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

Proof of Evidence of Timothy Surry MSC. MRICS

dated **18 November 2025**

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1 INTRODUCTION

1.1 Qualifications and experience

1.1.1 I, Timothy (Tim) Surry, am a chartered valuation surveyor and director for Jones Lang LaSalle (**JLL**). I have been in this role since June 2021.

1.1.2 In my role, I manage the acquisition of land and property for large scale projects by and in the shadow of a compulsory purchase order (**CPO**) especially for housing regeneration projects. I also act for claimants affected by CPOs countrywide. I previously worked in a similar role for BNP Paribas Real Estate as a director in the CPO and Development Agency teams and before that at the London Boroughs of Lambeth and Southwark in regeneration teams working on projects including CPOs. Accordingly, I have extensive experience in the valuation, compensation and acquisition of property by compulsory purchase and have worked in this industry for approximately 24 years (6 years exclusively in CPO teams).

1.1.3 I am a Chartered Valuation Surveyor and RICS Registered Valuer and was elected a member of the Royal Institution of Chartered Surveyors (**RICS**) in November 2013. I specialise in compulsory purchase acting for a wide range of clients including claimants and acquiring authorities. I am also a member of the Compulsory Purchase Association.

1.1.4 I hold a master's degree in real estate and have worked in various real estate roles since 2001 both in private practice and for the public sector.

1.1.5 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 (**HAP Houses**) and the Redcoat Community Centre and Mosque (the **RCCM**) (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**. The land included within the Order to be compulsorily acquired is as shown coloured pink on the Order Map (the **Order Land**) **[CD 1.2]**.

1.1.6 The facts set out in this Proof of Evidence are within my own knowledge and are true to the best of my knowledge and belief. Where reference is made to facts which are outside my knowledge, I set out the source of my information and I believe such information to be true.

1.1.7 I have been assisted with the preparation of this Proof of Evidence by other professional advisors and officers of the London Borough of Tower Hamlets Council (the **Council**), some of whom will also provide evidence to the inquiry. However, all opinions expressed are my own.

1.2 Involvement with the scheme

1.2.1 I have been working on the Scheme as part of my role at JLL since April 2023. My role involves the valuation and negotiation of the acquisition of the required leasehold interests within the Scheme boundary, advice on compensation matters and process. Whilst I have inspected and valued many properties myself, I also oversee surveyors within the JLL team who have undertaken negotiations with claimants.

1.2.2 Over the course of the project, I have prepared property cost estimates to enable the Council to understand the total cost of the acquisitions including offers compliant with the combination of legislation, case law and established practice that govern the rights to compensation for those affected by compulsory purchase and the procedures for assessing the correct amount (the **Compensation Code**).

1.2.3 Throughout my time working on the Scheme, I have principally been working alongside James Walsh (Housing Regeneration Co-ordinator), Sabaj Uddin, Abad Uddin and Monju Ali (Housing Supply CPO Co-ordinator) at the Council.

2 SCOPE OF EVIDENCE

2.1 My Proof of Evidence deals with all matters relating to the acquisition by the Council of the privately held leasehold interests within the Order Land required to deliver the Scheme.

2.2 My evidence comprises the following:

2.2.1 JLL's role in the Scheme;

2.2.2 a brief description of the Order Land and phased delivery of the Scheme;

2.2.3 a discussion of government best practice guidance contained in the Ministry of Housing, Communities & Local Government "Guidance on the Compulsory Purchase Process" **[CD 3.4]**. and an analysis as to how the Council has complied with this guidance in its approach to acquisitions;

2.2.4 an overview of the JLL team, efforts made by the Council to acquire interests by agreement and the outcome of negotiations to date;

2.2.5 an explanation that the Council continues to negotiate to acquire the remaining interests; and

2.2.6 responses to objections which refer to issues within the scope of my Proof.

3 JLL'S ROLE IN THE SCHEME

3.1 JLL were appointed by the Council in April 2023 to advise on CPO matters across the London Borough of Tower Hamlets including the Scheme.

3.2 The instruction relating to the Scheme included seeking to acquire all the required third party owned interests in the Scheme, namely the 64 long leasehold flats previously sold under the Right to Buy legislation. During the instruction, JLL have:

3.2.1 prepared property cost estimates;

3.2.2 advised on acquisition strategy;

3.2.3 assisted with preparation of guides for resident and non-resident leaseholders affected by the Scheme;

3.2.4 undertaken valuations and compensation assessments of individual leasehold interests;

3.2.5 engaged with leaseholders appointed surveyors;

3.2.6 negotiated and progressed voluntary sales to the Council;

3.2.7 attended consultation events;

3.2.8 assisted with communications with affected parties; and

3.2.9 attended meetings with the objectors.

3.3 I have personally been involved in all the above activities.

4 THE ORDER LAND AND NEED FOR THE ORDER

4.1 Introduction

In this section, I set out the how the Scheme is to be implemented and the need for the Order to facilitate the building of the Scheme.

4.2 Order Land

4.2.1 The Order Land comprises 100 residential properties in the HAP Houses (of which 64 had been acquired under the Right to Buy), as well as the RCCM, unregistered highway and an electricity substation. At the commencement of my involvement one leasehold flat had been acquired by the Council.

4.2.2 The Order Land is described in more detail in Section 2 of the Statement of Case **[CD 1.4]**.

4.3 The need for the Order

4.3.1 The Scheme is to be delivered in two phases: Phase 1 and Phase 2.

4.3.2 Phase 1 is to be built on the areas of the Estate that are unoccupied and within the freehold ownership of the Council. Phase 1 will deliver all the necessary new homes to rehouse the existing resident leaseholders and tenants and those eligible for rehousing under the Landlord Offer **[CD 5.2]** as well as the new Mosque.

4.3.3 All the occupied existing buildings (the HAP Houses and the RCCM) are planned to be demolished to implement Phase 2 of the Scheme, which will follow Phase 1. Each of the residential blocks contain third-party long leasehold interests being residential flats and maisonettes originally sold under the Right to Buy. These third-party interests will need to be acquired for demolition and Phase 2 of the Scheme to go ahead.

4.3.4 The RCCM is a standalone set of single storey buildings which are let on a 25-year lease expiring on the 30 March 2036 (with a 18 month mutual landlord and tenant break clause) (the **RCCM Lease**). The RCCM Lease currently has 10 years unexpired term left and therefore will need to be terminated to implement Phase 2 of the Scheme.

4.3.5 Whilst I am confident that many, if not all, of the interests could possibly be acquired by negotiation, it is necessary and prudent to plan for the Order to ensure that all the interests are acquired, in a timely manner and not subject to any ransom by a leaseholder. Preparation for and seeking the Order at an early stage is also in accordance with paragraph 2.8 of the Ministry of Housing, Communities & Local Government "Guidance on the Compulsory Purchase Process" (the **Guidance**) **[CD 3.4]**.

5 GOVERNMENT POLICY AND THE COUNCIL'S APPROACH TO ACQUISITIONS

5.1 Best Practice Guidance

5.1.1 The Guidance sets out the Government policy in respect of the need to attempt to acquire interests by agreement. The Guidance replaces previous guidance that was in place at the outset of the acquisitions. However, the Guidance is consistent with earlier versions in its message.

5.1.2 Compulsory purchase is intended as a last resort and therefore acquiring authorities must seek to make and demonstrate meaningful reasonable attempts to negotiate the purchase of the interests that it needs to acquire.

5.1.3 The Guidance sets out several best practice items to be considered by an acquiring authority at paragraphs 3 and 19, which the Council has adhered to where applicable. In Table 1 below, I set out the best practice suggestions in the Guidance and the steps taken by the Council to comply with them.

Table 1

Para.	Guidance wording	Council – Steps Taken
3	"*In order to reach early settlements, public sector organisations should make reasonable initial offers and be prepared to engage constructively with claimants about relocation issues and mitigation and accommodation works where relevant*"	The Council appointed JLL to assess the market value and compensation payable to leaseholders. Offers made have been in accordance with the statutory requirements and are reasonable. Offers have included compensation for relocation costs and onward purchase of new homes or reinvestment. JLL and the Council have been prepared to and have engaged constructively where relocation issues have arisen.
19.1(a)	"*provide full information from the outset about what the compulsory purchase process involves, the rights and duties of those affected and an indicative timetable of events - information should be in a format accessible to all those affected*"	The Council issued its landlord offer in February 2020 prior to the ballot, which outlined the offer to resident leaseholders (the **Landlord Offer**) **[CD 5.2]**. The Council has maintained websites with information about the progress of the regeneration (https://www.towerhamlets.gov.uk/lgnl/council_and_democracy/consultations/Housing-consultations/HAP_Houses.aspx and https://talk.towerhamlets.gov.uk/hap).

Para.	Guidance wording	Council – Steps Taken
		In May 2023 when the acquisitions commenced, the Council authored the **"**Rehousing guide for resident leaseholders" and the "Rehousing guide for non-resident leaseholders (the **Rehousing Guides**) **[CD 5.5 and CD 5.11]** tailored guides for both resident and non-resident leaseholders which it made available outlining the compensation offer and the Order process and access to sources of information.
19.1(b)	"*inform owners and occupiers of guidance which is publicly available and professionally published on compulsory purchase and compensation including: this guidance, the Department's plain English guides, and any information or guidance published by the acquiring authority (including on the scheme) or other professional body*"	As well as the Rehousing Guides and Landlord Offer **[CD 5.2]**, each letter sent by JLL contained links to the online resources such as the Government's "Compulsory purchase and compensation: guide 1 – procedure" and "Compulsory purchase and compensation: guide 4 - compensation to residential owners and occupiers" **[CD 3.5]**. Samples of each letter sent are at Appendix 1.
19.1(c)	"*appoint a specified case manager during the preparatory stage to whom those with concerns about the proposed acquisition can have easy and direct access*"	As far as practicable, each acquisition was handled by a single point of contact at JLL from start to completion with affected persons also having direct access to a Council representative, being either Abad Uddin, Sabaj Uddin or Monju Ali.
19.1(d)	"*make owners and occupiers aware of professional advice available to assist them in understanding the impact of the scheme on their interest and the appropriate compensation which may be available to them*"	The Rehousing Guides and offer letters signposted leaseholders to the professional advice available to them. When communicating with leaseholders, JLL staff are trained to highlight that professional advice is available to them, at the Council's expense, should they so wish.

Para.	Guidance wording	Council – Steps Taken
19.1(e)	"*where appropriate, in particular for estate regeneration or similar types of schemes, offer advice and assistance to affected occupiers in respect of their relocation and provide details of, and discuss with the occupier, available relocation properties*"	The Council and JLL have assisted with matters of relocation as far as is appropriate and where such assistance has been requested. For example, by providing examples of available and potentially suitable properties for leaseholders to relocate to.
19.1(f)	"*keep any delay to a minimum by completing the statutory process as quickly as possible and taking every care to ensure that the compulsory purchase order is made correctly and under the terms of the most appropriate enabling power*"	The Council has sought to make the Order at the earliest opportunity and where possible kept delays to a minimum. Whilst delays are inevitable with schemes of this size the Council has been sensitive to the needs of individuals. The Council has acquired interests within the Order Land in advance of requiring the properties and also been equally happy to accommodate those who wish to retain ownership for as long as possible, such as investors wishing to retain income.
19.1(g)	"*consider providing a 'not before' date, confirming that acquisition will not take place before a certain time*"	The Council and JLL have kept leaseholders informed of timescales and programme. The Council and JLL have provided indications of when properties will be required, and although no party has yet made a formal request for a 'not before date', the Council is willing to discuss this if such a request is made.

