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

Summary Proof of Evidence of Brian Pote-Hunt

dated **18 November 2025**

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1 INTRODUCTION

1.1 I, Brian Pote-Hunt, am a Director at Ottaway Strategic Management (**Ottaway**). I have widespread experience in both Equalities and Regeneration and have worked in this industry for approximately 30 years.

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

1.3 I have been working on the Scheme as part of my role at Ottaway since January 2021. My role involves the coordination, research, analysis and drafting of the Equalities Impact Assessment (the **EqIA**) **[CD 5.10]** from inception to completion.

2 EQUALITY AND HUMAN RIGHTS IMPACT ASSESSMENT

2.1 In Section 3 of my Proof, I provide details of how the Council has had regard to its public sector equality duty (**PSED**) in respect of the Order and the production of the EqIA.

2.2 My evidence describes the:

2.2.1 relevant law and guidance that have informed the Council's approach and PSED, being the Equality Act 2010 **[CD 7.7]** and the Ministry of Housing, Communities & Local Government's "Guidance on the Compulsory Purchase Process" (2025) **[CD 3.4]**;

2.2.2 the methodology by which the EqIA was produced, including discussion of the methodological perspective through which the EqIA addresses protected characteristics and the surveys and fieldwork undertaken;

2.2.3 the EqIA's outcomes as either short term construction and environmental focused impacts or medium to long terms impacts;

2.2.4 key actions recommended as mitigation for negative impacts as part of the EQIA, grouped into Generic Mitigation Actions, Disability Mitigation Actions, Age Mitigation Actions, Socio-economic Mitigation Actions, Language Mitigation Actions, Health Mitigation Actions and Intersectionality Mitigation Actions.

3 RESPONSE TO OBJECTORS

3.1 In Section 4 of my Proof, I respond to the objections to the Order which raise equalities issues, being Objectors 2a and 2b (Ground 5) **[CD 8.3** and **8.4]**.

3.2 I conclude that the Council has pro-actively engaged with the existing residents throughout the whole process, adopted the action plan established within the EqIA and discharged its PSED. Further, the EqIA suggested proposed mitigation to address negative impacts resulting from the construction and development proposals, and there are benefits arising

through the provision of wheelchair accessible homes and affordable housing. In my opinion, the Scheme would not result in the adverse impacts upon equality or social cohesion.

4 CONCLUSION

4.1 The focus of the EqIA **[CD 5.10]** was to identify negative and positive impacts of the Scheme and to distinguish between those impacts that are universal to those living in and or adjacent to the site and those with a disproportionate or differential effect on those with protected characteristics. The EqIA identified aspects of the Scheme that required actions to mitigate potential negative impacts. These were set out as recommendations in the report. An action plan supporting the completion of these mitigating actions was also provided and the Council adopted this action plan.

4.2 I conclude that, in my professional opinion, I believe that the Council has had proper regard to equalities issues and complied with its PSED.