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

Proof of Evidence of Monju Ali

dated 18 November 2025

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1 INTRODUCTION

1.1 QUALIFICATIONS AND EXPERIENCE

1.1.1 I, Monju Ali, am the Housing Supply and CPO Co-ordinator for the London Borough of Tower Hamlets (the **Council**). I have been employed by the Council since 2007 in a variety of roles. Prior to this I worked in the banking sector. I joined the Council initially as a Graduate Trainee working across different divisions within the Council, I then secured a position in the Planning Department as a Planning Officer (2010-2013), largely determining applications for development. I then joined the Housing Supply Team (formerly called Housing Regeneration Team) in March 2013, working as a project officer on a variety of medium to large scale housing regeneration schemes.

1.1.2 My professional and academic qualifications include an undergraduate (BA) honours degree in Geography and Politics and a post graduate diploma (PGDiP) in Community and Public Services; I have also completed my first year Masters programme in Urban and Regional Planning and Prince2 Project Management.

1.1.3 The Housing Supply team is responsible for helping to improve some of the most deprived areas in the Council's borough (the **Borough**). We lead the Council's own housing regeneration schemes within our estates, as well as brokering regeneration partnerships with private developers and Registered Social Housing Landlords. The team's role includes contributing to master planning, business planning, obtaining scheme approvals, project appraisals and monitoring, cross sector fund management, resident consultation, setting up and servicing partner / community engagement mechanisms, implementing decant and owner buy outs, facilitating Compulsory Purchase Orders for Council or Housing Association-led initiatives and client co-ordination of schemes on-site.

1.1.4 My role includes working with our existing estates to ensure they are providing the best possible housing solutions for our residents, whilst exploring where additional affordable homes could be delivered. I work with residents and other stakeholders on various models for delivering new housing and ensure that they benefit from the schemes we progress. In this work we adhere to local and national housing, planning and funding policy to achieve desired outputs for new and improved homes and for wider economic, social and environmental regeneration.

1.1.5 As well as local stakeholders and regeneration partners, I work closely with in-house colleagues in other services, such as Strategic Housing and Planning, Housing Management (Tower Hamlets Homes), Capital Delivery Team, Planning, Asset Management, Finance, Employment and Training, Sustainable Energy, Building Control, Procurement, and Legal Services.

1.1.6 I have experience of managing diverse urban renewal and redevelopment projects from start to finish, including the activities outlined in paragraph 1.1.3. In addition to the Order (defined in paragraph 1.1.7 below) in my role I have also:

(a) Co-ordinated the Compulsory Purchase Order (2021) for the Chrisp Street Market Regeneration scheme;

(b) Co-ordinated the Compulsory Purchase Order (2015) for the Aberfeldy Estate Regeneration scheme (Phases 3-6);

(c) Assisted in the delivery of the Ocean Estate Regeneration Programme (2010) – particularly with site 'Block H' and the local shopping centre improvements;

(d) Acted as lead officer for the delivery of a section 237 'Rights to Light' scheme for the City Pride and Island Point development (2013);

(e) Acted as lead officer for the delivery of a section 203 powers (Rights of Light and Land Transfer Matters) scheme at the Arnold Road development;

(f) Assisted in consultation and the client monitoring responsibility for the Poplar Baths and Dame Colet Redevelopment Scheme, including the delivery of a refurbished Grade II listed public baths and leisure centre, a new local community and youth centre and the delivery of 100 new affordable rented homes;

(g) Assisted in the client monitoring responsibility for the Burdett Estate Regeneration Scheme, including the delivery of a new primary school, 109 new homes major landscaping and other improvements; and

(h) Assisted with the delivery of Tower Hamlets 1000 New Homes Programme, and co-ordination of compulsory purchase processes on behalf of housing association partners in areas formerly managed by the Council.

1.1.7 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**). The Order is required to facilitate the regeneration of the estate which contains Harriott House, Apsley House and Pattison House (**HAP Houses**) and the wider HAP Houses estate which includes the Redcoat Community Centre and Mosque (**RCCM**) (the **Estate**).

1.1.8 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.

