Date: 14 May2025

FAO:

Ministry of Housing, communities and Local Government,

Planning Casework Unit,

23 Stephenson Street,

Birmingham B2 4BH

Ref: LRS/159/HAP/NOM/103

Method of Delivery: Email & Post

Subject: Formal Objection to the London Borough of Tower Hamlets (Harriott House, Apsley House, Pattison House) Compulsory Purchase Order 2025.

Dear Tower Hamlets Council,

I write to formally object to the proposed Compulsory Purchase Order issued by London Borough of Tower Hamlets in relation to my property at [redacted], as part of the regeneration project planned by the council under the Housing and Planning Act (HPA). I am a leaseholder with longstanding ties to this estate and have serious concerns regarding the process, the council's proposals, and the overall handling of this regeneration initiative.

Please find below the specific grounds of my objection:

1. Rejection of Phase 1 Property Offer

I reject your offer of a property within Phase 1 of the regeneration project. The proposal fails to meet my expectations or requirements, and I do not consent to being relocated to a property that is not suitably matched to my current home in terms of location, layout, or quality. I reserve the right to remain in a location and home that upholds my legal rights and reflects my current living standards.

2. Assurance of Suitable Reprovision

I require formal written assurances from the council that any alternative housing offered will fully meet the specifications of my current property, including size, number of bedrooms, layout, and location. This is essential to avoid any disruption to my household and to maintain continuity of life in my local community.

3. Right to Remain Until Demolition

I expect the council to guarantee that I and my household may remain in legal possession of the property until the point of actual demolition. Premature relocation without necessity or clear scheduling undermines the rights of residents and contributes to undue stress and instability.

4. Leaseholders Should Not Pay Rent During Temporary Rehousing

I strongly oppose the council's current policy which requires leaseholders to fund their own rent in temporary accommodations during regeneration phases 2 and beyond. This is an unreasonable financial burden and contrary to principles of fairness. The council should cover all temporary housing costs resulting from displacement caused by the regeneration project.

5. Council Responsibility for Interim Accommodation Beyond Phase 1

It is unacceptable that the council is not supporting leaseholders who choose to return to properties in later phases of the regeneration. If my permanent home will not be available for some time, it is the council's duty to offer secure, cost-free temporary accommodation until my permanent housing is ready.

6. Housing Consideration for My Children as Longstanding Residents

Four of my children, all born and raised at [redacted], are current residents. Two of whom – [redacted] and [redacted] - have been on the Tower Hamlets housing waiting list for almost 10 years. Another son of mine, also a current resident, has been on the housing list for over a decade. Given their ties to this address and community, I request that each of them be given the opportunity to be rehoused within the regenerated estate at social rent. Should they opt against this, they must be granted decant status without further delay.

7. Lack of Transparency and Declining Estate Conditions

The regeneration process has been marked by a concerning lack of transparency. I have received little to no information on critical aspects of the development, including the mix between social and private housing, pricing, service charges, or maintenance standards. Furthermore, the general condition of the estate has visibly declined since the regeneration accelerated, while service charges in the estate continue to rise. I expect clear and detailed communication on these matters and assurances that estate management and maintenance will be significantly improved.

8. Outdated Property Valuation

The valuation of my property, conducted by JLL, dates back to 2023 and does not reflect the current market conditions or the increased value of similar properties in

the area. I do not accept this outdated valuation as a fair or lawful basis for compensation. A new, independent valuation is required that accurately reflects today's market value and the unique aspects of my property.

9. Inadequate Community Engagement and Lack of Empathy

The council's outreach throughout this regeneration process has been deeply inadequate. Beyond a few tokenistic community meetings, there has been little genuine engagement with residents. This limited and box-ticking approach demonstrates a concerning lack of empathy and understanding of the deep emotional and cultural significance this estate holds for families like mine. For my household, this is not simply a property—it is our home, our history, and our community. The failure to meaningfully involve us in shaping decisions that will affect our futures is unacceptable and further undermines trust in the entire regeneration process.

In light of the above, I reiterate my objection to the Compulsory Purchase Order and expect these concerns to be formally acknowledged and addressed. I reserve all rights as a leaseholder and resident and intend to pursue all legal and procedural avenues available to protect my interests.

Yours sincerely,

[redacted]

Leaseholder of:

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]