliance.
18. 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, 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.

19. 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 the opportunity for a 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

20. 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.

Negotiations with leaseholders and secure tenants

21. 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 to be offered market value for their home plus a 10% home loss payment.
 - 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 to be offered a disturbance payment to cover the reasonable costs directly incurred in the process of selling their current property and purchasing a new property.

22. 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.
23. 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.
24. Despite extensive negotiations spanning over two years, 8 private leaseholders in the blocks (split of leaseholder type detailed in the table below) have not voluntarily concluded the sale of their properties to the Council.

Leaseholder Ownership Type	Cheshire House	Shropshire House	Total
Resident	2	1	3
Private Non-Resident	2	2	4
Housing Gateway Limited ('HGL')	1	0	1
Total	5	3	8

25. As it stands, the position with negotiations with the 7 remaining resident and non-resident leaseholders (excluding the HGL leasehold property) is as follows.

Negotiation status	Cheshire House	Shropshire House	Total
Offer accepted and legal conveyancing process in progress.	2	2	4
Offer accepted but legal conveyancing process yet to be commenced.	1	0	1
Offer made but not accepted	1	1	2
Total	4	3	7

26. The leasehold property in Cheshire House which is owned by Housing Gateway Ltd ('HGL'), which is a company wholly owned by the Council, is currently occupied on an Assured Shorthold Tenancy ('AST'). HGL will transfer the ownership of this property back to the Council subject to the AST occupier being rehoused.
27. The occupational status of the remaining 8 private leasehold properties is as follows:

Leaseholder Occupational status	Cheshire House	Shropshire House	Total
Resident leaseholder (Occupied)	2	1	3
Non-Resident leaseholder Occupied on AST	1	0	1
HGL occupied on AST	1	0	1
Non-Resident leaseholder - vacant	1	2	3
Total	5	3	8

28. The Council has successfully rehoused 162 secure Council tenants in the blocks leaving only 2 secure Council tenancies being held. As it stands, of the 204 homes in the blocks there are only 5 properties that are legally occupied.
29. Although the Council expects to secure vacant possession of the 2 secure Council tenancies being held and the 2 properties occupied on AST's through the statutory process, they are included within the CPO to provide certainty on timescales and ultimately in obtaining vacant possession of the block if necessary.

New homes on the site

30. 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 our strategy commitments to deliver high quality, safe and affordable homes for our residents.
31. 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.
32. 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 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.

33. 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 the housing need in the borough and viability of the scheme. 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.

Funding

34. 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.
35. 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 the future housing 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 already had preliminary discussions with the GLA.

Reasons for the CPO

Structural defects

36. The Cheshire and Shropshire Houses blocks which comprises 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

37. 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.
38. 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 are 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.

39. 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

40. 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.

Re-housing of secure Council tenants

41. 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 the Council will take steps to ensure that the tenant will be rehoused before vacant possession of the block is required in advance of decommissioning works commencing.

Leasehold negotiations

42. Significant discussion and negotiations have been undertaken with the 7 remaining resident and non-resident private leaseholders (excluding the HGL leasehold property), 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

43. 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 in fact the financial viability position has worsened due to increases in construction costs since 2023.
44. 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.

45. The Cabinet is asked to resolve to make the Order to acquire all land and rights within the Order Land. Officers are satisfied that there is a compelling case in the public interest to make the Order for the reasons set out in this Cabinet Report and the draft Statement of Reasons see Appendix 3. This is the reason for the recommendations of this Report.
46. The confirmation of a CPO can be protracted if the CPO is challenged, which means the Council must therefore proceed with starting the CPO process now in order to avoid any further delays. A number of further steps will need to be taken to issue, serve and implement the Order. In order to expedite this process, Cabinet is also asked to grant delegated authority to the relevant officers identified in the recommendations of this Report to undertake the actions required.
47. The definitive case for making the CPO is in the draft Statement of Reasons, included at Appendix 3.

Relevant Powers for CPO

48. The enabling power for the exercise of CPO powers is section 17 of the Housing Act 1985. Section 17 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.

Statement of Reasons

49. The reasons for making the Order must accompany the Order when made and must be submitted by the Council when applying for consideration and confirmation of the Order. This is known as the Statement of Reasons and a draft of the Statement of Reasons for the Order is attached at Appendix 3. This sets out in detail the purpose of acquiring the land, the justification for doing so generally and in the context of Human Rights considerations and provides the context for the order, and specific information required under Government Guidance on the Compulsory Purchase Process.

Compelling Case in the Public Interest

50. Given that compulsory purchase powers should only be used as a ‘last resort’ and after reasonable efforts have been made to negotiate the purchase of land by agreement, as set out in the Guidance, the Council must be able to demonstrate that there are sufficiently compelling reasons for the powers to be sought at this time. It must show how it intends to use the land which it is proposing to acquire and that all the necessary resources are likely to be available to achieve that end within a reasonable timescale. Section 6 of the Guidance points out that under Section 17(4) of the Housing Act 1985 the Secretary of State may not confirm a

compulsory purchase order unless he is satisfied that the land is likely to be required within 10 years of the date the order is confirmed.