Para.	Guidance wording	Council – Steps Taken
19.1(h)	"*where appropriate, give consideration to agreeing to fund owners' or occupiers' reasonable costs of negotiation or other costs and expenses likely to be incurred in advance of the process of acquisition. For example, professional fees for the undertaking of surveys or reports to assist in understanding the impact of the exercise of compulsory purchase powers included in a compulsory purchase order on particular land*"	The Council outlined in the Rehousing Guides their willingness to assist with such costs and have paid for professional fees for negotiation in advance of acquisition and settled surveyors' invoices directly on several occasions.
19.1(i)	"*consider offering to alleviate concerns about future compensation entitlement by entering into agreements about the minimum level of compensation which would be payable if the acquisition goes ahead (not excluding the claimant's future right to refer the matter to the Upper Tribunal (Lands Chamber*)"	Indicative desktop offers have been made to all leaseholders. However, agreements about minimum levels of compensation have not been deemed necessary to date.

Para.	Guidance wording	Council – Steps Taken
19.1(j)	"*consider agreeing to fund owners' and occupiers' reasonable costs and expenses anticipated to be incurred by those owners and occupiers before an alternative property is acquired and the costs/expenses incurred. For example, professional fees for the undertaking of surveys or reports to assist in understanding the impact on the owner or occupier of the exercise of compulsory purchase powers*"	This has not arisen thus far. The Council has promptly reimbursed leaseholders for these costs on completion of sales or on production of sufficient evidence (receipts / invoices). Hardship cases are assessed on a case-by-case basis by the Council.

5.1.4 Further guidance is set out in the Mayor's Good Practice Guide to Estate Regeneration (the **GPGER**) **[CD 3.6]** which sets out that leaseholders *"affected by estate regeneration should be treated fairly and fully compensated if their homes are to be demolished"*. Much of the Guidance is reiterated in the GPGER. However, I highlight below the relevant additions for re-housing options for resident leaseholders in the GPGER in Table 2.

Table 2

GPGER wording	Council – Steps Taken
"*Councils and housing associations are encouraged to consider other ways to support resident leaseholders and freeholders to move to alternative accommodation. This might include support to use their equity to buy a home on the open market in the local area, with the council or housing association owning the difference between the value of this equity and the market price of the home (either on a shared equity or shared ownership basis). Other approaches could include home swaps, or early buy-back arrangements*."	The Council has a shared equity offer in place allowing those residents affected by the Scheme who wish to remain in the immediate area to do so. Home / Lease swaps are offered subject to availability, and the Council is actively acquiring properties on a timescale that suits the leaseholders needs (early or later).
"*Some resident leaseholders and freeholders may have very little experience of purchasing a home outside the Right to Buy process. The council or housing association should offer them assistance throughout any process of buying a new home*."	JLL have supported sellers through the process as far as is practicable. The Council has also appointed an independent tenant and leaseholder adviser, PPCR Associates, to provide advice to leaseholders and tenants. Leaseholders are also always encouraged to take paid-for professional advice as required.

GPGER wording	Council – Steps Taken
"*Councils and housing associations should offer resident leaseholders and freeholders the right to a new home on the regenerated estate through at least the following options:* a) *a shared equity basis, where the resident leaseholder or freeholder owns a proportion of the new home equivalent to the market value of the property that they gave up, with no rent payable on the remaining 'unsold' share. The resident leaseholder or freeholder should be allowed to retain any uplift in the value of their share of the new property between the point of purchase and any eventual sale; or* b) *a shared ownership basis, where the resident leaseholder or freeholder owns a share of a new affordable home, is able to increase the share owned over time, and may pay rent on the remaining share to the council or housing association in the meantime*."	The Council's shared equity offer is in accordance with the GPGER. Further discussion of the Landlord Offer **[CD 5.2]** is set out at paragraph 5.2 below.
"*If non-resident leaseholders or freeholders return to their home on the estate while regeneration plans are under discussion or being implemented, landlords should take into account the length of their residency before offering them re-housing options*."	The Council's primary policy is that leaseholders, resident for 12 months at the time of the ballot, are eligible for the range of purchase options in Phase 1 of the Scheme as described at paragraph 5.2.5 below, including the Shared Equity offer. The Council will exercise their discretion on individual cases where appropriate.

5.2 **The Landlord Offer**

5.2.1 The Landlord Offer **[CD 5.2]** sets out the options available to resident leaseholders.

5.2.2 The Council are committed to allowing existing resident leaseholders that may otherwise have been displaced by the Scheme the opportunity to remain on the Estate, recognising the links that many of the residents have to the local community.

5.2.3 Whilst there is significant housing stock of a similar nature nearby into which residents may have chosen to relocate, the Council has committed to residents who wish to remain that they may remain within the Estate itself by moving into the first phase of the Scheme. Phase 1 will be built in advance of the need for demolition of the existing homes therefore requiring residents to only move once.

5.2.4 In acknowledgement that the new homes in the Scheme will be more expensive than the value of the residents' current homes, the Council is offering a range of Shared Equity and Shared Ownership options to resident Leaseholders to make staying on the Estate more affordable if they wish.

5.2.5 Several options for resident leaseholders are available:

(a) Option A - Outright Purchase: Resident leaseholders can buy a new property in Phase 1 of the Scheme outright.

(b) Option B - Shared Equity (Guarantee): Resident leaseholders can buy a new home of the same bed size in Phase 1 of the Scheme reinvesting the Market Value of their existing home to buy an equity share in the new home. The Council retain the remaining equity on which the resident pays no rent. The resident leaseholder is free to either retain or reinvest their Home Loss payment.

(c) Option C - Shared Equity (Flexi): This option allows those unable to reinvest the entire Market Value of their existing home to purchase a new home in Phase 1 of the Scheme on the same terms as Option B if the equity purchased is 50% or more.

(d) Option D - Part Shared Equity / Part Rent: Where resident leaseholders cannot meet the 50% threshold equity investment in Option C, then they will be required to pay rent on the difference between the amount of equity purchased and either 50% equity or the Market Value of their existing home, whichever is lower.

5.2.6 In all the options where less than 100% equity is purchased, the resident leaseholder can purchase additional tranches of equity over time until they own the property outright (known as staircasing).

5.2.7 In options where the Council retain equity the Council has committed to allow two successions for resident family members[1] on the same terms. After the second succession all the equity must be purchased by the third owner.

5.2.8 On sale of any property where the Council retain equity the Council is to be offered first refusal to purchase the property back. If the Council does not exercise its right to buy back, the leaseholder can sell 100% of the property to a third party splitting the proceeds in proportion to the equity shares held by the Council and the leaseholder.

[1] Immediate family member is defined as a person living in continuous occupation with the owner for a period of at least 12months prior to their death, as part of their household, i.e. A spouse/civil partner, son/daughter, brother/sister, parent/grandparent, or in the case of another relative, having been similarly in continuous occupation as an acknowledged carer.

5.2.9 Shared Equity owners are permitted to sublet after obtaining written consent from the Council.

5.2.10 As part of the Landlord Offer **[CD 5.2]**, the Council has also committed to:

(a) lease swaps for residents and support for those for whom homeownership may no longer be suitable; and

(b) offering a Council home to adult children or anyone living in a leasehold home on the Estate (for one year prior to the ballot) the opportunity to rent a property at London Affordable Rent. This is a voluntary commitment and limited to one applicant per household

5.2.11 As set out in Tables 1 and 2 above, the Landlord Offer and Rehousing Guides meet and, in my opinion, exceed the best practice guidance and requirements for a CPO.

6 OUTCOME OF NEGOTIATIONS TO DATE

6.1 Introduction

In this section, I explain the efforts which have been exercised by JLL (in collaboration with the Council) to acquire the existing leasehold interests within the Estate in respect of the Order.

6.2 The JLL team

6.2.1 I have been the lead surveyor from JLL undertaking and overseeing negotiations with the leaseholders in the Order Land. As a director in the team, I undertake and/or review all the valuations and offers made. The team consists of several members all of whom have experience in acquisitions pursuant to a CPO.

6.2.2 For this project the key members of the JLL team advising on the acquisitions (both resident and non-resident) and their responsibilities are set out in Table 3 below.

Table 3

Team Member	Roles and Responsibilities
John Davies MRICS	Oversight on project and advising on compensation issues where required. Any non-residential interests.
Tim Surry MRICS (RICS registered valuer)	Oversee and undertake negotiations with all residential leaseholders. Undertake property cost estimates and draft acquisition strategy. Attend consultation events and interact with leaseholders. Oversee other members of the team and their negotiations.
George Williams MRICS (no longer with JLL)	Undertook inspections, appraisals and negotiations under supervision of Tim Surry.
Rotational Graduate	The CPO team has a rotational graduate and other graduate support who support the team in preparation of valuations, offers and negotiations.

6.3 Efforts to acquire interests by agreement

6.3.1 The Council and JLL have attempted to negotiate with all the leaseholders affected by the Scheme to acquire the required interests.

6.3.2 JLL and the Council have written to all affected parties on several occasions to invited them to engage in negotiations. Following an initial introduction letter sent by the Council in May 2023, JLL followed up with letters in June 2023, November

2023, August 2023, October 2024 and October 2025. Samples of these letters are at Appendix 1.

6.3.3 I have also attended Council arranged drop-in events on six occasions, and the Council has sent newsletters in which leaseholders were made aware of the opportunity to sell their property to the Council. Further detail is provided in Monju Ali 's Proof of Evidence **[CD 10.1].**

6.3.4 Appendix 2 provides a detailed breakdown of the negotiations to date with all leasehold interests within the Order Land that remain to be acquired. The status of the acquisitions as set out in Appendix 2 is summarised in Table 4 below.

Table 4

Negotiation Status	**Resident Leaseholders**	**Non-Resident Leaseholders**	**Total**
Desktop Offers (No Engagement)	16	6	22
Inspected and Offer Made	7	1	8
In Active Negotiations	0	8	8
Under Offer and Progressing through Legal	1	4	5
Complete	7	14	21
Agreed and Complete	**26%**	**55%**	**41%**

6.3.5 The interests to be acquired fall into two groups, resident leaseholders (who are eligible for the shared equity / shared ownership in the new estate) and non-resident leaseholders (who are only eligible for outright purchase of their interest).

6.3.6 Whilst negotiations and acquisitions amongst the resident leaseholders' group have been more limited, they have received either a desktop offer, or a firm offer following an inspection. This has allowed residents to make informed decisions about their housing options.

6.3.7 The limited progress amongst the majority of resident leaseholders is attributed to the fact that they are intending to take up a shared equity home. It is not possible to agree values until a point where the new homes are sufficiently progressed to allow both parties to make an informed decision.

6.3.8 Since the making of the Order, negotiations have continued both with objectors and other leaseholders. This has led to a further agreement (included in the numbers in Table 4 above). Should the Order be confirmed, negotiations will continue and will do so until it becomes necessary for the Council to exercise its compulsory purchase powers to achieve vacant possession by the date for commencement of Phase 2.

6.3.9 Further explanation as to how the Council has engaged directly with residents throughout the Order process is set out in Monju Ali's Proof of Evidence **[CD 10.1]**.

6.3.10 As set out in Monju Ali's Proof of Evidence **[CD 10.1]** and Appendix 3 to this Proof, up to the date of this proof the Council has voluntarily acquired 21 leasehold interests. A total of 43 property interests remain outstanding in respect of the Order Land, comprised of 24 resident leasehold interests and 19 non-resident leasehold interests.

