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

Summary Proof of Evidence of Tim Surry

dated **18 November 2025**

Contents

1	INTRODUCTION	1
2	JLL'S ROLE IN THE HAP REGENERATION SCHEME	1
3	THE ORDER LAND AND NEED FOR THE ORDER	1
4	GOVERNMENT POLICY AND THE COUNCIL'S APPROACH TO ACQUISITIONS	2
5	OUTCOME OF NEGOTIATIONS TO DATE	2
6	ACQUIRING THE REMAINING INTERESTS	2
7	RESPONSE TO OBJECTORS	3
8	CONCLUSION	3

1 INTRODUCTION

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. 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).

1.2 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 am also a member of the Compulsory Purchase Association.

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

1.4 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.

2 JLL'S ROLE IN THE HAP REGENERATION SCHEME

In Section 3 of my Proof, I explain JLL's appointment by the Council in April 2023 to advise on CPO matters across the London Borough of Tower Hamlets and the breakdown of their instruction to seek 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.

3 THE ORDER LAND AND NEED FOR THE ORDER

3.1 In Section 4 of my Proof, I set out the how the Scheme is to be implemented and the need for the Order to facilitate the Scheme.

3.2 I explain the phased delivery of the Scheme:

3.2.1 Phase 1 is to be built on the areas of the Estate that are unoccupied and within the freehold ownership of the Council;

3.2.2 All the occupied existing buildings on the Estate are planned to be demolished to implement Phase 2 of the Scheme which will follow Phase 1;

3.2.3 The Redcoat Community Centre and Mosque (a standalone set of single storey buildings which are let on a 25-year lease expiring on the 30th March 2036) lease will need to be terminated to implement Phase 2 of the Scheme.

4 GOVERNMENT POLICY AND THE COUNCIL'S APPROACH TO ACQUISITIONS

4.1 In Section 5 of my Proof, I set out the best practice suggestions in the Ministry of Housing, Communities & Local Government "Guidance on the Compulsory Purchase Process" (the **Guidance**) **[CD 3.4]** and the steps taken by the Council to comply with them by reference to specific paragraphs of the Guidance.

4.2 I also outline the relevant elements of the Mayor's Good Practice Guide to Estate Regeneration (the **GPGER**) **[CD 3.6]** and the steps taken by the Council to comply with them.

4.3 I describe the Landlord Offer **[CD 5.2]** and explain its commitments and the four options for resident leaseholders, being:

4.3.1 Option A - Outright Purchase;

4.3.2 Option B - Shared Equity (Guarantee);

4.3.3 Option C - Shared Equity (Flexi)

4.3.4 Option D - Part Shared Equity / Part Rent.

4.4 Appendix 1 of my Proof provides sample letters sent by JLL in compliance with the Guidance. As set out in Tables 1 and 2 in my Proof, the Landlord Offer and Rehousing Guides meet and, in my opinion, exceed the best practice guidance and requirements for a CPO.

5 OUTCOME OF NEGOTIATIONS TO DATE

5.1 In Section 6 of my Proof, I outline 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.

5.2 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. As part of my Proof, I set out the key roles and responsibilities of the various team members who have advised on the acquisitions (both resident and non-resident).

5.3 Appendix 2 of my Proof provides a detailed breakdown of the negotiations to date with all leasehold interests within the Order Land that remain to be acquired.

5.4 Appendix 3 of my Proof sets out those leasehold interests that have been voluntarily acquired to date.

6 ACQUIRING THE REMAINING INTERESTS

6.1 In Section 7 of my Proof, I explain that the Council and its appointed surveyors, JLL, have made significant and meaningful attempts to negotiate the acquisition of all the interests within the Order Land. I am content that the Council has sufficient budget to complete the acquisitions.

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

7 RESPONSE TO OBJECTORS

7.1 In Section 8 of my Proof, I respond to CPO objections which raise issues within the scope of my evidence, being:

7.1.1 Objector 1: Grounds 6 and 7. Appendix 4 of my Proof sets out a schedule of engagement with Objector 1;

7.1.2 Objectors 2a and 2b: Ground 2s and 6; and

7.1.3 Objectors 3a and 3b: Ground 8.

8 CONCLUSION

8.1 The Council and JLL and have made significant and meaningful attempts to negotiate the acquisition of the properties within the Order Land. 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.

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