The CPO process

51. A CPO allows a public authority to acquire third party interests in land compulsorily and is viewed as a serious interference with private property rights and human rights. The CPO process is complex and should only be used following careful consideration of other options.
52. Making the Order does not give the Council the power to acquire the land – this power arises only when the Order is implemented after it is confirmed either by the Council, the Planning Inspectorate or by the Secretary of State.
53. If the Cabinet agrees to the use of CPO powers, the statutory CPO process for the preparation and making of the Order will be followed including notification and publicity requirements.
54. Affected persons then have an opportunity to object to the Secretary of State. If no objections are received or where any received are withdrawn by agreement, the Secretary of State has the power to invite the Council to confirm the Order, following which the Council will have the power to implement the Order and acquire the third-party rights and interests in the Order land.
55. Where objections are received for which agreement cannot be reached for withdrawal of the same, the Secretary of State may appoint an inspector to hold a public inquiry into the Order the timescale of which will depend on the nature and number of objections. Alternatively, this could be considered via the written representations process.
56. The Inspector's report will summarise the evidence and come to a view as to whether there is compelling case in the public interest for the confirmation of the Order. The inspector will then report this recommendation to the Secretary of State, who makes the final decision.
57. If the Order is not confirmed, the Council may have the option of bringing a judicial review to challenge the legality of the decision-making process should suitable grounds of claim exist.
58. If and when the Order is confirmed there is a 6-week window during which affected parties may bring a High Court challenge to the legality of the decision making.
59. Adoption of the recommendations in this report does not necessarily mean that CPO powers will be used to enable acquisition of all third-party interests to enable the demolition. As per the Guidance, the Council has been and will continue to seek to reach negotiated settlement with all those land interests that are required and implementation of a confirmed CPO will only arise where agreement cannot be reached on reasonable terms and in a reasonable timeframe. The authority given in this report assists

the Council by making it clear to all outstanding land interests that the Council intends to deliver the demolition and is willing to secure and exercise a confirmed CPO, if required.

60. This report, including the appended draft site plan and draft Statement of Reasons, contains the relevant information required to justify the making of the Order in due course as proposed.
61. The Guidance on compulsory purchase requires that “acquiring authorities” such as the Council should be sure that the purposes for which the compulsory purchase order is made justify interfering with the human rights of those with an interest in the land affected and that the officers’ report seeking authorisation for the compulsory purchase order should address human rights issues. Officers have taken into account the impact of the Order on the Convention rights of those whose interests will be affected by the Order generally as set out in the draft Statement of Reasons and through an Equalities Impact Assessment, both appended to this report. In view of the factual background to the Order as set out in the Statement of Reasons, and the compelling justification for making the Order, officers consider 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 quantitative and qualitative housing gain. The Equalities Impact Assessment is also relevant to the Council’s taking into account of the Public Sector Equality Duty as required by the Guidance.
62. Assuming that objections to the CPO are received and not withdrawn an indicative timeline of the key steps in the CPO process is as follows noting timescales will be dictated by Planning Inspectorate timetabling:

Key Activity	Indicative Completion Date
Cabinet approval to make CPO	Sep 25
Advertise, give notice to affected parties of making of Order and submit to Secretary of State (SoS) for consideration. Objection period begins	Oct 25
End of Objection period (minimum 21 days)	Nov 25
SoS advises need for public inquiry and date set. As an alternative to an inquiry, objections can be considered by the Planning Inspectorate through the written representations’ procedure, this will depend on numbers and complexities of objections.	Jan 26
Statement of Case and expert witness evidence prepared and submitted to SoS and served on remaining Objectors.	Feb 26
Public inquiry	Jul 26
SoS confirmation of Order	Oct 26
Advertise confirmation of Order and serve on interested parties	Oct 26
Legal challenge period (6 weeks)	Nov 26

Refresh land referencing and serve GVD notices	Jan 27
Vesting of remaining interests (3-month minimum period).	Apr 27

Preferred Option

63. For the Council to use its CPO powers to acquire the remaining 8 private leasehold interests and obtain vacant possession of Cheshire and Shropshire Houses and that negotiations to acquire the remaining properties in the blocks will continue in parallel with the CPO process. This will ensure that the Council can urgently decommission and demolish the blocks which are structurally unsound, and it is not financially viable for the Council to undertake the repair works required to make them fit for long-term occupation. It will also allow the Council to work with the community to design and deliver high quality new homes in line with the Council's Housing strategy.

Reasons For Preferred Option

64. A number of alternative options were considered in relation to the CPO and rejected, these included:
- **Option 1** - do not make a CPO, continue negotiations: is not recommended as it does not give the project any certainty in terms of the timeframe or budget. Negotiations have been ongoing with leaseholders since mid-2023. To date, despite ongoing negotiations and a comprehensive Resident Offer, agreement has not been reached to acquire the outstanding leasehold interests by private treaty.
 - **Option 2** - do not make a CPO, stop negotiations: this is not recommended as this would mean that the Council would not be able to obtain vacant possession which will enable the Council to decommission these structurally unsound blocks which represent a safety risk to occupiers and surrounding properties. Also, the potential to realise a future qualitative (and potentially quantitative) housing gain would be lost.
 - **Option 3** - make a CPO using alternative statutory powers Option 3 is not recommended as, based on legal advice and full consideration of the specifics of the site, Section 17 of the Housing Act 1985 is considered the most appropriate enabling power.
65. As set out in paragraphs 14-18 above, the Council also explored options for refurbishment and demolition of the blocks, however demolition and the delivery of new build homes is the preferred option. Disposal is not a viable option as the Council would like to retain control of the use of this blocks into the future, also refurbishment would be extremely costly, would not attract grant, would only extend the life-span of the properties by 30 years and would prevent the wider placemaking benefits which could be secured as a result of demolition and new build. Demolition and delivery of new build housing would attract grant, would secure a 50-year lifecycle

and crucially, it allows for a 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 also strategically aligned with the Council’s commitment to delivering high-quality, affordable housing and inclusive neighbourhoods.