6.4 The RCCM

6.4.1 The RCCM has been considered by the Council as a critical part of the Scheme. As such a new purpose-built standalone mosque is to be delivered in Phase 1. The RCCM facility will therefore move directly from its current location to the new facility on completion of Phase 1.

6.4.2 I have not been directly involved with negotiations, but I am aware that heads of terms are at an advanced stage for the community group running the RCCM to surrender the RCCM Lease and take a long lease of the newly built facility.

7 ACQUIRING THE REMAINING INTERESTS

7.1 The Council and JLL have made significant and meaningful attempts to negotiate the acquisition of all the interests within the Order Land.

7.2 I have recently reviewed the property cost estimate for the outstanding acquisitions and compared this to the Council's budget. I am content that the Council has sufficient budget to complete the acquisitions.

7.3 The Council and JLL continue to negotiate with the remaining leaseholders and expect to come to an agreement with the majority, if not all. However, despite efforts to acquire the remaining interests, the Order is required for the Council to bring forward the Scheme within a reasonable timescale.

7.4 The Guidance states that "*an acquiring authority does not need to wait for negotiations with affected parties to break down or for the affected parties to begin to engage with them before starting the compulsory purchase process in parallel with negotiations."* **[CD 3.4]**. It also states that time may be lost if acquiring authorities delaying the start of the compulsory purchase process.

7.5 With the first phase of the Scheme about to commence, the Council, the Council's development partner and the residents due to move into the Scheme need the certainty that the Phase 2 land will be available to complete the Scheme and deliver the benefits in a timely manner.

7.6 With the possibility of even a single interest delaying the progression of the Scheme, the Order is considered necessary and prudent.

8 RESPONSE TO OBJECTORS

This section of my proof addresses the grounds of objection which are within the scope of my evidence.

8.1 Objection 1 [CD 8.2]:

8.1.1 I address Grounds 6 and 7 of the objection being:

(a) *Ground 6: There has been no genuine attempt by the acquiring authority to acquire by agreement prior to seeking compulsory purchase powers.*

(b) *Ground 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.*

8.1.2 *Response*:

(a) The Council and JLL have made consistent attempts to acquire Objector 1's property by negotiation. Having made an offer in December 2023 which was revised in October 2024, JLL have engaged with the Objector 1's appointed surveyor to progress negotiations.

(b) The offers made have been compliant with the Compensation Code and have been regularly reviewed to ensure that they align with recent relevant transactions. Whilst agreement has not been reached, negotiations have been genuine and meaningful.

(c) The Objector is professionally represented by a leading compulsory purchase compensation firm of surveyors with whom reports, and evidence have been exchanged and discussed on several occasions. A schedule of engagement is appended as Appendix 4.

(d) In respect of Ground 7, valuation issues are not generally matters for the Inspector at the Inquiry.

(e) However, the compensation offered is in accordance with best practice and the Compensation Code (by which I mean, the body of legislation and case law that governs the assessment of compensation following compulsory purchase).

(f) The compensation offered comprises the market value of the interest, a basic loss payment (7.5% of the Market Value) and the reasonable costs of both solicitors and surveyors' fees. If the objector chooses to reinvest in UK property within one year the Council will also pay the incidental cost of reinvesting in accordance with s10a Land Compensation Act 1961.

(g) The Market Value is defined in s.5 Land Compensation Act 1961 as *"the value of land shall, subject as hereinafter provided, be taken to be the amount which the land* ***if sold in the open market*** *by a willing seller might be expected to realise*" **[CD 7.4].**

(h) The market value is solely based on the value of Objector's property assuming it was sold in the open market. Not the value of a different a replacement property for reinvestment which will have different characteristics. However, unlike many regeneration schemes, the properties on the Order Land are typical of the housing stock in the surrounding area therefore it is relatively easy to find comparable two-bedroom flats similar to that owned by the Objector. Transactions for these units have underpinned our estimate of market value.

(i) If the Objector wishes, the Council has committed to alternative dispute resolution to resolve any dispute on the compensation payable.

(j) Ultimately if the Order is confirmed the Objector will have recourse to the Upper Tribunal (Lands Chamber) if the valuation issues cannot be resolved.

8.2 **Objection 2a and 2b [CD 8.3 and CD 8.4]:**

8.2.1 I address Grounds 2 and 6 of these objections as far as they relate to my scope of evidence being:

(a) *Ground 2: Loss of Community and Social Infrastructure: Harriott House, Apsley House, Pattison House is home to a long-established and cohesive community. The proposed development threatens to displace residents, many of whom have deep roots in the area. No sufficient guarantees have been given regarding the right to return, affordable housing provision, or safeguarding of community facilities*

(b) *Ground 6: Flaws in the CPO Process: There are concerns regarding compliance with legal and procedural requirements in the CPO process, including the failure to provide clear evidence on viability, funding, and delivery mechanisms for the proposed development*

8.2.2 *Response*:

(a) Addressing Ground 2, I have set out at paragraph 5.2 of this Proof how the Council has adopted the Landlord Offer which preceded the ballot and complies with the GPGER **[CD 3.6]**. It addresses the issues of displacement of long term residents by making a range of options available for resident leaseholders on the Estate to remain in the Scheme in a newly built property completed in Phase 1. The Landlord Offer and the public commitment to this Scheme together with the proposed phasing and procurement all in my opinion are sufficient guarantees.

(b) The evidence of Monju Ali **[CD 10.1]** addresses the community facilities and affordable housing provision, all of which I understand to not only be safeguarded but also enhanced and delivered largely in the first phase of the Scheme.

(c) Addressing Ground 6, I am unaware of any flaws in the Order process in terms of the approach taken by the Council to securing voluntary

acquisitions, or any other matter relevant to my area of expertise and evidence.

8.3 **Objection 3a and 3b [CD 8.5 and CD 8.66]:**

8.3.1 I address Ground 8 of the objection as far it relates to my scope of evidence being:

Ground 8: Outdated Property Valuation: The valuation of the Objector's 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. The Objector does not accept this valuation as a fair or lawful basis for compensation. A new, independent valuation is required that accurately reflects today's market value.

8.3.2 *Response*:

(a) Compulsory purchase legislation sets the date at which the market value must be assessed. This is generally the date at which the compensation is agreed or the Vesting Date if acquired by way of a General Vesting Declaration or the Date of possession taken under a Notice of Entry.

(b) JLL undertook a valuation and made an offer in July 2023 after which no communication was received from the Objectors despite several attempts by JLL to contact them. JLL reviewed the offer in October 2024 and communicated this by letter to the Objector.

(c) The offer made by JLL on behalf of the Council was accurate at the time and represented our assessment of the market value at the time. As set out above the offer was considered compliant with the Compensation Code.

(d) The Objectors have not made a counteroffer or engaged in discussions with JLL or the Council about the value save for stating that the valuation is outdated. It was understood that the Objectors were seeking a Shared Equity home in the Scheme and that explained the lack of response.

(e) I agree that the last offer is now out of date; indeed the offer letters state that the offer is valid for three months to allow for changes in the market conditions to be reflected should negotiations become protracted.

(f) The Council and JLL are willing to revise the offer should the Objectors wish to commence negotiations to sell to the Council. If they are seeking a Shared Equity home in the Scheme then the appropriate time for the valuation to take place is when the new home has been identified, and sufficient information is available for both parties to undertake a valuation (albeit an indicative updated valuation at the present date could be prepared if the Objector so wished).

(g) The valuations will then reflect the market conditions at the time of the transaction. Once the two values have been agreed (both for the current home and the new home) contracts for sale and purchase can be entered into and completed when the new home is ready for occupation. I expect

this process to commence circa 12 months prior to the new homes being ready.

(h) The Council has committed to all affected parties including the Objector's that they will pay for professional surveyors to represent them.

9 CONCLUSION

9.1 As is explained above, I have been working on the Scheme since the launch of the acquisitions pursuant in 2023. My role has involved undertaking and/or overseeing all the negotiations. Throughout my time working on Scheme the team and I have sought to make fair and Compensation Code compliant offers and ensure that interest holders who choose to engage are no worse off than those who may be subject to the Order, thus removing any incentive to delay and increasing the likelihood of early agreement.

9.2 I have also had a significant role in advising the Council on matters of compensation and compliance with guidance and best practice.

9.3 The Council and JLL and have made significant and meaningful attempts to negotiate the acquisition of the properties within the Order Land. This is demonstrated by the number of acquisitions to date (please see Appendix 3) and the relatively few objections (please see Section 8 of this Proof).

9.4 The Council has complied with the Guidance and gone further than the required to mitigate any negative effects that interest holders within the Scheme may face by offering a range of attractive options for residents to remain on the Estate in Phase 1 of the Scheme.

9.5 Despite the efforts to acquire the remaining interests the Order is required for the Council to bring forward the Scheme within a reasonable timescale.

9.6 The objections are being reasonably dealt with and do not present any good reason against confirmation of the Order.

9.7 I have also independently reviewed the Council's budget for acquisitions against my estimates of the likely compensation due to the remaining interest holders and I am content that sufficient funding is available.

9.8 The Council and the team of officers are experienced in bringing forward schemes of this nature and using powers of compulsory purchase and much of the work pre my involvement accords with best practice.

10 STATEMENT OF TRUTH AND DECLARATION

10.1 Statement of Truth

I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

10.2 Declaration

I confirm that my report has drawn attention to all material facts which are relevant and have affected by professional opinion.

I confirm that I understand and have complied with my duty to the inquiry as an expert witness which overrides any duty to those instructing or paying me, that I have given my evidence impartially and objectively, and that I will continue to comply with that duty as required.

I confirm that I am not instructed under any conditional or other success based fee arrangement.

I confirm that I have no conflicts of interest.

I confirm that I am aware of and have complied with the requirements of the rules, protocols and directions of the inquiry.

Signed: Dated: 18 November 2025

Timothy Surry

Appendix 1 – Sample letters

Place Directorate

Abad.uddin@towerhamlets.gov.uk
0207 364 7799
www.towerhamlets.gov.uk

26th May 2023

Dear xxxxxxxx

Launch of buyback programme - Update for Non-resident Investor Owners of Harriott, Apsley & Pattison Houses

In December last year we wrote to you about the progress of the regeneration scheme and in particular, how things were progressing in our efforts to appoint a valuer to enable the launch of the buyback programme. This letter will explain the process for getting your property valued by the Council's appointed valuer, the process of buying back your property and the compensation package for Non-Resident Leaseholders such as yourself.

The Council is delighted to announce that we have appointed Jones Lang Lasalle (JLL) as the firm that will be carrying out valuation of properties within the estate. Tim Surry of JLL will shortly be writing to you directly, to introduce themselves and outline their role in the process.

Following the last guide we issued to you on 9th November 2020, we have now updated the guide and are pleased to enclose a copy along with this letter. Please read this guide carefully. The guide will provide full details on how the buyback process will work, including how to appoint your own valuer. An online version of the guide can also be found. Please scan the QR code below to download a copy of the guide or type this address into your web browser https://talk.towerhamlets.gov.uk/hap.

Scan QR Code (scroll to the 'Documents' section and download the relevant guide)

Valuing your property

The council is keen to begin the process of acquiring your property, please contact Tim Surry at tim.surry@jll.com who will arrange a suitable date for the valuation to take place. If you have tenants, then you will need to communicate and make them aware of the valuers visit. Following this visit, the valuer will share with you the valuation report, confirming the market value of your property, and how much Basic Loss Payment you

are entitled to. The Council's valuation report will contain the evidenced used in order to reach a market value for your property.