1.1.9 I have been assisted by other professional advisors and officers of the Council with the preparation of this proof of evidence, some of whom will also provide evidence to the inquiry. However, all opinions expressed are my own.

1.1.10 Where appropriate, and for consistency and efficiency, I have utilised text previously included in the Council's Statement of Case **[CD 1.4]**. Where I do this, I now adopt that text as my evidence.

1.2 **INVOLVEMENT WITH THE SCHEME**

1.3 I have been working on the Scheme (defined in 3.1.1 below) as part of my role at the Council since January 2023. Since joining the project, I have been a core part of the Council's delivery team, deputising for the project lead (James Walsh, Housing Supply Manager) on regular occasions. I have particular responsibility for all matters relating to land assembly, consultation and engagement and making of the Order for the Scheme.

1.4 Throughout my time working on the Scheme, I have been working alongside James Walsh (Housing Supply Manager) and Victoria Coelho (Planning Officer) at the Council. Victoria Coelho is also providing evidence at the inquiry **[CD 10.2]**. I have also worked closely with Tim Surry at Jones Lang LaSalle (**JLL**) who is also providing evidence to the inquiry **[CD 10.3]**.

2 SCOPE OF EVIDENCE

2.1 I set out the following in my evidence:

2.1.1 An overview of the Order, including:

(a) A description of the Order Land;

(b) Purpose of the Order;

(c) Council resolutions relating to the Scheme, including in respect of the Order and planning permission for the Scheme;

2.1.2 Justification for the Order, including providing an overview of:

(a) the existing Estate and the housing demand within the Borough;

(b) the social, economic and environmental benefits of the Scheme;

(c) the resident ballot and Resident's Panel;

2.1.3 Evolution of the Scheme by reference to the alternative options to regeneration considered by the Council and engagement with residents of the Estate

2.1.4 Details of the efforts to negotiate with interest holders, which supplements the Proof of Evidence of Tim Surry **[CD 10.3];**

2.1.5 Deliverability of the Scheme, including providing details of:

(a) The Council's chosen development partner for the Scheme;

(b) Funding for the Scheme;

(c) Impediments to the Scheme;

2.1.6 Details of the existing management of the Estate;

2.1.7 Equalities and Human Rights considerations; and

2.1.8 Responses to Objectors.

3 THE ORDER

3.1 Introduction to the Order

3.1.1 This proof of evidence relates to the Order. The Order has been made to facilitate 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 (the **Scheme**).

3.1.2 The land included within the Order to be compulsorily acquired is shown coloured pink on the Order Map **[CD 1.2]** (the **Order Land**). The Order Land contains HAP Houses and the RCCM and forms part of the Estate. The interests, which are needed to facilitate the Scheme, are shown on the Order Map and described in the Schedule to the Order **[CD 1.1]**.

3.1.3 The Council is the freehold owner of the Order Land (with the exception of Plot 1, which comprises unregistered land). However, there are leasehold interests within the Order Land. To date, the Council has successfully acquired a total of 21 leaseholder interests (comprising 7 resident leaseholder interests and 14 non-resident leaseholder interests) in the Order Land by way of negotiated settlements. This leaves a total of 43 leasehold interests (comprising 24 resident leaseholders and 19 non-resident leaseholders) to be acquired. Full details of the owners and their outstanding interests are contained in the Schedule to the Order **[CD 1.1]** and shown on the Order Map **[CD 1.2]**. Please also see the Proof of Evidence of Tim Surry **[CD 10.3]** which provides greater detail regarding acquisitions of interests within the Estate and status of negotiations.

3.1.4 Despite the Council's ongoing efforts to acquire the remaining interests by negotiation, there are leaseholders whose interest in the Order Land the Council has not been able to be acquire. The Council also needs to acquire any interests in the substation within the Estate and an area of unregistered land which currently forms part of a public highway in order to carry out redevelopment.

3.1.5 In order to deliver the Scheme, it is essential that the Council is able to secure vacant possession of the Order Land and it is unlikely that the Council will be able to agree terms for the acquisition of the remaining interests in the Order Land within a reasonable timeframe.