Consultation

Consultation with residents

66. 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

Relevance to Council Plans and Strategies

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

67. The Council Plan sets out how the Council is investing in Enfield to deliver positive outcomes for its communities. The future housing development on the site of the blocks, and potentially other land on the Estate, 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')

68. 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 future housing development on the site of the blocks, and potentially other land on the Estate, will support 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.
69. The future development 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.

Financial Implications

Summary

70. The CPO will comprise of purchasing 8 leasehold properties at an estimated cost of £2.1m, and £0.29m for legal costs and potentially a public inquiry as part of the CPO. In addition, there will be separate costs related to the removal of telecommunications equipment.
71. The acquisitions costs of £2.4m will be funded 100% from borrowing. There is an allocation for these buybacks approved by Full Council in the HRA Budget and Rent Setting and Business Plan Annual Review Report 2025-26 in February 2025. As plans for new housing are developed the Council will maximise the amount of grant it can claim to offset some of the buyback/CPO costs.

Capital Budget Impact

72. The total estimated cost of the CPO is £2.4m based on current market values and including home loss and disturbance payments. This will all be funded from borrowing.
73. There is an approved budget for these buybacks. This budget was approved by Full Council in February 2025 in the HRA Budget and Rent Setting and Business Plan Annual Review Report 2025-26.
74. The timing of the expenditure is uncertain; acquisitions are dependent on negotiations with owner's progress. If the Council cannot agree acquisitions directly with the owners, then the CPO powers will apply from 2026/27, and the acquisitions will take approximately 6 months from then.
75. The HRA business plan and capital budget is updated annually. In February 2026 a HRA Budget, rent setting and business plan review paper will be presented to Full Council. This paper will update the business plan to include an indicative budget for the 2026-2036 affordable housing programme which will include an allocation for this scheme. This will include assumptions on the housing grant from the Greater London Authority.

Revenue Budget Impact

76. The financing costs on the £2.4m of borrowing will be charged to the revenue budget. This is estimated to be £209k annually over 50 years based on an interest rate of 5.2%.
77. No other impact on the revenue budget.

Borrowing

78. The cost of acquiring all the properties via CPO is £2.4m, all of this will be funded from borrowing. This will result in annual interest charges of £58k and MRP (loan repayments) of £151k over 50 years based on an interest rate of 5.2%.

Accounting Treatment

79. The costs detailed in the report will be accounted for in compliance with the Councils capitalisation policy. Any costs that cannot be capitalised will be charged to the revenue budget.
80. The CPO and property acquisitions will result in new long-term assets in the form of housing and therefore meet the criteria for capitalisation.

Legal Implications

81. The Director of Law and Governance has been consulted in the preparation of this report and where not set out below legal comments have been incorporated into the main body of this report.
82. The CPO is being made under section 17 of the Housing Act 1985, noting land may be acquired by the Council as a local housing authority under this section either by agreement, or as authorised to be acquired compulsorily by the Secretary of State notwithstanding that the land is not immediately required for those purposes. The Council will demonstrate to the Secretary of State that the land is likely to be required for those purposes within ten years from the date on which the compulsory purchase order is confirmed. (See further section 3 of the draft Statement of Reasons, Appendix 3 to this report).
83. The Council must comply with various statutory provisions in the making of the Order and legal advice will be provided throughout the process to achieve this, including importantly the Human Rights Act and the PSED, see Section 9 of the draft Statement of Reasons, and must observe the requirements of the Secretary of State's Guidance on the Compulsory Purchase Process as referred to above.
84. The Acquisition of Land Act 1981 (the 1981 Act) governs the procedures which apply to such an acquisition, the Compulsory Purchase Act 1965 governs post-confirmation procedures and the Land Compensation Acts 1961 and 1973 govern the amount and assessment of compensation. The procedure for confirmation is specified in the 1981 Act and may require a public inquiry if there are objections. In the event that the CPO is confirmed the Council can then take steps to acquire land either by serving a notice to treat and notice of entry in accordance with the 1981 Act or by serving a general vesting declaration under the Compulsory Purchase (Vesting Declarations) Act 1981. Consideration will need to be given to the most appropriate route and the relevant procedures set out by legislation will be followed.
85. Section 149 of the Equalities Act 2010 requires the decision maker, meaning the Council acting through its Cabinet, to have due regard to the goals in the Act as set out in section 149. An EqIA has been undertaken on the potential impact of the decision on residents with protected characteristics and is attached to this Report. This will be reviewed and updated as more information becomes available. Additionally, the Council and its advisers will take account of the PSED and any impact on any parties with protected characteristics whilst undertaking negotiations to acquire interests. (See further below).
86. In considering whether to confirm such a compulsory purchase order under the Housing Act 1985 the Secretary of State will wish to know, amongst other things:

- what the identified defects in the order property are
 - what other steps the authority has taken to remedy matters and the outcome
 - where relevant, the extent and nature of any works carried out by the owner to secure the improvement and repair of the property
 - whether the purpose for which the Council is proposing to acquire the land could be achieved by any other means
 - whether the Council has the necessary resources to carry out the compulsory purchase and whether there are any other impediments to implementation
 - the Secretary of State will also wish to know the authority's proposals regarding any existing tenants of the property
 - the Secretary of State must also be satisfied that acquisition will achieve a quantitative or qualitative housing gain
87. The above aspects have been considered in the main body of this Cabinet Report which includes the legal basis of proceeding with the use of compulsory purchase powers. In addition, Human Rights and Equality Act considerations have also been addressed (see draft Statement of Reasons and below). It is considered that in making the CPO the Council has struck a fair and proportionate balance between the interests of those whose Convention rights will be affected and the wider public interest and that due regard has been had to Equality Act considerations.
88. 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 Cabinet may arrange for the discharge of an executive function by an officer of the authority and the recommendations in this Report seek to achieve this.