Appointing your own valuer

If you would like to appoint your own valuer to carry out a valuation on your property, then please follow the notes in the guide specifically from pages 6-9. The valuer will need to be appointed by yourself directly. The Council will reimburse the fee of up to £850 plus VAT to you personally, and it will be your responsibility to ensure the payment is made to your valuer. Payment will only be made upon receipt by the Council of a full copy of the valuation report prepared by your RICS registered valuer. It is important that your appointed surveyor has the experience of working on this type of case and possessing the requisite local knowledge and will act in compliance with the RICS Guidance note "Surveyors Advising in Respect of Compulsory Purchase and Statutory Compensation, UK, 1st edition"

Further guidance on the process and appointing a surveyor can be found here:

https://www.ricsfirms.com/residential/legal-issues/compulsory-purchase/rics-consumer-guide-compulsory-purchase/

Prior to appointing a firm, please contact JLL if there is any doubt as to whether your preferred surveyor is appropriately qualified.

To assist you, the Council has compiled a list of firms capable of carrying out residential valuations for the acquisition of your property. You will need to speak to them directly in terms of costs and you will be responsible for paying their fee, obtaining the valuation report and obtaining the receipts of payment. To be clear, the Council does not have any relationship with these firms but are aware that they have knowledge and experience of property prices in Tower Hamlets.

Negotiation fees (valuer)

It usual for your valuer to negotiate on your behalf with Council's valuer in order to reach an agreement. The Council will reimburse you for this service up to a maximum of £550 plus VAT.

Basic Loss Payment

A Basic Loss Payment is compensation that you are entitled to if your property is acquired under a Compulsory Purchase Order. This is in addition to the payment for the market value of your investment property. The Basic Loss is set by central government and not the Council. It is designed to compensate for the inconvenience and stress caused by the move. In calculating a Basic Loss Payment, non-resident leaseholders

are entitled to 7.5% of the market value up to a maximum of £75,000. You must have owned the property for at least a year.

When the Council completes the valuation of your property, you will receive a valuation letter that clearly sets out the market value of your property. The Council will detail the level of Basic Loss Payment that you are entitled to on top of the market value. The Basic Loss Payment is paid at the same time as the market value payment that you receive for your property when the Council completes the purchase.

Legal fees

In addition to the above, the Council will also reimburse your reasonable legal fees up to a maximum of £1500 + VAT. This fee is inclusive of disbursements (see pages 7-9 of the guide).

Disturbance

In addition to basic loss payment, you can also claim for reimbursement of legal and/or surveyor's costs you incur that are linked to the sale of your current property and (where relevant) the purchase of your new property within 12 months of the acquisition. These costs include, for example:

- Legal (conveyancing) fees arising from the sale of your property to the Council and the purchase of a new property;
- Stamp Duty (up to the same level payable for your property);
- Surveyor's fees arising from the acquisition of a replacement property;
- Survey fee and costs in connection with the redemption/transfer of an existing mortgage or raising a new one.
- The Council will also reimburse you for other relevant costs properly incurred.

Once you have found a solicitor and/or a surveyor, you will need to obtain a quotation from them and provide a copy of this to the Council for approval. Please make sure that your surveyor and/or solicitor knows that they will only be paid at the end of the process, once the sale has been completed.

You should note that it is your responsibility as leaseholder to prove to the Council that any claims for compensation you make are reasonable and have been incurred directly as a result of the Council acquiring your property. In practice this is likely to involve the provision of proper receipts and the prior agreement of costs where appropriate.

If you are unsure about any payments or invoices you receive from suppliers, we strongly recommend that you speak to the Council before you make any payment or commitment to a company.

It is important that you keep a detailed record of the costs incurred in connection with the acquisition of the new investment property. In order for the Council to reimburse you for these costs, you are required to provide the Council with receipts for all reasonable costs. It is important to get a receipt or pro-forma invoice from the companies that you use to

carry out any works or services that you wish to seek reimbursement for. We strongly recommend that you use reputable companies which provide genuine receipts and invoices.

The Process of buying back your property

As a Non-Resident Leaseholder, it is important to note that the Council will **not** acquire properties with tenants in occupation. As part of the regeneration scheme, if your tenant is eligible for rehousing then we would have already informed them of this, and we will communicate with them directly. If you have private tenants, then you will be responsible for ensuring all relevant notices are served and that you will obtain vacant possession before selling your property back to the Council.

Compulsory Purchase Order

The Council intends to make a Compulsory Purchase Order (CPO) at a later date for all land interests which need to be acquired to enable the redevelopment to take place. Nearer to the CPO time, the Council will update you. *However, it is the Council's intention to seek voluntarily negotiated settlements with owners wherever possible*. The offer you receive before a CPO will be no different to an offer you will receive if a CPO was used. Negotiations will continue in tandem with the necessary CPO process. The Council encourages owners to come forward and talk to us so that negotiations can take place towards achieving a satisfactory settlement for all parties.

Summary & Next steps

You will shortly receive a letter from JLL, who are the Council's appointed valuer. Upon receipt of this letter please contact Tim Surry to arrange a date and time for the valuer to visit your property. In the meantime, please familiarise yourself with the new guide titled 'A Guide for Non-resident Leaseholders of Harriott, Apsley & Pattison House – Selling Your Property to the Council'. As this letter is only a summary of all the information it contains.

Please visit the HAP project website for all the latest progress and update information. The website address is https://talk.towerhamlets.gov.uk/hap.

If you would like any further information, then please do not hesitate to contact, Abad Uddin at abad.uddin@towerhamlets.gov.uk or call 0207 364 7799.

Yours sincerely,

Abad Uddin
Housing Regeneration Officer

Place Directorate

Abad.uddin@towerhamlets.gov.uk
0207 364 7799
www.towerhamlets.gov.uk

26th May 2023

Dear Sir/Madam

Regeneration Scheme Update for Resident Leaseholders of Harriott, Apsley & Pattison Houses

In December last year we wrote to you about the progress of the regeneration scheme and in particular, how things were progressing in our efforts to appoint a valuer to enable the launch of the buyback programme. This letter will explain the process for getting your property valued by the Council's appointed valuer, the process of buying back your property and the compensation package for Resident Leaseholders such as yourself.

The Council is delighted to announce that we have appointed Jones Lang Lasalle (JLL) as the firm that will be carrying out valuation of properties within the estate. Tim Surry from JLL will shortly be writing to you directly, to introduce themselves and outline their role in the process.

Purchasing shared equity home

If you are looking to purchase a new build shared equity home and sell your current home back to the council, then negotiations will commence towards the end of 2023. We will write to you closer to the time on when we would like to begin the process.

Following the last guide we issued to you on 9th November 2020, we have now updated the re-housing guide and are pleased to enclose a copy along with this letter. Please read this guide carefully. The guide will provide full details on how the buyback process will work, including how to appoint your own valuer. An online version of the guide can also be found. Please scan the QR code below to download a copy of the guide or type this address into your web browser https://talk.towerhamlets.gov.uk/hap.

Scan QR Code (scroll to the 'Documents' section and download the relevant guide)

Valuing your property

If you would like to sell your property to the Council and move off the estate, then JLL can arrange for the initial valuation of your property. Please contact Tim Surry at tim.surry@jll.com who will arrange a suitable date for the valuation to take place.

Following this visit, the valuer will share with you the valuation report, confirming the market value of your property, and how much Home Loss Payment you are entitled to. The Council's valuation report will contain the evidenced used in order to reach a market value for your property.

Appointing your own valuer

If you would like to appoint your own valuer to carry out a valuation on your property, then please follow the notes in the guide specifically from pages 6-9. The valuer will need to be appointed by yourself directly. The Council will reimburse the fee of up to £850 plus VAT to you personally, and it will be your responsibility to ensure the payment is made to your valuer. Payment will only be made upon receipt by the Council of a full copy of the valuation report prepared by your RICS registered valuer. It is important that your appointed surveyor has the experience of working on this type of case and possessing the requisite local knowledge will act in compliance with the RICS Guidance note "Surveyors Advising in Respect of Compulsory Purchase and Statutory Compensation, UK, 1st edition"

Further guidance on the process and appointing a surveyor can be found here:

https://www.ricsfirms.com/residential/legal-issues/compulsory-purchase/rics-consumer-guide-compulsory-purchase/

Prior to appointing a firm, please contact JLL if there is any doubt as to whether your preferred surveyor is appropriately qualified.

To assist you, the Council has compiled a list of firms capable of carrying out residential valuations for the acquisition of your property. You will need to speak to them directly in terms of costs and you will be responsible for paying their fee, obtaining the valuation report and obtaining the receipts of payment. To be clear, the Council does not have any relationship with these firms but are aware that they have knowledge and experience of property prices in Tower Hamlets.

Negotiation fees (valuer)

It usual for your valuer to negotiate on your behalf with Council's valuer in order to reach an agreement. The Council will reimburse you for this service up to a maximum of £550 plus VAT.

Home Loss Payment

A Home Loss Payment is compensation that you are entitled to if you are required to sell your home in certain circumstances, such as a redevelopment scheme. This is in addition to the payment for the market value of your investment property. The Home Loss is set by central government and not the Council. It is designed to compensate for the inconvenience, stress caused by the move. In calculating a Home Loss Payment, resident leaseholders are entitled to 10% of the market value up to a maximum of £78,000 (this is updated yearly) as of 1st October 2022. You must have owned and occupied the property for at least a year prior to the acquisition to qualify for a Home loss payment.

When the Council completes the valuation of your property, you will receive a valuation letter that clearly sets out the market value of your property. The Council will detail the level of Home Loss Payment that you are entitled to on top of the market value. The Home Loss Payment is paid at the same time as the market value payment that you will receive for your property when the Council completes the purchase.

Legal fees

In addition to the above, the Council will also reimburse your reasonable legal fees up to a maximum of £1,500 + VAT. This fee is inclusive of disbursements (see pages 7-9 of the guide).

Disturbance

In addition to basic loss payment, you can also claim for reimbursement of legal and/or surveyor's costs you incur that are linked to the sale of your current property and (where relevant) the purchase of your new property within 12 months of the acquisition. These costs include, for example:

- Legal (conveyancing) fees arising from the sale of your property to the Council and the purchase of a new property;
- Stamp Duty (up to the same level payable for your property);
- Surveyor's fees arising from the acquisition of a replacement property;
- Survey fee and costs in connection with the redemption/transfer of an existing mortgage or raising a new one.
- The Council will also reimburse you for other relevant costs properly incurred.

Once you have found a solicitor and/or a surveyor, you will need to obtain a quotation from them and provide a copy of this to the Council for approval. Please make sure that your surveyor and/or solicitor knows that they will only be paid at the end of the process, once the sale has been completed.

You should note that it is your responsibility as leaseholder to prove to the Council that any claims for compensation you make are reasonable and have been incurred directly

as a result of the Council acquiring your property. In practice this is likely to involve the provision of proper receipts and the prior agreement of costs where appropriate.

If you are unsure about any payments or invoices you receive from suppliers, we strongly recommend that you speak to the Council before you make any payment or commitment to a company.

It is important that you keep a detailed record of the costs incurred in connection with the acquisition of the new investment property. In order for the Council to reimburse you for these costs, you are required to provide the Council with receipts for all reasonable costs. It is important to get a receipt or pro-forma invoice from the companies that you use to carry out any works or services that you wish to seek reimbursement for. We strongly recommend that you use reputable companies which provide genuine receipts and invoices.