3.1.6 It should be noted that whilst there is an ongoing dialogue with all resident leaseholders of the Estate about the acquisition of their property, the vast majority of the remaining resident leaseholder properties have confirmed their preference to sell their property to the Council once their new shared equity home has been built. This would require a simultaneous sale (of the existing home) and purchase (of the new shared equity homes) that would take place in 2-3 years time. However, in order to ensure there is no obstruction to the delivery of the second phase of the Scheme, compulsory purchase powers are sought for these homes, in case of any last minute refusal to sell their property to the Council.

3.1.7 Consequently, the Council considers it necessary to utilise its power of compulsory purchase in order to achieve this and facilitate the Scheme. The

Council will, nonetheless, continue to engage with leaseholders and attempt to acquire the remaining interests in the Estate via private negotiation.

3.2 **Council resolutions relating to the Scheme**

3.2.1 In September 2020, a report was taken to Cabinet regarding the capital programme and which confirmed that the regeneration of the Estate was a priority for funding as part of the new Council homes programme (see paragraph 11.3.18 of **CD 2.1**).

3.2.2 As previously set out in the Statement of Case **[CD 1.4]** over the course of 2021 the Council was in the process of developing the application for planning permission which was submitted to the Council and validated in December 2021 and allocated reference PA/21/02703 (the **2023 Application**)

3.2.3 In December 2021, Cabinet approved a budget to fund the first three years of the delivery programme (further details in section 4.3 of the Statement of Case **[CD 1.4]**) and noted an intention to use powers of compulsory purchase and appropriation in respect of the proposed regeneration of the Estate **[CD 2.3]**. Cabinet also agreed to the proposed procurement route to secure a suitable developer partner to deliver the Scheme.

3.2.4 Planning permission pursuant to the 2023 Application was granted on 9 August 2023 for the regeneration of the Estate (the **2023 Permission**) **[CD 4.1]**. In June 2023, the Council engaged in pre-application discussions regarding a proposed alternative planning application to reconfigure the community use floorspace into a separate standalone building and the addition of second staircases to all buildings over 18m in height to provide a secondary means of escape (and access) in the event of an emergency. Between June 2023 and January 2024, the Council underwent pre-application discussions regarding the new application. During this period the Council undertook various local resident consultations prior to the submission of the application. The Council submitted a further application on 1 March 2024 and which was allocated reference PA/24/00368 and subsequently granted on 27 June 2025 (the **Planning Permission**) **[CD 4.2]**.

3.2.5 On 31 January 2024, Cabinet granted approval for the Council to take all necessary steps to affect the appropriation of the Estate for planning purposes **[CD 2.4]** in accordance with section 122(1) of the Local Government Act 1972 **[CD 7.2]** and to confirm the making of the Order in principle. On 16 October 2024, Cabinet agreed that the Council may rely on powers of appropriation pursuant to section 203 of the Housing and Planning Act 2016 to override existing rights over the Estate, subject to the consent of the Secretary of State for Housing, Communities and Local Government (the **Secretary of State**) in respect of the appropriation **[CD 2.6** and **CD 7.3]**. The Secretary of State's consent was subsequently given on 29 October 2024 **[CD 2.7]**. I am advised that following the appropriation for planning purposes, the Council is able to exercise powers under section 203 of the Housing and Planning Act 2016 to interfere with existing rights annexed to adjoining land that may adversely affect the Estate.

3.2.6 On 16 October 2024, Cabinet resolved that the Order may be made to acquire all leasehold interests (and any other interests and rights as may be required) in the Order Land to facilitate the regeneration of the Order Land **[CD 2.6]**. Cabinet

also delegated powers to the Corporate Director of Housing and Regeneration and the Director of Legal Services and Monitoring Officer (in consultation with the Mayor and Cabinet Member for Regeneration, Inclusive Development and Housebuilding) the power to effect the making, confirming and implementation of the Order.