Equalities Implications

89. 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

90. 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.
91. 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.
92. An update to the 2023 EQIA has been undertaken (included at Appendix 4) 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.
93. 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.

Environmental and Climate Change Implications

94. To ensure carbon emissions are minimised, the future housing scheme on the site will follow the energy hierarchy set out by the London Plan to reduce energy demand through measures such as passive design and highly efficient fabric, adopt a low carbon heating strategy and maximise provision of onsite renewables with a provision for in use performance assessment.

Public Health Implications

95. Housing is fundamental to human health. Well-designed housing (which the future housing scheme on the site will provide) can also influence health through its effect on active travel, social mixing by design, climate (the energy needs of the house) and build quality.
96. The Enfield's Joint Local Health and Wellbeing Strategy 2024-2030 places importance on providing better homes for Enfield (which the future housing scheme on the site will provide) in the context of insufficient funding to support the increasing number of households in need of affordable housing which the Scheme achieves.

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Appendices

Appendix 1 - Draft Order and Schedule

This appendix contains exempt information relating to section 12A of the local government act 1972 - Paragraphs 1,2 and 3 Information relating to any individual Information which is likely to reveal the identity of an individual Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Appendix 2 – Draft Order Map

Appendix 3 – Draft Statement of Reasons

Appendix 4 - Equalities Impact Assessment

Background Papers

Cabinet Report KD5602 dated 19th April 2023 – Future of Shropshire and Cheshire House

**MINUTES OF THE MEETING OF THE CABINET
HELD ON WEDNESDAY, 10 SEPTEMBER 2025**

PRESENT

COUNCILLORS Ergin Erbil, Tim Leaver, Abdul Abdullahi, Alev Cazimoglu, Rick Jewell, Susan Erbil, Ayten Guzel and Sabri Ozaydin

OFFICERS: Perry Scott (Chief Executive), Tony Theodoulou (Executive Director, People), Joanne Drew (Executive Director, Housing & Regeneration), Olga Bennet (Executive Director, Resources), Brett Leahy (Executive Director Environment & Communities), Adrian Gorst (Chief Technology Officer), Karen Page (Head of Planning), Cheryl Wilson (Head of Rural Transformation), Terry Osborne (Director, Law & Governance), Harry Blake-Herbert (Senior Governance Adviser)

Also Attending: Associate Cabinet Members (Councillor Ahmet Hasan (Enfield North) and Councillor George Savva MBE (Enfield South East)), Opposition Members observing (Councillor Edward Smith and Councillor Reece Fox), officers observing and press

1 APOLOGIES FOR ABSENCE

The Leader of the Council, Councillor Ergin Erbil, welcomed everyone to the meeting.

Apologies for absence were received from Councillors Chinelo Anyanwu, Gina Needs, Chris James and Destiny Karakus.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 DEPUTATIONS

NOTED that no requests for deputations had been received for presentation to this Cabinet meeting.

4 MINUTES OF THE PREVIOUS MEETING

Councillor Abdul Abdullahi advised of a small correction, namely that he had declared at the previous meeting that his daughter attended Winchmore School, but the minutes said his son. Councillor Ergin Erbil confirmed that this would be amended.

AGREED that the minutes of the previous meeting of the Cabinet held on 11 June 2025 be confirmed as a correct record, subject to the minor amendment noted.

5 A DIGITAL DATA AND ARTIFICIAL INTELLIGENCE STRATEGY

Councillor Tim Leaver (Deputy Leader) introduced the report of the Chief Technology Officer, seeking approval for the Council-wide Digital and Data and artificial intelligence Strategy, to enable the development of a three-year delivery plan and roadmap. This strategy was designed to improve residents access to services and make the council more efficient.

In response to Members' queries regarding how the strategy would help residents wanting to use council services, it was advised that the strategy was person-centred; aimed at making Council services more efficient, by using data to make more informed decisions and being responsive to resident's needs.

DECISION: The Cabinet agreed to:

- i. Agree the Council-wide Digital and Data and artificial intelligence Strategy attached as an Appendix which promotes the Council's Plan 2023-26, delivers accessible and improved services and supports the Council's Workforce Strategy.
- ii. Note Digital Services will develop a Council-wide digital and data and artificial intelligence delivery plan and roadmap, including measures and Page 9 Agenda Item 5 timelines and to incorporate these into the Digital Services Portfolio for 2026/27 and beyond.

The report set out the options considered, if any, and the reasons for the recommendations and the decisions.

6 TRAVELLER LOCAL PLAN REGULATION 19

Councillor Ergin Erbil (Leader of the Council) introduced the report of the Executive Director of Environment & Communities, seeking approval to undertake public consultation on the Regulation 19 version of the Traveller Local Plan. This was a statutory step, that met the needs of communities within the borough, whilst protecting the environment.