Hidden household members

As part of the regeneration scheme, if there are hidden household members who are eligible for rehousing then we would have already informed them of this, and we will communicate with them directly.

Compulsory Purchase Order

The Council intends to make a Compulsory Purchase Order (CPO) at a later date for all land interests which need to be acquired to enable the redevelopment to take place. Nearer to the CPO time the Council will update you. *However, it is the Council's intention to seek voluntarily negotiated settlements with owners wherever possible*. The offer you receive before a CPO will be no different to an offer you will receive if a CPO was used. Negotiations will continue in tandem with the necessary CPO process. The Council encourages owners to come forward and talk to us so that negotiations can take place towards achieving a satisfactory settlement for all parties.

Guidance from central government on the process can be found here:

www.gov.uk/government/publications/compulsory-purchase-and-compensation-booklet-1-procedure

https://www.gov.uk/guidance/compulsory-purchase-and-compensation-guide-4-compensation-to-residential-owners-and-occupiers

Summary & Next steps

You will shortly receive a letter from JLL, the Council's appointed valuer. Upon receipt of this letter please contact Tim Surry to arrange a date and time for the valuer to visit your property. In the meantime, please familiarise yourself with the updated housing guide referred to at the top of this letter: 'Rehousing Guide for Resident Leaseholders of

Harriott, Apsley and Pattison House – Selling Your Property to the Council'. This letter is only a summary of all the information contained in the guide.

Please visit the HAP project website for all the latest progress and update information. The website address is https://talk.towerhamlets.gov.uk/hap.

If you would like any further information, then please do not hesitate to contact Abad Uddin at abad.uddin@towerhamlets.gov.uk or call 0207 364 7799.

Yours sincerely,

Abad Uddin
Housing Regeneration Officer

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Tim Surry MRICS
Jones Lang LaSalle
20 Water Street
Wood Wharf
London
E14 9QA

Tel: 020 7087 5263
Email: tim.surry@jll.com

Your ref:
Our ref: TJS

05/06/2023

Dear ,

Harriott, Apsley & Pattison Houses Regeneration

Further to the recent letter sent to you by the Council I write to introduce myself and our team who will be working with London Borough of Tower Hamlets to agree the purchase of your property to enable the regeneration of the estate and invite you to book a time for us to meet and value your property.

The Council are ready and able to make an offer for your property however at this time can be flexible about the timing of the acquisition which we can discuss further with you when we meet.

If you would like us to visit you and carry out a valuation, please call me on **020 7087 5263** or email me on tim.surry@jll.com to arrange a time. I will be your primary contact throughout the process (other members of our team are below).

As set out in the letter from the Council they may in future seek a Compulsory Purchase Order (CPO) to acquire all the interests on the estate. At the end of this letter is a list of sources of information and guidance around the process. We confirm that you will be compensated on the same basis as if you had been subject to a CPO.

Our team includes the following people who you may see on the estate:

Tim Surry MRICS

Director JLL

+44 7548 099 645

tim.surry@jll.com

John Davies MRCIS

Director JLL

+44 7756 503 488

johnr.davies@jll.com

George Williams MRICS

Associate JLL

+44 7928 501 598

george.williams@jll.com

Meera Roy-Chowdhury

Project Support

T: +44 7928 505 119

E: meera.roy-chowdhury@jll.com

We hope to hear from you soon. Any questions in the meantime please do not hesitate to contact me.

Yours sincerely,

Tim Surry MRICS
Director – Jones Lang LaSalle

Useful contacts and links

Department for Levelling Up, Housing and Communities	Tel: 0303 444 0000 Website: https://www.gov.uk/government/organisations/department-for-levelling-up-housing-and-communities CPO and compensation (home loss and disturbance) guidance from Communities and Local Government can be found here: www.gov.uk/government/publications/compulsory-purchase-and-compensation-booklet-1-procedure https://www.gov.uk/guidance/compulsory-purchase-and-compensation-guide-4-compensation-to-residential-owners-and-occupiers
Citizens Advice Bureau	Whitechapel CAB, 32 Greatorex Street, London, E1 5NP Tel: 020 7247 1050 E-mail: towerhamlets@eastendcab.org.uk Website: https://eastendcab.org.uk/tower-hamlets/
The Leasehold Advisory Service (LEASE)	Address: Maple House, 149 Tottenham Court Road, London, W1T 7BN Tel: 020 7383 9800 Website: www.lease-advice.org/
Leasehold Advice Centre	Address: Birch House, Guildford, Surrey GU6 7LS Email: Help@LeaseholdAdviceCentre.co.uk Tel: 01483 268 434 Website: www.leaseholdadvicecentre.co.uk/
The Royal Institution of Chartered Surveyors (RICS)	Address:12 Great George Street, Parliament Square, London, SW1P 3AD Tel: 024 7686 8555 Website: www.rics.org / https://www.ricsfirms.com/media/1279/cpo-consumer-guide.pdf
The Lands Tribunal	Address: Procession House, 55 Ludgate Hill, London, EC4M 7JW Tel: 020 7029 9780 Website: www.landstribunal.gov.uk

PRIVATE AND CONFIDENTIAL

Tim Surry MRICS
Jones Lang LaSalle
20 Water Street
Wood Wharf
London
E14 9QA

Tel: 020 7087 5263
Email: tim.surry@jll.com

Our ref: TJS

21/11/2023

Dear ,

Harriott, Apsley & Pattison Houses Regeneration –

You may recall that I wrote to you in June where I introduced myself and our JLL team, which has been appointed by the London Borough of Tower Hamlets to negotiate the purchase of your home, pending the regeneration of the Estate.

We have started buying back some of the properties on the Estate and have successfully agreed several sales with owners and their surveyors.

We have not heard from you since our last letter and would like to make an appointment to discuss with you your requirements and intentions at this time.

If you are interested in being provided an accurate offer, we are conducting property inspections and valuations. We are available to undertake inspections on the following dates:

- Thursday 30th November
- Thursday 7th December

Between 10am till 1pm on each day.

If you wish to book an appointment to meet one of our surveyors to carry out a valuation please contact me directly on 020 7087 5263 or via email at tim.surry@jll.com. I will be your primary contact, supported by our dedicated team throughout this process.

Finally, I would like to inform you that the Council may seek a Compulsory Purchase Order (CPO) in the future to acquire all interests in the estate. In case of such an event, we assure you that your compensation will be on the same basis if a CPO were used. Further details on the process are available in the appended list of information sources and guidance at the end of this letter.

Our team includes the following people who you may see on the estate:

Tim Surry MRICS

Director JLL

+44 7548 099 645

tim.surry@jll.com

John Davies MRCIS

Director JLL

+44 7756 503 488

johnr.davies@jll.com

George Williams MRICS

Associate JLL

+44 7928 501 598

george.williams@jll.com

Jash Morjaria

Graduate Surveyor JLL

jash.morjaria@jll.com

We hope to hear from you soon. Any questions in the meantime please do not hesitate to contact me or one of the team.

Yours sincerely,

Tim Surry MRICS
Director – Jones Lang Lasalle

Useful contacts and links

Department for Levelling Up, Housing and Communities	Tel: 0303 444 0000 Website: https://www.gov.uk/government/organisations/department-for-levelling-up-housing-and-communities CPO and compensation (home loss and disturbance) guidance from Communities and Local Government can be found here: www.gov.uk/government/publications/compulsory-purchase-and-compensation-booklet-1-procedure https://www.gov.uk/guidance/compulsory-purchase-and-compensation-guide-4-compensation-to-residential-owners-and-occupiers
Citizens Advice Bureau	Whitechapel CAB, 32 Greatorex Street, London, E1 5NP Tel: 020 7247 1050 E-mail: towerhamlets@eastendcab.org.uk Website: https://eastendcab.org.uk/tower-hamlets/
The Leasehold Advisory Service (LEASE)	Address: Maple House, 149 Tottenham Court Road, London, W1T 7BN Tel: 020 7383 9800 Website: www.lease-advice.org/
Leasehold Advice Centre	Address: Birch House, Guildford, Surrey GU6 7LS Email: Help@LeaseholdAdviceCentre.co.uk Tel: 01483 268 434 Website: www.leaseholdadvicecentre.co.uk/
The Royal Institution of Chartered Surveyors (RICS)	Address:12 Great George Street, Parliament Square, London, SW1P 3AD Tel: 024 7686 8555 Website: www.rics.org / https://www.ricsfirms.com/media/1279/cpo-consumer-guide.pdf
The Lands Tribunal	Address: Procession House, 55 Ludgate Hill, London, EC4M 7JW Tel: 020 7029 9780 Website: www.landstribunal.gov.uk

PRIVATE AND CONFIDENTIAL

Tim Surry MRICS
Jones Lang LaSalle
20 Water Street
Wood Wharf
London
E14 9QA

Tel: 020 7087 5263
Email: tim.surry@jll.com

Our ref: TJS

21/11/2023

Dear

Harriott, Apsley & Pattison Houses Regeneration

You may recall that I wrote to you in June where I introduced myself and our JLL team, which has been appointed by the London Borough of Tower Hamlets to negotiate the purchase of your home, pending the regeneration of the Estate.

We have started buying back some of the properties on the Estate and have successfully agreed several sales with owners and their surveyors.

We have not heard from you since our last letter and would like to make an appointment to discuss with you your requirements and intentions at this time.

As a resident there is also the Shared Equity Scheme for residents wanting to remain within the regenerated estate, if this is of interest, we would be happy to discuss this further also.

If you are interested in moving off in the near future, to provide an accurate offer, we are conducting property inspections and valuations. We are available to undertake inspections on the following dates, between 10am till 1pm on each day:

- Thursday 30th November
- Thursday 7th December

If you wish to book an appointment to meet one of our surveyors to carry out a valuation please contact me directly on 020 7087 5263 or via email at tim.surry@jll.com . I will be your primary contact, supported by our dedicated team throughout this process.

Finally, I would like to inform you that the Council may seek a Compulsory Purchase Order (CPO) in the future to acquire all interests in the estate. In case of such an event, we assure you that your compensation will be on the same basis if a CPO were used. Further details on the process are available in the appended list of information sources and guidance at the end of this letter.

Our team includes the following people who you may see on the estate:

Tim Surry MRICS
Director JLL
+44 7548 099 645
tim.surry@jll.com

John Davies MRCIS
Director JLL
+44 7756 503 488
johnr.davies@jll.com

George Williams MRICS
Associate JLL
+44 7928 501 598
george.williams@jll.com

Jash Morjaria
Graduate Surveyor JLL
jash.morjaria@jll.com

We hope to hear from you soon. Any questions in the meantime please do not hesitate to contact me or one of the team.