3.3 **The making of the Order**

3.3.1 Following overwhelming support of the scheme from residents of the Estate throughout the Scheme's initial five year journey, as well as the resolution to grant the planning permission to enable delivery, the Council made the Order on 15 April 2025. The Order **[CD 1.1]** was made pursuant to section 226(1)(a) of the Town and Country Planning Act 1990 (the **1990 Act**) **[CD 7.1]**. Authorisation to make the Order was given by the Council's Cabinet on 16 October 2024 **[CD 2.6]**, as described in the preceding section. The Order was submitted along with supporting documents (including the Council's Statement of Reasons **[CD 1.3]**) to the Secretary of State for confirmation on 15 May 2025.

3.4 The statutory basis for the Order

3.4.1 As set out above, , the Order was been made pursuant to section 226(1)(a) of the 1990 Act **[CD 7.1]**. Please see section 3 of the Statement of Case **[CD 1.4]** which details the statutory basis and guidance which the Council had regard to in the lead up to and making of the Order. In summary, I am advised that the relevant provisions are as summarised below:

(a) Section 226(1)(a) – a local authority, on being authorised to do so by the Secretary of State, has power to acquire compulsorily any land in their area "if the authority think that the acquisition will facilitate the carrying out of development, redevelopment or improvement on or in relation to the land".

(b) Section 226(1A) – a local authority must not exercise the power under s226(1)(a) "unless they think that the development, redevelopment or improvement is likely to contribute to the achievement of the promotion of economic, social or environmental well-being".

(c) Section 226(3)(a) – "where a local authority exercise their power under section 226(1) they shall, on being authorised to do so by the Secretary of State, have power to acquire compulsorily any land adjoining that land which is required for the purpose of executing works for facilitating its development or use".

(d) Section 226(4) – "it is immaterial by whom the local authority propose that any activity or purpose mentioned in subsection (1) or (3)(a) should be undertaken or achieved (and in particular the local authority need not propose to undertake an activity or to achieve that purpose themselves)".

3.4.2 Please also see section 7.5 of the Statement of Case **[CD 1.4]** which explores paragraph 109 and 110 of The Ministry of Housing, Communities & Local Government "Guidance on the Compulsory Purchase Process" (published October 2024 and updated January 2025) (the **Guidance**) **[CD 3.4]**.

3.4.3 In light of the nature of the proposals and the Guidance, the Council is satisfied that the use of its compulsory purchase powers under section 226(1)(a) of the 1990 Act is justified in order to facilitate the Scheme and achieve its objectives. Details of the justification of the use of compulsory purchase powers are contained in section 4 below.

3.5 The purpose of the Order

3.5.1 I adopt Section 7.11 of the Statement of Case **[CD 1.4]** which sets out the purpose for the which the Order is being pursued. In summary, the buildings within the Order Land are outdated and not suitable for modern day living. The housing amenity land on the Estate does not enjoy the benefit of any sense of physical enclosure, leading to a lack of ownership by residents, due to its permeable nature. This has corresponding effect on how the space is used, which in this case is very infrequently, with parents anecdotally feeling unable to let their children play out on the grassed areas. The current housing also makes it difficult to transition to low carbon heating solutions without very significant capital investment, due to low levels of thermal insulation. This means the homes continue to place a high demand on fossil fuels in perpetuity and thereby failing to respond to the Council's aim of reducing its impact on the climate crisis.

3.5.2 The Council has sought to acquire the Order Land by negotiation. An overview of the efforts and negotiations that have taken place with a view to acquiring the required land and rights are set out at Section 6 of this Proof and in greater detail of the Proof of Tim Surry **[CD 10.3]**. Whilst the Council will continue to negotiate with individual land interests, it is evident that the absence of the Order to support the Scheme could have negative impacts on the deliverability of the Scheme (please see Section 7.11.12 of the Statement of Case which sets out the risks) **[CD 1.4]**.

3.5.3 In order to carry out the Scheme, the Council requires unencumbered ownership with vacant possession of all the property interests which will form part of the Scheme. There is otherwise a potential risk that affected interest holders could bring proceedings which could stop construction of the project or significantly delay its delivery.

4 JUSTIFICATION FOR THE SCHEME

4.1 Introduction

4.1.1 I set out in this section why having regard to the nature of the proposals and the Guidance, the Council is satisfied that the use of its compulsory purchase powers under section 226(1)(a) of the 1990 Act **[CD 7.1]** is justified in order to facilitate the Scheme and achieve its objectives.

