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

Summary Proof of Evidence of Farrah Hussain

dated **18 November 2025**

Contents

1	INTRODUCTION	1
2	THE SCHEME	1
3	THE DEVELOPER'S EXPERIENCE	2
4	CONTRACTUAL ARRANGEMENTS WITH THE COUNCIL	2
5	DELIVERABILITY OF THE SCHEME	2
6	RESPONSE TO OBJECTORS	3
7	CONCLUSION	3

1 INTRODUCTION

1.1 I, Farrah Hussain, am the Head of Development for Vistry East London (**Vistry East**). I have been in this role since January 2021. In my role I am responsible for the development management of a portfolio of c3,000 homes in London.

1.2 This 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 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 is referred to in this Proof of Evidence as the **Scheme**.

1.3 I have been working on the Scheme as part of my role at Vistry East since March 2024. My role involved working with other teams within the Vistry Group (**Appendix 1**) to first submit a bid for the Pre-Construction Service Agreement (**PCSA**) and the enabling work Minor Works JCT Contract (**Minor Works JCT**). Following award of the Preferred Bidder status my role has been negotiating legal contracts, manging existing contracts, working with the Vistry Group's Construction, Commercial, Technical and Estimating teams through design development for the Scheme to allow for Gateway 2 submission to the Building Safety Regulator.

1.4 Vistry East (under the contracting arm Countryside Properties UK Limited (**CPUK**)) have been identified as the preferred bidder to deliver the Scheme. However, CPUK has utilised knowledge and experience taken from other parts of the Vistry Group. Consequently, for the purposes of my Proof of Evidence, I refer to the Vistry Group, Vistry East, CPUK and other entities within the Vistry Group together as the **Developer**.

2 THE SCHEME

2.1 In Section 3 of my Proof, I summarise the Scheme and the proposals for its delivery. The Scheme will be delivered in accordance with a phased construction programme, and subject to the Development Agreement being finalised between the Developer and the Council (which is discussed further in Section 5 of my Proof).

2.2 I also set out the current status of the Scheme, including works undertaken to date:

2.2.1 The Developer has worked with the Council to further develop the detailed design, including updating the planning approved scheme to include second staircases and ensuring all planning conditions are viable in the development of the Scheme;

2.2.2 This design work will be submitted to the Building Safety Regulator as part of the Gateway 2 submission which is anticipated to be in the week commencing 17 November 2025, in line with the PCSA;

2.2.3 The Minor Works JCT (see further 5 below) was completed in accordance with the PSCA in July 2025 and the hoarding for the initial phase of works covered by that agreement was erected in October 2025, with survey works now underway;

2.2.4 Demolition of the Adult Learning Centre and Pramsheds within the Phase 1 land, is to commence in early 2026 upon the discharge of two pre commencement planning conditions relating to archaeology and construction management plans.

3 THE DEVELOPER'S EXPERIENCE

3.1 In Section 4 of my Proof, I outline the Developer's experience, as a leading homebuilder in the delivery of complex regenerations including estate regeneration, its expertise in private for sale delivery and its track record within Greater London.

3.2 Appendix 2 of my Proof sets out case studies from the Vistry London Portfolio, showing the strong track record of regeneration schemes in London.

3.3 Appendix 3 of my Proof sets out the Developer's internal resource which is equipped to manage the day-to-day responsibility of delivering the Scheme.

3.4 I conclude that the Developer's extensive experience in estate regeneration and placemaking positions us as a trusted partner for delivering complex, community-focused developments. For the Scheme, we bring a highly skilled and well-resourced team with deep local knowledge and a track record of success both in the Borough and across London.

4 CONTRACTUAL ARRANGEMENTS WITH THE COUNCIL

4.1 In Section 5 of my Proof, I set out the Council's contractual arrangements with the Developer and the status of the Development Agreement.

4.2 The Developer entered into the Pre-Construction Service Agreement (**PCSA**) with the Council on 17 December 2024 and the Minor Works JCT Contract (in accordance with the PCSA) with the Council on 3 July 2025.

4.3 The Developer is committed to entering into the Development Agreement with the Council within Q4 of 2025 or Q1 of 2026, therefore providing certainty for both parties on the delivery of the full Scheme which will seek to deliver over 400 homes. The Development Agreement is currently in the final stages of negotiation, with no impediments anticipated to its completion. Key commercial terms have been agreed in principle, and both parties are aligned on the delivery strategy, risk allocation, and funding structure. This progress, combined with the Council's forward funding of Phase 1 and the Developer's proven track record in similar agreements, provides confidence that the Development Agreement will be executed in line with programme requirements.

5 DELIVERABILITY OF THE SCHEME

5.1 In Section 6 of my Proof, I explain that the Developer is fully committed to bringing the Scheme forward and has already demonstrated this through significant financial and operational investment. To date, we have committed approximately £4.1m under the PCSA to progress RIBA Stage 4+ design and submit the Building Safety Regulator Gateway 2 application. I explain that the Scheme remains viable under the current assumptions, with robust sensitivity testing undertaken to account for potential fluctuations in construction costs, sales values, and rental yields. The Developer's strong balance sheet provides the financial resilience required to deliver both phases of the project (see Appendix 4 for company accounts from 2021 – 2024 for CPUK's Parent Company Copthorn Holding who will act as CPUK's guarantor).

5.2 I also outline the Board's commitment to the Scheme. The Board resolved on to enter into the PCSA in December 2024, solidifying its first commitment to delivering the Scheme. A further Board Approval will be sought for the Developer's entry into the Development Agreement. Based on current discussions this is on track to be received in December 2025.

6 RESPONSE TO OBJECTORS

6.1 In Section 7 of my Proof, I provide a response to the objections which relate to deliverability, from the Developer's perspective, being:

6.1.1 Objector 1 **[CD 8.2]**: Grounds 1 and 3; and

6.1.2 Objectors 2a and 2b **[CD 8.3 and CD 8.4]**: Ground 6.

7 CONCLUSION

7.1 The Developer has demonstrated a clear and sustained commitment to the Scheme, recognising its importance as a flagship project for both the Council and the local community. The Scheme addresses critical housing needs within the Borough by replacing outdated homes with high-quality, energy-efficient housing and delivering improved community facilities, including a new mosque and enhanced public spaces. This Scheme will create a sustainable, mixed-tenure neighbourhood that aligns with the Council's Local Plan 2031 **[CD 3.3]** and long-term growth objectives.

7.2 To date, significant progress has been made under the PCSA and Minor Works JCT contract, both funded by the Council. The Development Agreement is in the final stages of negotiation, with no impediments anticipated to its completion. Combined with the Council's forward funding of Phase 1, its commitment to purchase affordable homes in Phase 2, and the Developer's strong financial position, this provides certainty of delivery. The Scheme is underpinned by a robust financial strategy that blends Council funding, institutional BTR investment, and private sales currently assumed at circa £1,000 per sq ft, ensuring resilience against market fluctuations and continuity of delivery across phases.

7.3 The Developer brings the resources, expertise, and governance structures required to deliver this transformative regeneration. Our early investment, collaborative approach, and proven track record in estate regeneration across London reinforce our ability to deliver a high-quality, sustainable development that meets the needs of the community. With a shared vision and strong partnership with the Council, we are confident that the Scheme will create lasting social and economic value for the Borough and set a benchmark for successful urban regeneration.