The London Borough of Tower Hamlets Compulsory Purchase Order 2025 (APP/PCU/CPOP/E5900/3365599)

Summary Proof of Evidence of Monju Ali

dated 18 November 2025

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1 INTRODUCTION

1.1 I, Monju Ali, am the Housing Supply and CPO Co-ordinator for the London Borough of Tower Hamlets (the **Council**). I have been employed by the Council since 2007 in a variety of roles. My current role involves working with existing estates to ensure they are providing the best possible housing solutions for our residents, whilst exploring where additional affordable homes could be delivered. I work with residents and other stakeholders on various models for delivering new housing and ensure that they benefit from the schemes we progress.

1.2 This summary proof of evidence is made in support of the London Borough of Tower Hamlets (Harriott, Apsley and Pattison Houses) Compulsory Purchase Order 2025 (the **Order**) **[CD 1.1]**. The Order is required to facilitate the regeneration of the estate which contains Harriott House, Apsley House and Pattison House and the Redcoat Community Centre and Mosque (the **Estate**). The Order has been made to facilitate the proposed redevelopment of the Estate comprising a residential-led mixed-use development, with the delivery of more than 400 new homes and a new community centre on Council-owned land currently occupied by existing housing blocks and two community buildings (the **Scheme)**.

1.1 I have been working on the Scheme as part of my role at the Council since January 2023. Since joining the project, I have been a core part of the Council's delivery team, deputising for the project lead (James Walsh, Housing Supply Manager) on regular occasions. I have particular responsibility for all matters relating to land assembly, consultation and engagement and making of the Order for the Scheme.

2 THE ORDER

2.1 In Section 3 of my Proof, I describe:

2.1.1 the Order and Order Land;

2.1.2 Council resolutions relating to the Scheme, Order and planning permission for the Scheme;

2.1.3 the statutory basis for the Order;

2.1.4 the purpose of the Order.

3 JUSTIFICATION FOR THE SCHEME

3.1 In Section 4 of my Proof, I provide an overview of the existing Estate and set out why having regard to the nature of the proposals and the Guidance, the Council is satisfied that the use of its compulsory purchase powers is justified in order to facilitate the Scheme.

3.2 In my Proof, I take into account the various data sources regarding housing demand and supply across the Borough and discuss:

3.2.1 the Council's objectives for change and the urgent need for additional housing within the Council's borough (the **Borough**). For example, as at 1 July 2025 the housing demand within the Borough had risen to 29,941;

3.2.2 the targets of the Council's Local Plan 2031 (adopted January 2020) (the **Local Plan**) **[CD 3.3]** for the delivery of 21,1000 new affordable homes over the plan period;

3.3 I conclude that, in my opinion, the Borough remains of high housing need and new homes, including affordable homes, are required to meet housing need. The homes being provided via the Scheme will address the critical housing need in the Borough and the regeneration will positively impact upon the economic, social and environmental wellbeing of all residents living in the local area.

3.4 I detail the views expressed by residents in the:

3.4.1 Residents' Ballot held between 18 March and 9 April 2020, which had a turnout of 93.2%; of those who took part in the ballot, 121 residents voted in favour of the Council's regeneration proposals, with only 2 residents voting against; and

3.4.2 Residents' Panel, made up of tenants and leaseholders from the Estate remain strong advocates for the Scheme and the regeneration benefits it will deliver.

3.5 I also discuss the social, environmental and economic benefits of the Scheme.

3.6 In my professional opinion I consider that there is a compelling case in the public interest for the making of the Order and that, if confirmed, the Order would strike an appropriate and justified balance between public and private interests and that the development will make a significant contribution to the environmental, social and economic well-being of its area, as well as the Borough generally.

4 EVOLUTION OF THE SCHEME

4.1 In Section 5 of my Proof, I set out the evolution of the Scheme by reference to:

4.1.1 the alternative options considered by the Council, such as an infill option, and why the option of regeneration of the Estate was pursued; and

4.1.2 engagement with residents.

4.2 I conclude that, in my opinion the Council has carried out extensive and meaningful engagement with residents and the Estate complying with good practice. Attempts at negotiation have been constructive and sensitive to resident needs and in reaching positive outcomes for many residents whilst achieving the Councils ambitions to deliver the Scheme. I consider that the Council has properly satisfied the requirement to negotiate professionally taking into account individual's circumstances.

5 EFFORTS TO NEGOTIATE WITH INTEREST HOLDERS

5.1 In Section 6 of my Proof, I explain the efforts the Council has made to negotiate with those affected by the Order and whose interests are required to deliver the Scheme. I set out the basis on which the Council would seek to voluntarily acquire properties, being the:

5.1.1 Landlord Offer **[CD 5.2]** which was presented to residents of the Estate in February 2020 prior to the opening of the Residents' Ballot; and

5.1.2 Rehousing Guides for resident leaseholders and non-resident leaseholders **[CD 5.5** and **5.11].**

5.2 I consider that the Council has sufficiently engaged with leaseholders. Officers of the Council have been part of the conversations/correspondence with leaseholders to ensure good

practice and provide support to leaseholders where required. To date, the Council has successfully acquired a total of 21 leaseholder interests in the Order Land by way of negotiated settlements. This leaves a total of 43 leasehold interests to be acquired.

5.3 It should be noted that whilst there is an ongoing dialogue with all resident leaseholders of the Estate about the acquisition of their property, the vast majority of the remaining resident leaseholder properties have confirmed their preference to sell their property to the Council once their new shared equity home has been built.

6 DELIVERABILITY OF THE SCHEME

6.1 In Section 7 of my Proof, I set out the Council's commitment to fund and deliver the Scheme in partnership with Countryside, including a description of the Invitation to Tender published in February 2024.

6.2 I confirm that the Council considers the Scheme attractive and a strategic priority in its aspirations for improving the quality of its own housing stock and increasing the supply of affordable homes in the Borough. The Council has the relevant resources to carry out the Scheme with external funding being provided by the Developer. Based on the information provided, I conclude that I am confident that there is a more than reasonable prospect of the Scheme proceeding.

7 EXISTING MANAGEMENT

In Section 8 of my Proof, I confirm that the Council continues to comply with it its full obligations to maintain the safety of the residents living on this Estate and within Council tenant homes.

8 EQUALITIES AND HUMAN RIGHTS

In Section 9 of my Proof, I provides details in respect of how the Council has had regard to its public sector equality duty and to human rights in respect of the Order. This section of my Proof should be read in conjunction with the Proof of Evidence of Brian Pote-Hunt [**CD 9.6**].

9 RESPONSE TO OBEJCTORS

Section 10 of my Proof adopts Section 12 of the Statement of Case **[CD 1.4**]. I provide an overview of my involvement with meetings and correspondence with individual Objectors. I provide an update to the Statement of Case position by reference to the outcomes of these meetings.

10 CONCLUSION

10.1 I have been working on the Scheme since January 2023. I have particular responsibility for all matters relating to land assembly, consultation and engagement and making of the Order. Throughout my time working on this Scheme the key ambition has always been to help facilitate the delivery of much needed housing and help deliver the wider public benefit for the Estate. Based on the information provided I am content that the Scheme is deliverable and do not envisage any impediments to it coming forward if the Order were to be confirmed.