[redacted]

Ministry of Housing, Communities and Local Government
Planning Casework Unit
23 Stephenson Street
Birmingham
B2 4BH

8th May 2025

Via email: PCU@communities.gov.uk

Dear Sir or Madam,

THE LONDON BOROUGH OF TOWER HAMLETS (HARRIOTT HOUSE, APSLEY HOUSE, PATTISON HOUSE) COMPULSORY PURCHASE ORDER 2025 ("the Order")

We act for [redacted], who is the leaseholder of [redacted] ("the Property"). The Property is a purpose built two-bedroom flat on the ground floor of a four-story building.

We are instructed to formally object to the confirmation of the Order on the following grounds.

1. The Order does not comply with all relevant statutory requirements. The Council has not provided sufficient evidence to show that the redevelopment scheme for which the Order is being pursued is necessary, viable, deliverable within a reasonable timescale, or properly funded.
2. The acquiring authority has not demonstrated that the design of the scheme is effective and appropriate.
3. The acquiring authority has not demonstrated that there are no planning or other impediments to the delivery of the scheme.
4. The acquiring authority has not sufficiently explored or considered alternative ways of achieving its objectives that would not require the compulsory purchase of the objector's leasehold interest.
5. There has been a lack of proactive and meaningful consultation with the objector, despite the impact on its legal and financial interests.
6. There has been no genuine attempt by the acquiring authority to acquire by agreement prior to seeking compulsory purchase powers.
7. The compensation likely to be available will not enable the objector to acquire a suitable alternative property with a comparable leasehold interest in the local area.

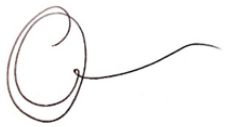
[redacted]

[redacted]

We therefore request that the Secretary of State refuses to confirm the Order.

The full name and address of the objector is [redacted]

Yours faithfully



[redacted]

cc:
monju.ali@towerhamlets.gov.uk
clichyestate@towerhamlets.gov.uk
Tim.Surry@jll.com

[redacted]