Yours sincerely,

Tim Surry MRICS
Director – Jones Lang Lasalle

Useful contacts and links

Department for Levelling Up, Housing and Communities	Tel: 0303 444 0000 Website: https://www.gov.uk/government/organisations/department-for-levelling-up-housing-and-communities CPO and compensation (home loss and disturbance) guidance from Communities and Local Government can be found here: www.gov.uk/government/publications/compulsory-purchase-and-compensation-booklet-1-procedure https://www.gov.uk/guidance/compulsory-purchase-and-compensation-guide-4-compensation-to-residential-owners-and-occupiers
Citizens Advice Bureau	Whitechapel CAB, 32 Greatorex Street, London, E1 5NP Tel: 020 7247 1050 E-mail: towerhamlets@eastendcab.org.uk Website: https://eastendcab.org.uk/tower-hamlets/
The Leasehold Advisory Service (LEASE)	Address: Maple House, 149 Tottenham Court Road, London, W1T 7BN Tel: 020 7383 9800 Website: www.lease-advice.org/
Leasehold Advice Centre	Address: Birch House, Guildford, Surrey GU6 7LS Email: Help@LeaseholdAdviceCentre.co.uk Tel: 01483 268 434 Website: www.leaseholdadvicecentre.co.uk/
The Royal Institution of Chartered Surveyors (RICS)	Address:12 Great George Street, Parliament Square, London, SW1P 3AD Tel: 024 7686 8555 Website: www.rics.org / https://www.ricsfirms.com/media/1279/cpo-consumer-guide.pdf
The Lands Tribunal	Address: Procession House, 55 Ludgate Hill, London, EC4M 7JW Tel: 020 7029 9780 Website: www.landstribunal.gov.uk

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E14 9QA

Tel: 020 7087 5263
Email: tim.surry@jll.com

Our ref: TJS

20/08/2024

Dear

Harriott, Apsley & Pattison Houses Regeneration –

I previously wrote to you in June and November 2023 to introduce myself and our JLL team. We have been appointed by the London Borough of Tower Hamlets to negotiate the purchase of your property as part of the regeneration of the Estate.

We are pleased to inform you that the regeneration project is progressing well. In June 2024, the Council's planning committee approved the revised planning application. The Council are currently in the process of procuring a development partner, who we expect will be appointed later this year. This appointment will enable the project to commence. Ultimately all buildings on the Estate will need to be vacated, therefore the Council is preparing a compulsory purchase order (CPO), with approval to start the process expected in Autumn 2024.

We have not heard from you since and would like to invite you again to discuss your requirements and answer any questions you may have.

The Council are eager to agree on a sale as soon as possible, and early engagement will allow us to be more flexible to meet your needs.

Please note that if you chose to sell to the Council now this will be on the same terms as would be available under a CPO, including a full compensation package. Further details on the process are provided in the attached guide and the list of information sources at the end of this letter.

If you are interested in , or any other query please do get in contact to discuss. Please contact me directly on **020 7087 5263** or via email at **tim.surry@jll.com**. I will be your primary contact, supported by our dedicated team throughout this process.

We hope to hear from you soon. Any questions in the meantime please do not hesitate to contact me.

Yours sincerely,

Tim Surry MRICS

Director – Jones Lang Lasalle

Jones Lang LaSalle
Compulsory Purchase Team
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Email: tim.surry@jll.com

Our ref: TJS

20/08/2024

Dear Sir or Madam,

Harriott, Apsley & Pattison Houses Regeneration –

I previously wrote to you in June and November 2023 to introduce myself and our JLL team. We have been appointed by the London Borough of Tower Hamlets to negotiate the purchase of your property as part of the regeneration of the Estate.

We are pleased to inform you that the regeneration project is progressing well. In June 2024, the Council's planning committee approved the revised planning application. The Council are currently in the process of procuring a development partner, who we expect will be appointed later this year. This appointment will enable the project to commence. Ultimately all buildings on the Estate will need to be vacated, therefore the Council is preparing a compulsory purchase order (CPO), with approval to start the process expected in Autumn 2024.

We have not heard from you since and would like to invite you again to discuss your requirements and answer any questions you may have.

Eligible residents on the estate will qualify for a shared equity property on the newly regenerated estate, or you may sell your property to the council and move elsewhere now. Early engagement will allow us to be more flexible to meet your needs.

Please note that if you chose to sell to the council now this will be on the same terms as would be available under a CPO, including a full compensation package. Further details on the process are provided in the attached guide and the list of information sources at the end of this letter.

If you are interested in selling your home, the shared equity scheme process or any other query then please do get in contact to discuss. Please contact me directly on **020 7087 5263** or via email at **tim.surry@jll.com**. I will be your primary contact, supported by our dedicated team throughout this process.

We hope to hear from you soon. Any questions in the meantime please do not hesitate to contact me.

Yours sincerely,

Tim Surry MRICS

Director – Jones Lang Lasalle

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JLL SEE A BRIGHTER WAY

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Our ref: TJS

24/10/2024

Dear ,

Harriott, Apsley & Pattison Houses Regeneration –

Further to my previous letters I am writing to update you on the progress of the acquisitions on the estate and the compulsory purchase order process as well as to invite you to review our offer again.

To date the council and JLL has agreed the acquisition of circa 18 properties on the estate.

To enable the regeneration all buildings on the Estate will need to be vacated. Therefore. the Council is preparing a compulsory purchase order (CPO) with approval to start the process soon after a cabinet decision in October 2024. More information on the process can be found here https://www.gov.uk/guidance/compulsory-purchase-and-compensation-guide-1-procedure

We have not heard from you since we made you an offer and would like to invite you again to discuss your requirements and answer any questions you may have.

As is good practice, we want to ensure all leaseholders on the estate have received an up to date offer for their property. The council recognises the loss and inconvenience that this will cause some owners and in line with CPO legislation their offer will include a Market Value purchase of the property, plus a basic loss payment, additional compensation may also be claimed (see guide attached). As we have already inspected your property we have reviewed our valuation in line with the current market and confirm that the initial offer remains the same as set out below:

Market Value (Rule 2)	£
Basic Loss Payment (7.5% of MV as non-resident leaseholder)	£
Total	**£**

If you would like to get in touch to discuss any other questions you may have please contact me directly on **020 7087 5263**

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or via email at **tim.surry@jll.com**. I will be your primary contact, supported by our dedicated team throughout this process.

Please note that if you chose to sell to the Council now this will be on the same terms as would be available under a CPO, including a full compensation package. Further details on the process are provided in the attached guide and the list of information sources at the end of this letter.

We hope to hear from you soon. Any questions in the meantime please do not hesitate to contact me.

Yours sincerely,

Tim Surry MRICS

Director – Jones Lang Lasalle

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Email: tim.surry@jll.com

Our ref: TJS

24/10/2024

Dear

Harriott, Apsley & Pattison Houses Regeneration

Further to my previous letters I am writing to update you on the progress of the acquisitions on the estate and the compulsory purchase order process as well as make you a provisional offer for your property, subject to inspection and completion of a valuation.

To date the council and JLL has agreed the acquisition of circa 18 properties on the estate.

To enable the regeneration all buildings on the Estate will need to be vacated. Therefore. the Council is preparing a compulsory purchase order (CPO) with approval to start the process soon after a cabinet decision in October 2024. More information on the process can be found here https://www.gov.uk/guidance/compulsory-purchase-and-compensation-guide-1-procedure

We have not heard from you since our last letter and would like to invite you again to discuss your requirements and answer any questions you may have.

As is good practice, we want to ensure all leaseholders on the estate have received an offer for their property. The council recognises the loss and inconvenience that this will cause some residents and in line with CPO legislation their offer will include a Market Value purchase of the property, plus an allowance for loss, plus compensation for costs you may incur in replacing the property. We have undertaken an initial “desktop” valuation (i.e. without inspection) of your property, and we set out below our preliminary assessment of the market value of your home and the basic loss payment. This offer is an indication of the current Market Value and subject to change (up or down) depending on inspection and condition of the property.

Market Value (Rule 2)	£
Basic Loss Payment (7.5% of MV as non-resident leaseholder)	£
Total	**£**

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If you would like to get in touch to arrange a viewing and full valuation or to discuss any other questions you may have please contact me directly on **020 7087 5263** or via email at **tim.surry@jll.com**. I will be your primary contact, supported by our dedicated team throughout this process.

Please note that if you chose to sell to the Council now this will be on the same terms as would be available under a CPO, including a full compensation package. Further details on the process are provided in the attached guide and the list of information sources at the end of this letter.

We hope to hear from you soon. Any questions in the meantime please do not hesitate to contact me.

Yours sincerely,

Tim Surry MRICS

Director – Jones Lang Lasalle

PRIVATE AND CONFIDENTIAL
«Owner_Name»
«Address_1»
«Address_2»
«Address_3»
«Address4»
«Postcode2»

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Our ref: TJS

27/10/2025

Dear «Owner_Name»

Harriott, Apsley & Pattison Houses Regeneration – «Property_Number» «Property_Address»

We are writing to update you on the progress of the Harriott, Apsley & Pattison Houses regeneration project, and the Compulsory Purchase Order (CPO) process.

Project Update

- The Council and JLL have agreed the purchase of around 24 properties in your estate so far.
- The Council has now started the process to obtain a Compulsory Purchase Order (CPO).
- More information about the CPO and all related documents are available here https://www.towerhamlets.gov.uk/lgnl/council_and_democracy/consultations/Housing-consultations/HAP_Houses.aspx
- Links to sources of information and guides to the CPO process can be found at the end of this letter and in the attached guide.

Sell Your Property Voluntarily

- The Council would prefer to reach a voluntary agreement to purchase your property.
- If you would like to discuss selling your property, arrange an inspection and valuation, or talk about your circumstances, please contact me.
- All voluntary sales will be on the same terms as the CPO, including a full compensation package.
- Full details are in the attached guide and in the resources below.

I hope to hear from you soon. If you have any questions in the meantime, please do not hesitate to contact me.

Yours sincerely,

Tim Surry MRICS

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Useful contacts and links

Department Ministry of Housing, Communities & Local Government	Tel: 0303 444 0000 Website: https://www.gov.uk/government/organisations/ministry-of-housing-communities-local-government CPO and compensation (home loss and disturbance) guidance from Communities and Local Government can be found here: www.gov.uk/government/publications/compulsory-purchase-and-compensation-booklet-1-procedure https://www.gov.uk/guidance/compulsory-purchase-and-compensation-guide-4-compensation-to-residential-owners-and-occupiers
Citizens Advice Bureau	Whitechapel CAB, 32 Greatorex Street, London, E1 5NP Tel: 020 7247 1050 E-mail: towerhamlets@eastendcab.org.uk Website: https://eastendcab.org.uk/tower-hamlets/
The Leasehold Advisory Service (LEASE)	Address: Maple House, 149 Tottenham Court Road, London, W1T 7BN Tel: 020 7383 9800 Website: www.lease-advice.org/
Leasehold Advice Centre	Address: Birch House, Guildford, Surrey GU6 7LS Email: Help@LeaseholdAdviceCentre.co.uk Tel: 01483 268 434 Website: www.leaseholdadvicecentre.co.uk/
The Royal Institution of Chartered Surveyors (RICS)	Address:12 Great George Street, Parliament Square, London, SW1P 3AD Tel: 024 7686 8555 Website: www.rics.org / https://www.ricsfirms.com/media/1279/cpo-consumer-guide.pdf
The Lands Tribunal	Address: Procession House, 55 Ludgate Hill, London, EC4M 7JW Tel: 020 7029 9780 Website: www.landstribunal.gov.uk

JLL SEE A BRIGHTER WAY

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Tel: 020 7087 5263
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Our ref: TJS

24/10/2024

Dear

Harriott, Apsley & Pattison Houses Regeneration –

Further to my previous letters I am writing to update you on the progress of the acquisitions on the estate and the compulsory purchase order process as well as to invite you to review our offer again.

To date the council and JLL has agreed the acquisition of circa 18 properties on the estate.

To enable the regeneration all buildings on the Estate will need to be vacated, therefore the Council is preparing a compulsory purchase order (CPO), with approval to start the process soon after a cabinet decision in October 2024. More information on the process can be found here https://www.gov.uk/guidance/compulsory-purchase-and-compensation-guide-1-procedure

We understand from the council's records that you have expressed an interest in obtaining a shared equity property on the redeveloped estate and as such there is nothing currently for you to do as we will contact you approximately 12 months prior to when the new homes will be ready for purchase (currently the new homes are not expected to be complete until mid-2027).