In response to Members' queries regarding the significance of and need for this report, it was advised that the report provided transparency, demonstrated that the council was considering all site options and met the accommodation needs of different communities.

In response to Members' queries regarding how the council would continue to consult with community groups and local stakeholders on this issue moving forward, it was advised that the Council had been consulting on this for a long time, in parallel to its Local Plan consultations. The Council had recently invited local community groups and stakeholders, who may be impacted by

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the sites proposed, to a meeting in the council chamber. The Council would continue to consult local community groups, stakeholders and schools on the proposals and continue its social media campaign to ensure residents were aware they could make their views heard. If/ when approval for consultation on Regulation 19 was agreed, there would be drop-in sessions for residents to ask questions and be taken through the plans, and there would be a 6-week period for residents to respond to the proposals.

DECISION: The Cabinet agreed to:

Recommend to Full Council to:

- i. Approve the Proposed Submission Traveller Local Plan (TLP) (Appendix 1) for publication for a minimum six-week period of public consultation pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
- ii. Approve the Integrated Impact Assessment (IIA) and its Appendices, and Habitats Regulation Assessment (HRA) set out at Appendices 2, 3 and 4 for publication for a minimum six-week period of public consultation pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
- iii. Note the content and conclusions of the Equality Impact Assessment (EqIA) (set out in Appendix 5), which while not a formal planning document, has been prepared to support and inform the Traveller Local Plan.
- iv. Note the legal and financial implications set out in the relevant sections of this report.
- v. Delegate authority to the Executive Director of Environment and Communities, in consultation with the Leader of the Council, to make minor amendments to the documents in Appendix 1 and Appendices 2–4, following the resolution of Full Council and prior to commencement of the consultation period under Regulation 19, including amendments to correct factual or editorial errors, and to make other non-material changes necessary to ensure consistency, clarity and overall coherence.
- vi. Delegate authority to the Executive Director of Environment and Communities, in consultation with the Leader of the Council, to commence consultation on the TLP (and associated documents) under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) at the earliest appropriate opportunity and conclude following a minimum six-week statutory period.
- vii. Delegate authority to the Executive Director of Environment and Communities, in consultation with the Leader of the Council, to make any appropriate and necessary minor amendments to the proposed submission version of the Traveller Local Plan and supporting documents following consultation and prior to formal submission to the Secretary of State.
- viii. Following the period of public consultation, authorise officers to proceed under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) to submit the Proposed Submission Traveller Local Plan and associated documents (as set out in (ii) hereof) to the Secretary of State for the Ministry of Housing, Communities and

Local Government for independent public examination, together with any Regulation 19 representations.

The report set out the options considered, if any, and the reasons for the recommendations and the decisions.

7 2025/26 QUARTER 1 TREASURY MANAGEMENT MONITORING REPORT

Councillor Tim Leaver (Deputy Leader) introduced the report of the Executive Director of Resources, requesting that Cabinet note the borrowing and investments position as at 30th June 2025 and Quarter 1 estimates for financial year 2025/26. The report was said to show that the council's finances were being managed well, despite the global economic situation. Interest for the financial year 25/26 was forecast to be £31m, the expectation was that this would be met and £1.9m of this would be taken to Energetik reserves. There had been a reduction in debt of around £10m in the previous year, but capital investment was due to increase in the coming year, though this was within the prudent range. The treasury function added value and the council expected to make £4.5m in interest.

In response to Members' queries regarding long term debt, it was advised that 78% of council debt was long term investments in projects that were important to the borough. This benefited residents as it allowed the council to lock in low interest rates.

DECISION: The Cabinet agreed to:

i. Note the borrowing and investments position as at 30th June 2025 and Quarter 1 (Q1) estimates for financial year 2025/26.

The report set out the options considered, if any, and the reasons for the recommendations and the decisions.

8 2025/26 QUARTER 1 REVENUE AND CAPITAL MONITORING REPORT

Councillor Tim Leaver (Deputy Leader) introduced the report of the Executive Director of Resources, requesting that Cabinet note the General Fund Revenue Outturn for 2024/25, and the Council's revenue and capital forecast outturn position for Q1 2025/26, for the General Fund Revenue and Capital; Collection Fund performance; Dedicated Schools Grant and Housing Revenue Account. There was a shortfall in revenue of £2.6m from 24/25 and projections forecast a £6.6m variance in expenditure for the coming financial year, so there was work to do, but this was within what was expected. The schools grant had an overspend of £3m and a cumulative overspend of £20m, so was something for Cabinet to be aware of. There was a £73m reduction in capital expenditure, broadly split between Meridian Water and temporary accommodation, due to the difficult market. The HRA was tightly managed.

In response to Members' queries regarding the governments fairer funding report, it was advised that the Council was anticipating additional funding from

the government who recognised the borough was underfunded. This was not expected to be a huge amount in the short term, but may help to begin to bridge the gap in funding Enfield had experience for years.