4.2 Existing Estate

4.2.1 Section 2 of the Statement of Case **[CD 1.4]** provides an overview of the Order Land and I do not propose repeating the full extent of that information for the purposes of this Proof of Evidence. In summary, the Order Land forms part of the Estate which covers a total area of 1.79 hectares and is bounded by Stepney Way to the north, Jamaica Street to the west, Aylward Street to the south and

Wellesley Street to the east. The Estate contains three housing blocks, being HAP Houses, which were built in 1954, as well as two community buildings. In addition, the Order Land comprises an area of unregistered highway land on Jamaica Street situated southeast of the junction with Stepney Way and an electricity substation.

4.2.2 Within HAP Houses there are currently 100 homes comprising (prior to commencement of buybacks):

(a) 28 resident leaseholders;

(b) 31 non-resident leaseholders;

(c) 36 secure tenants; and

(d) 5 temporary accommodation units.

4.2.3 The community buildings consist of the RCCM, a single-storey building that was formerly jointly occupied by the Council's Adult Services department and an organisation (Vibrance) providing services for vulnerable adults, and the Redcoat Community Centre together with 4 conjoined single-storey portacabin structures which are used as a Mosque.

4.2.4 The remainder of the Estate consists of a mixture of hardstanding areas and vehicular access and 58 car parking spaces (used on a licence basis), and soft landscaping in the form of vertical sections of grass (and some planted areas) running north to south between HAP Houses. There is also an existing substation and ancillary storage facilities utilised by the residents of HAP Houses on a licence basis, a small number of which are to be retained.

4.2.5 In 3.5.1 above I described some of the issues with the physical condition of the Estate which contribute to its current poor quality and inefficiency.

4.3 **Council's objectives for change**

4.3.1 As set out in the Statement of Case (Section 5.3) **[CD 1.4]**, there is an urgent need for additional housing across London, and as set out below, particularly within the Borough.

4.3.2 The Council's Local Plan 2031 (adopted January 2020) **[CD 3.3]** prioritises the provision of housing, especially affordable housing, and includes a key objective of 'managing growth and shaping change'. The adopted Local Plan **[CD 3.3]**, in line with paragraph 63 of the NPPF **[CD 3.1]** targets the delivery of 21,100 new affordable homes over the plan period to meet its future needs, equivalent to an average of 1,407 dwellings per year (45% of the overall need).

4.3.3 The Council's draft new Local Plan (in line with Regulation 19) sets the Borough's housing target as 52,095 new homes to be developed between 2023/2024 to 2038/2039 which translates to an annual target of 3,473 homes. Please see Appendix 2 of the Proof of Evidence of Victoria Coelho **[CD 10.2]** which provides an analysis of the Council's Local Plan and Section 4.3.3 which provides a summary of the draft local plan housing requirements.

4.3.4 The Council currently has just over 21,500 council-owned residential properties and there are more than 45 housing associations working in Tower Hamlets managing over 30,000 homes. The Statement of Case **[CD 1.4]** reported that between March 2023 and April 2024 there were still over 24,000 households on the Council's housing register seeking affordable accommodation within the Borough (please see Table 4 of the Statement of Case). Within that period, just over 1,200 households were allocated a social housing home, with most households living in a home that they were not satisfied with.

4.3.5 By way of update, by 1 July 2025 the housing demand within the Borough had risen to 29,941 (see Table 1 below). Of this 29,941 figure, 3,094 (10.33% of all on the register) are in priority category 1 (being households with a high housing need) and 14,680 (49.03% of all on the register) in priority category 2 (being households with urgent medical or other urgent needs such as risk of violence or harassment) as shown in Table 1 below. This is a notable rise in the figure as set out in Table 5 of the Statement of Case which recorded the housing demand in October 2024 as being 25,135. There is a growing reliance by the Council on expensive private sector properties used for temporary accommodation to account for the lack of available affordable social homes and to prevent homelessness in the Borough. This results in a growing pressure on the Council's general fund budget. It is evident that there is a pressing demand within the Borough for additional housing which meets the needs of the local residents.