We also recognise that people's needs can change and that you may consider moving earlier. As such and as is good practice, we want to ensure all leaseholders on the estate have received an up to date offer for their property.

The council recognises the loss and inconvenience that this will cause some residents and in line with CPO legislation their offer will include a Market Value purchase of the property, plus an allowance for loss, plus compensation for costs you may incur in moving. As we have already inspected your property we have reviewed our valuation in line with the current market and confirm that the initial offer remains the same as set out below:

Market Value (Rule 2)	£
Home Loss Payment (10% of MV as owner occupier)	£

Total	**£**

If you would like to get in touch to discuss shared equity or to discuss any other questions you may have please contact me directly on **020 7087 5263** or via email at **tim.surry@jll.com**. I will be your primary contact, supported by our dedicated team throughout this process.

Please note that if you chose to sell to the council now this will be on the same terms as would be available under a CPO, including a full compensation package. Further details on the process are provided in the attached guide and the list of information sources at the end of this letter.

We hope to hear from you soon. If you have any questions in the meantime, please do not hesitate to contact me.

Yours sincerely,

Tim Surry MRICS

Director – Jones Lang Lasalle

PRIVATE AND CONFIDENTIAL
«Owner_Name»
«Property_Number» «Property_Address»
London
«Postcode»

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Our ref: TJS

31/10/2025

Dear «Owner_Name»,

Harriott, Apsley & Pattison Houses Regeneration –«Property_Number» «Property_Address»

We are writing to update you on the progress of the Harriott, Apsley & Pattison Houses regeneration project, and the Compulsory Purchase Order (CPO) process.

Project Update

- The Council and JLL have agreed the purchase of around 24 properties in your estate so far.
- The Council has now started the process to obtain a Compulsory Purchase Order (CPO).
- More information about the CPO and all related documents are available here https://www.towerhamlets.gov.uk/lgnl/council_and_democracy/consultations/Housing-consultations/HAP_Houses.aspx
- Links to sources of information and guides to the CPO process can be found at the end of this letter and in the attached guide.

Your Interest in Shared Equity

Our records show you have expressed interest in buying a new home on a shared equity basis on the redeveloped estate.

What This Means for You:

- You do not need to take any action right now.
- We will contact you approximately 12 months before the new homes are ready for purchase. The homes are expected to be completed in Summer/Autumn 2028.
- If your needs or circumstances change and you wish to move earlier, the Council can offer to purchase your home now with flexible timing.

Your Options

1. **Wait for a new home Shared Equity**
    - We will get in touch with next steps.
2. **Sell Your Home Now**
    - If you wish to discuss selling your home and moving elsewhere, you can do so at any time.
    - All purchases now will be on the same terms as under the CPO, including a full compensation package.
    - Details of the process are in the attached guide and in the resources below.
3. **Contact Us with Questions**
    - If you have questions or wish to discuss your options, please get in touch using the details above.

Next Steps

If you would like to:

- Discuss selling your home
- Learn more about shared equity options
- Ask any questions

Please contact me directly.

I will be your main contact and will be supported by our dedicated team throughout this process.

Yours sincerely,

Tim Surry MRICS

Director – JLL

Useful contacts and links

Department Ministry of Housing, Communities & Local Government	Tel: 0303 444 0000 Website: https://www.gov.uk/government/organisations/ministry-of-housing-communities-local-government CPO and compensation (home loss and disturbance) guidance from Communities and Local Government can be found here: www.gov.uk/government/publications/compulsory-purchase-and-compensation-booklet-1-procedure https://www.gov.uk/guidance/compulsory-purchase-and-compensation-guide-4-compensation-to-residential-owners-and-occupiers
Citizens Advice Bureau	Whitechapel CAB, 32 Greatorex Street, London, E1 5NP Tel: 020 7247 1050 E-mail: towerhamlets@eastendcab.org.uk Website: https://eastendcab.org.uk/tower-hamlets/
The Leasehold Advisory Service (LEASE)	Address: Maple House, 149 Tottenham Court Road, London, W1T 7BN Tel: 020 7383 9800 Website: www.lease-advice.org/
Leasehold Advice Centre	Address: Birch House, Guildford, Surrey GU6 7LS Email: Help@LeaseholdAdviceCentre.co.uk Tel: 01483 268 434 Website: www.leaseholdadvicecentre.co.uk/
The Royal Institution of Chartered Surveyors (RICS)	Address:12 Great George Street, Parliament Square, London, SW1P 3AD Tel: 024 7686 8555 Website: www.rics.org / https://www.ricsfirms.com/media/1279/cpo-consumer-guide.pdf
The Lands Tribunal	Address: Procession House, 55 Ludgate Hill, London, EC4M 7JW Tel: 020 7029 9780 Website: www.landstribunal.gov.uk

Appendix 2 - Status of Negotiations

1 This Appendix provides a detailed breakdown of the negotiations to date with all leasehold interests within the Order Land that remain to be acquired. References to Plots are references to the plots as set out in the Order and Order Map **[CD1.1** and **CD 1.2]**.

2 Several of the resident leasehold interests below are described as "Awaiting Shared Equity". At the outset of the project the Council, after the consultation with residents, wrote to leaseholders and confirmed that they will be providing a same size home (by bedroom) in Phase 1 of the Scheme. The Council have planned sufficient homes in Phase 1 of the Scheme to meet that demand. If a leaseholder voluntarily moves out of the Estate, then they will no longer be eligible for a shared equity unit. JLL have issued a desktop offer in October 2024 to all leaseholders that hadn't engaged including those seeking shared equity so they can consider their options to move off Estate. The Council are also in regular contact via newsletters and drop-in sessions regarding the provision of the new homes. The leaseholders are therefore aware of the process for taking up shared equity that will take place and that they can sell to the council before if they wish to move away.

3 All leaseholders have been sent the letters as described in the main body of the proof, samples of which are at Appendix 1.

Plot	Address	Occupation	Negotiations to Date	Status
5	[redacted]	Owner Occupier	Leaseholder is resident and understood to be seeking shared equity in phase 1. Desktop offer made on 24th October 2024 Follow up letter sent 31st October 2025.	Awaiting Shared Equity
5	[redacted]	Non Resident	JLL are in dialogue with the leaseholders and have met on three occasions. Initial offer made on the 20 December 2023. Discussed with appointed surveyor in December 2024 following their valuation and offer to settle made by JLL. No response to the offer was received despite four attempts (surveyor uninstructed to negotiate). JLL met with the leaseholder on 4th September 2025 and are awaiting updated valuation.	In Negotiations
5	[redacted]	Non Resident	JLL are in discussions with the non-resident leaseholder. JLL met with the leaseholder 4th September 2025 and are awaiting surveyors report and access to carry out valuation. JLL have followed up with the leaseholder (10/10/25 and 17/10/2025). Leaseholder awaiting outcome of recent local sale as additional evidence.	In Negotiations
5	[redacted]	Owner Occupier	Leaseholder is resident and understood to be seeking shared equity in phase 1.	No Response / Awaiting

			Desktop offer made on 24th October 2024 A further letter was sent 31st October 2025	Shared Equity
5	[redacted]	Non Resident	JLL are in active discussions with the non-resident leaseholder. First contact made 04/2025 post land referencing. Called to address concerns and book in inspection (May 2025) subsequently not confirmed. JLL met with the leaseholder 4th September 2025 and are awaiting surveyors report and access to carry out valuation. A further letter was sent 31st October 2025	In Negotiations
6	[redacted]	Owner Occupier	Leaseholder is resident and understood to be seeking shared equity in phase 1. Desktop offer made on 24th October 2024 A further letter was sent 31st October 2025	No Response / Awaiting Shared Equity
6	[redacted]	Owner Occupier	JLL have inspected valued and made an offer. Which was updated in 10/24 It is understood that the Leaseholder is seeking a shared equity property in the Scheme. A further letter was sent 31st October 2025	Awaiting Shared Equity
6	[redacted]	Non Resident	JLL have been in regular contact with the Leaseholder a charitable housing provider having made a desktop offer in October 2024. JLL have subsequently inspected the Property made a firm offer and followed up on several occasions with the Leaseholder. JLL are in active negotiations and are agreed on the Market Value after having received their independent valuation in October 2025. Matters of disturbance relocation of the tenant and compensation are being finalised.	In Negotiations
6	[redacted]	Owner Occupier	JLL met the Leaseholder's representatives at the Drop-in Session held on 18/04/2024. JLL inspected, offered on the property in June 2024. The offer was reconfirmed in October 2024 and May 2025.	In Negotiations / Awaiting Shared Equity

			JLL and the Council also met with the leaseholder's representatives on 30/04/2025 and the 12/06/2025. Assistance in finding a new home has been offered with JLL identifying potentially suitable new homes. It is likely now that the leaseholder will now move to a new property in Phase 1 of the Scheme which meets their needs.	
6	[redacted]	Owner Occupier	JLL inspected the property 21/12/2023 following the initial communications An offer was made in 02/2024 Offer rejected 03/2024 JLL advised on process and guides sent 05/03/2024. Revised offer sent in 10/2024. Follow up emails sent 10/02/2024, 12/05/2025 Letter sent 31/10/2025 No response since 03/2024. JLL understand that the leaseholder is seeking shared equity in phase 1 of the Scheme.	Awaiting Shared Equity
6	[redacted]	Owner Occupier	JLL have engaged regularly with the leaseholder having spoken to them first on 29/08/2024. The leaseholder who is resident and willing to sell if / when family rehousing issues have been resolved. Either on estate (shared equity) or rehousing elsewhere. Desktop offer sent in 10/2024 Contact made in 02/05/2024 and at the Drop-in 11/10/2025. Council to respond after which further discussions can be held.	In Negotiations / Awaiting Shared Equity
4	[redacted]	Non Resident	JLL first engaged with the leaseholder's representatives in November 2023 inspected the property in 12/2023 and made an offer in 02/2024. Updated offer sent in 10/2024 The offer was rejected, and the representatives appointed a surveyor in 10/2024 whose report was received in 01/2025. Discussions were held with the representative's surveyor 02/2025 and subsequently JLL followed up in 03/2025 and 04/2025.	In Negotiations

			JLL are engaged with the leaseholders appointed surveyor to establish whether an agreement on the market value can be reached or not.	
4	[redacted]	Non Resident	The property is under offer, completion pending vacant possession being obtained.	Under Offer
4	[redacted]	Non Resident	The property is under offer, completion pending completion having obtained vacant possession.	Under Offer
4	[redacted]	Owner Occupier	JLL have been in contact with this leaseholder, having first spoken in 10/2023. Leaseholder is resident and understood to be seeking shared equity in phase 1 but may be looking at their options. Desktop offer made 10/2024 Contact made in 06/2025 JLL were to value the property but it was cancelled at the Leaseholders request. JLL followed up in 15/10/2025 as well as the 31/10/2025 letter.	Awaiting Shared Equity
2	[redacted]	Owner Occupier (not resident at the time of the ballot).	A desktop offer was made in 10/2024 and followed up by phone calls and email in 04/25, 06/25, 07/25, 10/25 Attended drop-in 16/07/2025 followed up by the Council. 15/10/2025 – Call with JLL Explained timeline and issues. Leaseholder awaiting outcome of Mayoral enquiry before proceeding.	In Negotiations
2	[redacted]	Owner Occupier	Leaseholder is resident and understood to be seeking shared equity in phase 1. Desktop offer made on 24th October 2024 A further letter was sent 31st October 2025	Awaiting Shared Equity
2	[redacted]	Owner Occupier	Leaseholder is resident and understood to be seeking shared equity in phase 1. Desktop offer made on 24th October 2024 A further letter was sent 31st October 2025	Awaiting Shared Equity
2	[redacted]	Owner Occupier	JLL have been in contact with the Leaseholder since October 2023. The Leaseholder is eligible for shared ownership but may be open to moving.	Shared Equity / In Negotiations