DECISION: The Cabinet agreed to note:

- i. The final General Fund revenue outturn position for 2024/25.
- ii. The Quarter 1 2025/26 General Fund net revenue forecast adverse variance of £6.6m after applying £7.6m from flexible capital receipts and net contribution to reserves of £9.4m.
- iii. Progress on savings set in the original 2025/26 budget and those deferred from 2024/25 as laid out in Appendices B and C, with a projected shortfall in delivery in-year of £2.7m.
- iv. The impact of the forecast on the Council's reserves balances as set out in paragraphs 29 to 30 and the consequences this has for longer-term financial resilience.
- v. The forecast in-year overspend on the Dedicated Schools Grant of £3.0m, leading to a projected cumulative deficit of £20.4m.
- vi. The latest forecasts for capital receipts and the projects funded by the flexible use of capital receipts in 2025/26 as set out in Appendix E and the additional projects approved under delegated authority by the Executive Director of Resources in consultation with the Cabinet Member for Finance and Procurement.
- vii. The 2025/26 Quarter 1 General Fund capital forecast spend of £448.5m against an approved revised budget of £521.6m
- viii. The 2025/26 Quarter 1 HRA revenue position of an additional £0.2m spend against the approved budget. The additional spend will be funded from the HRA reserves.
- ix. The 2025/26 Quarter 1 HRA capital forecast spend of £140.4m against the budget of £145.6m.

The report set out the options considered, if any, and the reasons for the recommendations and the decisions.

9 2024/25 QUARTER 4 PERFORMANCE REPORT

Councillor Ergin Erbil, Leader of the Council, introduced the report of the Chief Executive, requesting that Cabinet note progress being made against the key performance indicators (KPIs) for Enfield, note the Complaints Report to be submitted to the Housing Ombudsman and note the Tenant Satisfaction Measures ratings submitted to the Housing Regulator. The number of KPIs rated green had increased by 4 from the previous quarter, reflecting cleaner and safer streets, better homes, improved Ofsted reports and higher quality services. The number of KPIs previously rated red, which were now rated amber or green had also increased. The work being done on education and enforcement around fly tipping and waste was highlighted.

In response to Members' queries regarding making Enfield a safer place to live, it was advised that Operation Pisces and safety patrols in parks had led to a decrease in crime in the borough. Council Estate safety teams had also

seen positive outcomes and helped reduce crime and antisocial behaviour. In addition, early interventions had been held with youth and voluntary groups to support communities.

DECISION: The Cabinet agreed to:

- i. Note the progress being made against the key priority indicators for Enfield.
- ii. Note the Complaints Report to be submitted to the Housing Ombudsman and the Tenant Satisfaction Measures ratings submitted to the Housing Regulator.

The report set out the options considered, if any, and the reasons for the recommendations and the decisions.

10 SELLING BIODIVERSITY NET GAIN (BNG) UNITS AT FORTY HALL PARKLAND

Councillor Sabri Ozaydin, Cabinet Member for Environment & Placemaking, introduced the report of the Director of Open Space, Leisure & Parks, seeking approval to establish a scheme to sell Biodiversity Net Gain (BNG) units from Forty Hall Parkland and to re-invest the money generated in improvements to the parkland for the benefit of users. Income would be invested in the creation and maintenance of new habitats and would provide a new, sustainable funding stream for making the borough a greener place.

In response to Members' queries regarding the benefits of the scheme, it was advised that this funding would allow for enhancements to green infrastructure in the borough, making it a more enjoyable place for residents for years to come.

DECISION: The Cabinet agreed to:

- i. To agree, in principle, to sell Biodiversity Net Gain (BNG) units at Forty Hall Parkland site and to ring fence the BNG income for
 - Habitat appropriate maintenance of the parkland to BNG specifications
 - Capital works investment at the parkland to BNG specifications
- ii. To note that a detailed scheme will be fully worked up over the coming months and will be submitted to the Cabinet Member for Environment, Culture and Open Spaces for approval.
- iii. To delegate authority to the Cabinet Member for Environment, Culture and Open Spaces to agree to enter into a Conservation Covenant, s106 agreement or any other legal construct required to create the BNG scheme at Forty Hall.
- iv. To delegate authority to the Director of Environment and Communities to appoint and enter into arrangements with a Habitat Bank Broker if required
- v. To delegate authority to the Director of Environment and Communities to enter into all any legal agreements required to implement the scheme once approved by the relevant Cabinet Member.

The report set out the options considered, if any, and the reasons for the recommendations and the decisions.

11 COUNCIL HOUSING ASSET MANAGEMENT STRATEGY

Councillor Ayten Guzel, Cabinet Member for Housing, introduced the report of the Executive Director of Housing & Regeneration, seeking approval from Council for the Council Housing Asset Management Strategy 2025-2029. The strategy outlined the Council's plans to invest in its housing stock to make homes safer; more energy efficient and tackle damp, mould and repair issues. The strategy would use data to improve asset knowledge, guide long term management and put residents at the heart of everything they did.

In response to Members' queries regarding what the council's commitment to delivering its housing promises meant for residents, it was advised that the council was providing more homes across the borough and regenerating its estates to make homes safer and somewhere the community can be proud of.

DECISION: The Cabinet agreed to:

Recommend to Council:

- i. Approval of the Council Housing Asset Management Strategy 2025-2029 attached at Appendix 1.
- ii. Delegation to the Executive Director of Housing and Regeneration authority to agree, in consultation with the Cabinet Member for Housing, an annual programme of investment works to Council Housing in accordance with the approved strategy.

The report set out the options considered, if any, and the reasons for the recommendations and the decisions.