Table 1 Demand by bedroom need and banding as at 01 July 2025

Bedroom(s) needed	Band 1A	Band 1B	Band 2A	Band 2B	Band 3	Total
1 bed	641	546	2881	1116	8596	13780
2 bed	508	210	2756	509	2486	6469
3 bed	426	407	5345	444	1354	7976
4 bed	212	107	1089	72	90	1570
5+ bed	20	17	96	10	3	146
Total current demand	**1807**	**1287**	**12167**	**2151**	**12529**	**29941**
Total lets 01 April 2025 to 30 June 2025	**37**	**53**	**36**	**3**	**13**	**142**

(Source: Homeseekers Current Housing Demand & Lets Information)

Table 2 Homes Let from 01 April 2025 to 30 June 2025

Bedroom size	Band 1A	Band 1B	Band 2A	Band 2B	Band 3	Total
(Bedsit) 0	0	4	1	0	0	5
1	14	31	4	3	12	64
2	10	7	24	0	1	42
3	9	10	7	0	0	26
4	4	1	0	0	0	5
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0

Total	**37**	**53**	**36**	**3**	**13**	**142**

Source: https://www.thhs.org.uk/content/Information/Statistics

4.3.6 The Borough is the fastest growing borough in London with circa 2,000 new homes of all tenures built each year. As a result of the consistently high delivery of new housing, the Borough accounts for the highest level of 'New Homes Bonus' in the country. However, while the Council is successfully delivering a large number of new homes each year, the demand and need still significantly exceed supply, as is evident from the figures set out in the preceding paragraph.

4.3.7 A Local Housing Needs Assessment was conducted as part of the Local Plan Review evidence in October 2023. This is the latest evidence to inform the future Local Plan housing policies around need (type, tenure and size) of homes needed. This Needs Assessment identified a need of 3,782 affordable homes per year and revealed that the Borough faces a significant overcrowding issue and an urgent need for new housing of all types, including new family homes (with three or more bedrooms). These requirements are evident from housing needs assessments and recent lettings data. Both local and sub-regional housing policies aim to address these needs.

4.3.8 The Greater London Authority's (the **GLA**) Housing in London 2024 evidence base (which is used for the Mayor of London's housing polices) states that in Quarter 1 of 2023/24 there were 17,870 households assessed as being owed a new homelessness prevention or relief duty in London. By the end of March 2024, there were over 65,000 households in temporary accommodation.

4.3.9 The Scheme and meeting housing needs in the London Borough of Tower Hamlets

(a) I adopt paragraphs 5.4.1 – 5.4.5 (inclusive) of the Statement of Case **[CD 1.4]** within my Proof and which sets out how the Scheme will contribute to the housing needs in the Borough.

(b) The Strategic Plan 2022 - 2026 is the Council's main plan and sets out the priorities for the Borough and the key elements of the planning framework. Priority 2 of the Strategic Plan is "Homes for the future" and the Council's ambition is that "Everyone in Tower Hamlets lives in a good quality home that they can afford." As part of the Strategic Plan the Council has set an objective to see the delivery of a minimum of 1,000 social homes for rent each year within the Borough. It is apparent that the Scheme will support this objective.

(c) In my view, having regard to the level of housing need in the Borough, the Scheme will help to meet housing demand in the Borough generally by increasing the number of homes within the Estate from 100 to 407 and providing homes of 1 bed, 2 bed and 3 bed for which there is the greatest demand within the Borough (as shown in table 1 and 2 above). The Scheme will also help to address some of the overcrowding issues currently faced within the Estate.

4.3.10 Social Housing Circumstances - Conclusion

Having taken into account the various data sources regarding housing demand and supply across the Borough, my opinion is that the Borough remains of high housing need and new homes, including affordable homes, are required to meet housing targets. The homes being provided via the Scheme will address the critical housing need in the Borough and the regeneration will positively impact upon the economic, social and environmental wellbeing of all residents living in the local area.

4.4 Views expressed by residents

4.4.1 In July 2019, the Council started to talk to residents of HAP Houses, the community utilising the RCCM and other stakeholders about the potential to regenerate the Estate. After some initial apprehension at early meetings, residents quickly saw the benefits the Scheme could bring to them and the area and were excited to work together on the proposals.