			JLL have made inspected valued and made an offer in May 2025 Followed up with Leaseholder in 10/2025 valuation in dispute. On going negotiations are being held.	
2	[redacted]	Owner Occupier	Leaseholder is resident and understood to be seeking shared equity in phase 1. Desktop offer made on 24th October 2024 A further letter was sent 31st October 2025	Awaiting Shared Equity
2	[redacted]	Non-Resident	JLL inspected the property after a request from the Leaseholder in 07/2023, made an offer in 08/2023 followed up in 11/2023 and sent guidance re appointing surveyor. Ardent were appointed to represent the Leaseholder and JLL received their report in 05/2024 and met and discussed on several occasions. In 10/2024 JLL agreed potential settlement figure (WP) with Ardent but Ardent advised they were unable to get instructions. JLL confirmed an open offer in 10/2024 direct to the leaseholder and heard nothing back. JLL contacted leaseholder direct 11/2024. No response. Offers to settle made by Ardent in June / July 2025 not agreed by JLL and the Council. JLL and the Council met with the Leaseholder and Ardent 29/08/2025. Whilst not agreed, negotiations are ongoing.	In Negotiations
2	[redacted]	Owner Occupier	Desktop offer made on 24th October 2024. JLL have been in contact with the leaseholder. In 12/2024 the leaseholder requested a valuation but has been put on hold. JLL resolved to contact the Leaseholder in due course for a valuation for the shared equity homes. JLL spoke to the leaseholder at a drop in 30/04/2025 and explained the shared equity offer in general. A further letter was sent 31st October 2025	Awaiting Shared Equity

2	[redacted]	Owner Occupier	Leaseholder is resident and understood to be seeking shared equity in phase 1. Desktop offer made on 24th October 2024 A further letter was sent 31st October 2025	Awaiting Shared Equity
2	[redacted]	Owner Occupier	Leaseholder is resident and understood to be seeking shared equity in phase 1. Desktop offer made on 24th October 2024 A further letter was sent 31st October 2025	No response /Awaiting Shared Equity
2	[redacted]	Owner Occupier	The property is now under offer with legal instructed.	Under Offer
2	[redacted]	Owner Occupier	JLL inspected and made an offer on the property in 09/2023 updating and reissuing in 10/2024. A call in 05/2025 between the leaseholder and JLL established that they would like to do shared equity and that JLL would contact them at the appropriate time. A further letter was sent 31st October 2025	Awaiting Shared Equity
2	[redacted]	Non Resident	A desktop offer was made in October 2024 after which JLL have been in direct contact with the leaseholder (Nov 2024, May 2025) and having spoken to him, he disputes the desktop value and would like to hold property as long as possible. The process for appointing an surveyor has been explained and guide sent. JLL to contact nearer to time when property required (c.2027 advised).	Negotiations yet to start
2	[redacted]	Owner Occupier	Leaseholder is resident and understood to be seeking shared equity in phase 1. Desktop offer made on 24th October 2024 A further letter was sent 31st October 2025	Awaiting Shared Equity
2	[redacted]	Non Resident	The property is under offer with legal instructed. Completion Pending vacant possession.	Under Offer
2	[redacted]	Owner Occupier	Having made a desktop offer 24th October 2024, JLL have been in contact more recently with one of the leaseholders. (05/2025, 07/2025, 09,2025). The Leaseholders are seeking shared equity in phase 1. Desktop offer made on 24th October 2024	Awaiting Shared Equity

			A further letter was sent 31st October 2025	
2	[redacted]	Non Resident	The property is under offer with legal instructed. Completion pending vacant possession.	Under Offer
2	[redacted]	Owner Occupier	Leaseholder is resident and understood to be seeking shared equity in phase 1. Desktop offer made on 24th October 2024 A further letter was sent 31st October 2025	Awaiting Shared Equity
2	[redacted]	Owner Occupier	Leaseholder is resident and understood to be seeking shared equity in phase 1. Desktop offer made on 24th October 2024 A further letter was sent 31st October 2025	Awaiting Shared Equity
2	[redacted]	Owner Occupier	Leaseholder is resident and understood to be seeking shared equity in phase 1. Desktop offer made on 24th October 2024 A further letter was sent 31st October 2025	Awaiting Shared Equity
2	[redacted]	Non Resident	After the Desktop offer was sent 24th October 2024 JLL inspected the property in December 2024 and made a firm offer in February 2025. JLL have been in contact with the leaseholder (April June and October, November 2025) to discuss the market value and compensation. Negotiations are ongoing.	In Negotiations
9	[redacted]	Non Resident	JLL have inspected the property in November 2023 making an offer in December 2023, After receiving the Leaseholder's surveyors valuation in May 2024 a series of meetings and exchange of evidence occurred with a revised offer sent in July 2024. No response from the Leaseholder or their surveyor. Despite calls emails and voicemails. An updated offer in October 2024 was sent to Further negotiations attempted by JLL in 07/2025 but agreement not reached. JLL and the Council met with the Leaseholder and their surveyor 12/08/2025. Whilst not agreed negotiations are ongoing but no agreement made.	In Negotiations

9	[redacted]	Non Resident	JLL inspected the property in December 2023 and made an offer in June 2024 An updated offer was sent in October 2024. No response and JLL chased in February 25 and April 2025. Spoke to Leaseholder in April 2025 regarding the offer and outlined process for obtaining their own valuation. Followed up and sent guide. JLL chased up by email 15th October 2025 (no response). Further letter sent 27th October 2025 Negotiations are being pursued.	Stalled Negotiations
9	[redacted]	Non Resident	First contact made in November 2024 due to administrative issue. JLL requested to view the property and commence negotiations 02/2025, 03/2025, 04/2025 by phone and email. On a call in 04/2025 JLL explained the process and the owner wishes to keep income from property as long as possible. JLL have followed up in 05/2025 and 10/2025 to progress. Further letter sent 27th October 2025 JLL will continue to engage with them.	In Negotiations
9	[redacted]	Non Resident	A desktop offer was made on 24th October 2024. JLL met the Leaseholder at a drop in event on the 14th October 2025 and followed up with the guide and other information. JLL to progress negotiations.	In Negotiations
9	[redacted]	Non Resident	JLL are in regular contact with the leaseholder having negotiated the acquisition of another property held by them on the estate. A desktop offer was made on the 24th of October 2024. JLL understand that the Leaseholder wants to hold property as long as possible. And JLL will contact nearer to time when property required.	Negotiations yet to start
9		Owner Occupier	JLL have been in contact with the leaseholder A desktop offer was sent 24th October 2024 followed by an inspection and firm offer in January 2025.	Awaiting Shared Equity

	[redacted]		The leaseholder was also sent the guide in January. In April 2024 a call was held between the Leaseholder and JLL. JLL followed up in June 2025 and October 2025. The leaseholder may be seeking shared equity in phase 1 but is considering their options. JLL will continue to engage.	
9	[redacted]	Owner Occupier	A desktop offer was made 24th October 2024. JLL discussed options and the Shared equity process with the leaseholder at the drop-in session 30th May 2025 . The Leaseholder is resident and is seeking shared equity in phase 1. JLL will contact them when ready to progress shared equity.	Awaiting Shared Equity
9	[redacted]	Non Resident	Desktop offer made 24th October 2024 JLL have been in contact with the leaseholder in April 2024 where process and compensation were explained. Leaseholder wants to hold property as long as possible. Followed up by email and letter in October 2025 JLL to contact nearer to time when property required.	Negotiations Yet to Start

Appendix 3 - Acquired Leasehold Interests

To the date of this proof, the Council has voluntarily acquired 21 leasehold interests as set out below:

Plot Number	Property Interest	Resident or Non-Resident Leasehold Interest	Date of acquisition
N/A	1 Apsley House	Resident	02/10/2023
5	2 Apsley House	Resident	15/04/2024
N/A	15 Apsley House	Non Resident	02/06/2017
6	20 Apsley House	Resident	20/05/2024
6	21 Apsley House	Resident	28/08/2024
N/A	23 Apsley House	Non Resident	18/10/2023
6	24 Apsley House	Non Resident	28/08/2024
6	28 Apsley House	Non Resident	23/05/2025
6	30 Apsley House	Non Resident	06/09/2024
6	31 Apsley House	Non Resident	20/12/2023
6	32 Apsley House	Resident	04/10/2024
N/A	4 Harriott House	Non Resident	24/07/2025
2	13 Harriott House	Non Resident	29/04/2024
2	24 Harriott House	Non Resident	04/09/2024
N/A	31 Harriott House	Resident	20/12/2023
2	32 Harriott House	Non Resident	10/03/2025

N/A	35 Harriott House	Non Resident	11/01/2024
2	36 Harriott House	Resident	03/09/2025
2	46 Harriott House	Non-Resident	13/10/2025
2	47 Harriott House	Non Resident	01/10/2025
9	15 Pattison House	Non Resident	20/06/2025
	Total acquired: 21		

Appendix 4 – Objector 1 Communications

1 The below table sets out the communications between JLL and Objector 1 **[CD 8.2]** in addition to that made by the Council demonstrating the attempts to negotiate.

Date	Communication	Description
05/06/2023	Post	Introduction Letter sent
27-28/11/2023	Calls and Email	Arranging inspection date
30/11/2023		Inspection undertaken
22/12/2023	Email	Offer made.
17/05/2024	Email	Objector's Surveyor's valuation received.
19/06/24	Email	Exchange with Objector's Surveyor Comparing comparable evidence
20/06/24	Call and follow up offer	Call with Objector's Surveyor, Offer rejected, and counteroffer made. Objector's Surveyor advised has reached negotiation cap. Council advise only to agree further fees if value likely to be agreed as gap remains large.
07/24	Email	Revised offer (WP) sent
08/24	Call	Chased Objector's Surveyor no response
10/24	Call	Revised open offer letter sent
25/04/2025	Call	Left message for Objector's Surveyor
25/04/2025	Call	Left message for Objector too on mobile. Followed up with email to claimant cc Surveyor
03/06/2025	Call	Spoke to fleet mortgages (Objector's mortgage co) - Want to know if CPO powers are used and they need their mortgage redeemed first. Until then no issue with negotiations on going.
24/07/2025	Email	Email exchange (without prejudice) with Objector's Surveyor regarding values with further evidence presented.
25/07/2025 – 28/07/2025	Text Exchange	Objector's Surveyor counteroffer (rejected) and advised to see email sent.
11/08/2025	Email	Settlement figure proposed by Objector's Surveyor. With additional evidence.
12/08/2025	Teams	Meeting with Objector and Objector's Surveyor.

21/08/2025	Email	Objector not willing to negotiate further unless price is increased.
08/09/2025	Email	Similar property sent as evidence / potential reinvestment to Objector's Surveyor.
03/11/2025	Text	TS chased up Objector's Surveyor to see if Objector willing to settle. Objector's Surveyor waiting for a response.

2 The above outlines most of the negotiations and discussions held. However, the Objector's Surveyor also represents two other Objectors (one of which has been subsequently withdrawn) and there is inevitably cross over in the negotiations which may not have been captured fully in this Appendix.