12 LONG LEASING FUNDING - CAPITAL DRAWDOWN

Councillor Ayten Guzel, Cabinet Member for Housing, introduced the report of the Executive Director of Housing & Regeneration, seeking approval to drawdown its allocation from the capital budget to support the long lease programme delivery, within the Housing Advisory Service. This programme relieved pressure on expensive temporary accommodation and provided better outcomes for families by providing better quality accommodation.

In response to Members' queries regarding the financial benefits, it was advised that the funding model of the 10-year leasing model meant the cost of payments was spread over a longer period, thus was more financially sustainable, and reduced the temporary accommodation overspend.

DECISION: The Cabinet agreed to:

i. Approve the drawdown of £309,239,680 within the TA capital budget of £660m for the leasing of properties for use as temporary accommodation in 2025-26 & 2026-27.

The report set out the options considered, if any, and the reasons for the recommendations and the decisions.

13 JOYCE AND SNELLS COMPULSORY PURCHASE

Councillor Ayten Guzel, Cabinet Member for Housing, introduced the report of the Executive Director of Housing & Regeneration, seeking approval of the compulsory purchase order (CPO) of all land and rights within the land outlined in the report, so as to achieve a quantitative and qualitative housing gain. The CPO was required to accelerate the delivery of investment in regeneration to create a safer community environment. Residents were guaranteed the right to return and fair compensation.

DECISION: The Cabinet agreed to:

i. Approve the making of the Order (draft Order and Schedule (phases 0-1) included at Appendix 1) to acquire all land and rights within the land edged red on the Order Map (draft Order Map included Appendix 2), comprising Wadham House, for housing purposes pursuant to the powers contained in section 17 of the Housing Act 1985. The Order will enable the Council to demolish Wadham House and construct new housing accommodation on the site, and adjacent Council owned land, so as to achieve a quantitative and qualitative housing gain following confirmation of the Order.

ii. Delegate authority to the Executive Director of Housing and Regeneration in consultation with the Director of Law and Governance as follows:

- a. To make all necessary changes, as appropriate to the draft Statement of Reasons (included at Appendix 3) and any adjustment to the Order Schedule and Order Map and take all necessary steps to make, serve and implement the Order, to pursue its confirmation by the Inspector, Secretary of State (or the Council) and to implement the Order as may be necessary (these steps are set out in sections 47 - 58 of this report);
- b. To finalise and confirm the Order documents prior to making the Order;
- c. 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;
- d. 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
- e. To acquire third party interests in the land within the Order either by agreement or compulsorily.

iii. Approve the appropriation of the land edged red on the plan attached at Appendix 4 of this report for planning purposes to enable delivery of phases 0 - 1 of the Estate masterplan, pursuant to section 122 of the Local Government Act 1972, subject to:

- a. Secretary of State consent being granted, pursuant to section 19 (2) of the Housing Act 1985; and
 - b. the Council being registered as the owner of the freehold interest in the land shaded blue on the plan attached at Appendix 4. If any of the land shaded blue cannot be registered, delegate authority to the Executive Director of Housing and Regeneration to remove any of the land shaded blue from the extent of the land to be appropriated.
- iv. Delegate authority to the Executive Director of Housing and Regeneration to consider any representations made in response to the land appropriation statutory consultation process, and to decide whether to continue with the appropriation in light of any representations received. If the decision is made to proceed with appropriation, section 203 of the Housing and Planning Act 2016 may then be engaged to override any rights or covenants (to which section 203 applies).
- v. Delegate authority to the Executive Director of Housing and Regeneration to approve the payment of any statutory compensation that may be due to affected parties if section 203 powers are engaged.
- vi. Note the following Key Decisions relating to the Joyce and Snell's Estate Regeneration project which were approved by the Strategic Director of Housing and Regeneration:
- a. KD5759 19th July 2024 - Appointment of a Principal Contractor at Joyce Avenue and Snell's Park at first stage tender to deliver an enabling works contract and pre-contract services agreement design package and second stage tender estimate.
 - b. KD5614 21st February 2024 - To approve that the Council enter into a Land Fund Grant Agreement with the Greater London Authority ('GLA') and accept the allocation sum of £50m to acquire resident, non-resident leaseholder and freeholder interests across the two estates, for the purposes of enabling the Joyce and Snell's regeneration programme.

The report set out the options considered, if any, and the reasons for the recommendations and the decisions.

14 CHESHIRE HOUSE AND SHROPSHIRE HOUSE COMPULSORY PURCHASE ORDER

Councillor Ayten Guzel, Cabinet Member for Housing, introduced the report of the Executive Director of Housing & Regeneration, seeking approval for a compulsory purchase order to acquire all property and third-party rights within the land outlined within the report, to demolish the blocks due to the safety concerns and thereafter to consider future options to provide new housing. Again, residents were guaranteed the right to return and fair compensation, the redevelopment of the estates would allow for homes to be made safer and more modern, and provide a chance to deliver more housing.

In response to Members' queries regarding the option to refurbish, it was advised that this expensive and redevelopment allowed them to look at maximising the site.