4.4.2 A Residents' Ballot was held in the first year of engagement with residents, between 18 March and 9 April 2020. Further to the Statement of Case the correct figure for the turnout was 93.2% (of the 100 existing households) and of those who took part in the ballot, 121 residents voted in favour of the Council's regeneration proposals, with only 2 residents voting against. This represents a 98% vote in favour of the Scheme. Anecdotally, this is understood to have been the highest ballot result and turnout in London at the time. As part of a comprehensive consultation process over 4 years, local residents and stakeholders have contributed to the vision for the future development and the emerging design proposals.

4.4.3 The Resident's Panel, made up of tenants and leaseholders from the Estate remain strong advocates for the Scheme and the regeneration benefits it will deliver. They and the RCCM Committee members have supported the Scheme at the Development Committee meeting and at consultation events over the years. Regular meetings with the Panel take place quarterly and they remain positively eager for the scheme to proceed. I have attended many of these meetings and can attest to the strength of support the Resident's Panel have for the Scheme.

4.5 Benefits of the Scheme

4.5.1 The Council considers that the Scheme pursuant to the Planning Permission will deliver qualitative and quantitative improvements to the existing housing stock to meet local housing need, improve social facilities and environmental amenity, and is supported at all levels of current planning policy. The Scheme will also deliver a new fit for purpose community facility.

4.5.2 It is the Council's position that the Order is justified and that the delivery of the Scheme will satisfy the test in s226(1A) 1990 Act **[CD 7.1]** by contributing to the promotion and improvement of the economic, social and environmental well-being of the area. Section 7.8 of the Statement of Case **[CD 1.4]** provides greater detail as to the considered benefits to the Scheme. Benefits include the following:

(a) the new homes are being designed to meet the planning policy requirements for sustainability, aiming to achieve an estimated site-wide CO2 emission reduction of at least 45% over the Target Emission Rate using the SAP 10 emission factors, through a combination of energy conservation measures, renewable heat, and electricity generation technologies, such as photovoltaic solar panels and air source heat pumps;

(b) the new homes will be built to modern standards which will aim to promote biodiversity. For example, current proposals are for new buildings to have green roofs to encourage biodiversity;

(c) replacement of relatively low-density, poor-quality housing with a higher density of high-quality homes and to deliver more homes for families. Significant improvements can also be made to the living environment for residents and to the public realm;

(d) The Mosque will be provided with its own standalone facility which is more desirable for the community group. The community group has had a longstanding desire for its own facility and initially submitted its own planning application to develop on the existing land. This opportunity will allow the community group to be part of the wider regeneration Scheme and also obtain a purpose-built facility whilst remaining within the Estate. The intention is for the new facility to be used to continue providing existing community activities as well as a wider range of new activities and will provide a clear demarcation of services to the Estate and to the community building;

(e) the provision of 36 replacement social rent homes for existing tenants together with 111 GLA funded social rent homes (which includes 22 homes to be provided for qualifying adult children of secure tenants and resident leaseholders);

(f) homes for shared equity sale to enable existing resident leaseholders to remain within the Estate;

(g) 63% of the homes within the affordable rented tenure will be family size;

(h) 10% of additional homes will be wheelchair accessible with 24 of these homes being provided within the affordable tenure;

(i) construction of the Scheme will support jobs directly on the Estate during the development phase as well as indirectly by supporting additional jobs in the supply chain;

(j) the payment of approximately £2,134,597.25 by way of Tower Hamlets Community Infrastructure Levy and £867,398.94 by way of Mayor of London CIL;

(k) financial contributions, including £190,632 towards construction phase employment skills training; and

(l) the current housing on the Estate is inefficient and suffers from poor thermal and acoustic insulation in comparison to current building regulation requirements resulting in a higher fuel costs. The proposed development's energy strategy is energy efficient and would meet the zero-carbon benchmarks of the London Plan and the Council's Local Plan.