DECISION: The Cabinet agreed to:

- i. Approve the making of the Order (draft Order and Schedule included at Appendix 1) to acquire all property and third-party rights within the land edged red on the Order Map (draft Order Map included at Appendix 2), comprising Cheshire and Shropshire Houses, for housing purposes pursuant to the powers contained in section 17 of the Housing Act 1985. The Order will enable the Council to decommission the blocks and to demolish the blocks due to the safety concerns and thereafter to consider future options to provide new housing, so as to achieve a qualitative (and potentially a quantitative) housing gain following confirmation of the Order.
- ii. Delegate authority to the Executive Director of Housing and Regeneration in consultation with the Director of Law and Governance as follows:
 - a. To make all necessary changes, as appropriate to the draft Statement of Reasons (included at Appendix 3) and any adjustment to the Order Schedule and Order Map and take all necessary steps to make, serve and implement the Order, to pursue its confirmation by the Inspector, Secretary of State (or the Council) and to implement the Order as may be necessary (these steps are set out in sections 51 to 62 of this report);
 - b. To finalise and confirm the Order documents prior to making the Order;
 - c. To make General Vesting Declarations (GVDs) 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;
 - d. 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;
 - e. To acquire third party interests in the land within the Order either by agreement or if necessary compulsorily; and
- iii. Approve the proposal to demolish Shropshire House and Cheshire House and deliver new homes on the Estate subject to the necessary consultation and approvals as to the funding.
- iv. Delegate authority to the Executive Director of Housing and Regeneration in consultation with the Cabinet Member for Housing to undertake any relevant consultation on the Estate and consider the feedback ahead of progressing with development proposals.

The report set out the options considered, if any, and the reasons for the recommendations and the decisions.

15 DELIVERY OF COUNCIL HOMES IN CREWS HILL

Councillor Ayten Guzel, Cabinet Member for Housing, introduced the report of the Executive Director of Housing & Regeneration, seeking approval for the acquisition by the Council of the land at a site in Crews Hill for the purpose of developing a scheme to provide 58 council homes. This was a brownfield site, which had been granted planning permission a few years ago, to deliver 100% affordable houses, including 3 and 4 bed family homes, which were most

needed in the borough. The scheme would bring jobs and apprenticeships during the construction phase and support economic growth in the ward.

In response to Members' queries regarding when the keys would be handed over, it was advised that final completion would be 2028, with phased completions from the back end of 2027.

DECISION: The Cabinet agreed to:

- i. Agree in principle the acquisition by the Council of the land at Crews Hill for the purpose of developing a scheme to provide 58 council homes.
- ii. Delegate authority to Cabinet Member for Housing to agree to the acquisition upon advice from our external lawyers as to the legal structure.
- iii. Note the total scheme costs as set out in the Part 2 report
- iv. Delegate authority to enter into the land and build contracts or any other legal agreements to the Executive Director of Housing and Regeneration in consultation with the Director of Law and Governance

The report set out the options considered, if any, and the reasons for the recommendations and the decisions.

16 DELIVERY OF UPTON AND RAYNHAM ROAD DEVELOPMENT SCHEME

Councillor Ayten Guzel, Cabinet Member for Housing, introduced the report of the Executive Director of Housing & Regeneration, seeking approval to enter into a Main Works Contract to deliver 135 new larger family homes and place making improvements for the area, and to appropriate land for the development and make stopping up orders. As well as providing more affordable, energy efficient homes, this scheme will allow for improved green spaces, make the public realm safer and address traffic issues.

Members acknowledged the role of GLA backing and grant funding in enabling these projects to take place.

DECISION: The Cabinet agreed to:

- i. Approve the entering into a JCT Design and Build Main Works Contract with Contractor B for the tendered contract sum as all set out in Part 2 of this report to deliver 135 affordable homes made up of 42 Social Rent, 66 London Affordable Rent and 27 Shared Equity.
- ii. Agree the defined area for the purpose of the prioritisation for the allocation of new rented homes as Scott House and the Joyce and Snells estate.
- iii. Approve the spend outlined in Part 2 of this report for the Upton and Raynham project, in line with the approved HRA AHP capital programme included within the HRA rent setting report (KD5771) approved at February 2025 Council.
- iv. Approve the spend outlined in Part 2 of this report for wider estate works included within the approved capital Investment programme budget (KD5771).
- v. Delegate authority to the Cabinet Member for Housing to agree the appropriation of the land identified in paragraph 13 if deemed necessary after

the statutory processes have been undertaken and all requirements have been met.

vi. Delegate authority to the Executive Director for Housing and Regeneration to make or apply for any stopping up or diversion orders that may be required and to delegate authority to the Cabinet Member for Housing to approve any such orders subject to all necessary consultation and other processes having been undertaken and subject to the feedback to consultation having been considered as well as any equality impacts and mitigation.

The report set out the options considered, if any, and the reasons for the recommendations and the decisions.

17 DATE OF NEXT MEETING

NOTED the next meeting of the Cabinet was scheduled to take place on Wednesday 15 October 2025 at 7.00pm.

18 EXCLUSION OF THE PRESS AND PUBLIC

A resolution was passed under Section 100(A) of the Local Government Act 1972 excluding the press and public from the meeting for the items of business listed on Part 2 of the agenda on the grounds that they involve the likely disclosure of exempt information as defined in those paragraphs of Part 1 of Schedule 12A of the Act (as amended by the Local Government (Access to Information) (Variation) Order 2006), namely, information relating to the financial or business affairs of any particular person – including the authority holding that information.

Part 2

19 DELIVERY OF COUNCIL HOMES IN CREWS HILL

Members noted the information in the Part 2 document to the report considered at Minute 15 above.

20 DELIVERY OF UPTON AND RAYNHAM ROAD DEVELOPMENT SCHEME

Members noted the information in the Part 2 document to the report considered at Minute 16 above.

The meeting ended at 7.49pm.