4.6 **Conclusion**

4.6.1 In my professional opinion I consider that there is a compelling case in the public interest for the making of the Order and that, if confirmed, the Order would strike an appropriate and justified balance between public and private interests and that the development will make a significant contribution to the environmental, social and economic well-being of its area, as well as the Borough generally.

5 EVOLUTION OF THE SCHEME

5.1 Introduction

5.1.1 In this section I do not repeat details of the evolution of the Scheme relating to the Resident's Ballot and Resident's Panel (detailed at Section 4.4 of my Proof); development of the Planning Permission for the Scheme (dealt with in Sections 4.2 and 4.4 of the Statement of Case **[CD 1.4]**; or Cabinet resolutions relating to the development of the Scheme (detailed at Section 3.2 of my Proof).

5.1.2 I set out in this section an evolution of the Scheme by reference to:

(a) The options considered by the Council and why the option of regeneration of the Estate was pursued; and

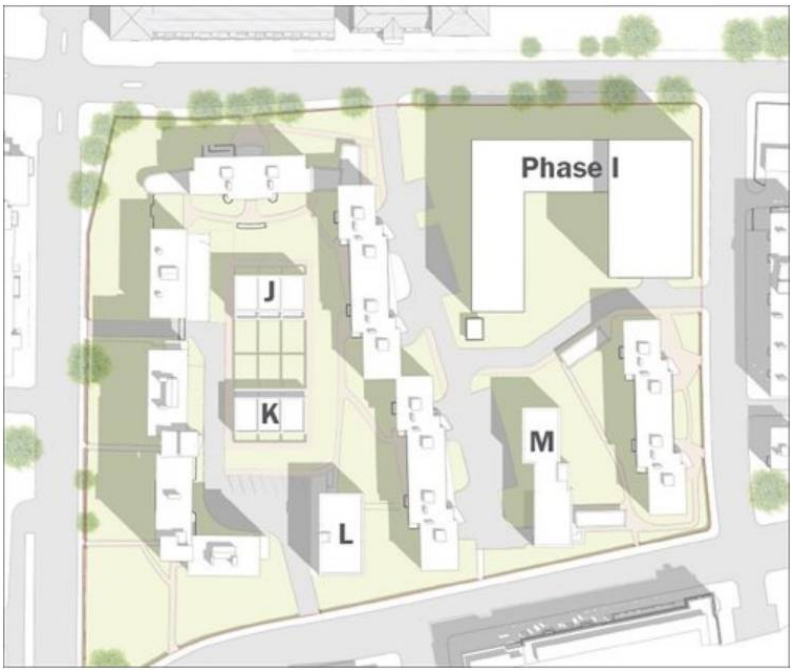
(b) Engagement with residents.

5.2 Alternative options to regeneration

5.2.1 At an early stage, consideration was given to the potential to refurbish the existing buildings or to explore infill development on the underutilised parcels of land on the Estate. A consultation exercise was undertaken on this subject in November 2019 with residents invited to two events, with boards and information outlining what an infill option could achieve for the Estate. The Council's website for the Scheme was updated during the consultation process, before and after the Residents' Ballot, to publicise details of infill and regeneration as potential options (for example Image 1 and Table 3 below). It included bullet-point lists to explain the impacts for residents, as well as graphics to help residents visualise both options.

5.2.2 Image 1: illustrates where additional homes could be built around HAP Houses as part of an infill scheme and Table 3 shows the number of new homes that we anticipated could be created as part of an infill scheme around HAP Houses:

5.2.3 Image 1



(Source: London Borough of Tower Hamlets Website: Harriott, Apsley and Pattison Houses)

5.2.4 Table 3: Indicative additional homes to be created through infill scheme

Block	1 bedroom	2 bedrooms	3+ bedrooms	Total
J	-	-	3	3
K	-	3	-	3
L	-	7	-	7
M	-	-	7	7
Phase 1	20	21	34	75
Overall	20	31	44	**95**

(Source: London Borough of Tower Hamlets Website: Harriott, Apsley and Pattison Houses)

5.2.5 Feedback from residents attending the events, as well as a bespoke meeting with the Resident's Panel on this infill option made clear that full demolition and regeneration provided the best solution to resident's future housing and enjoyment of their Estate. This is reflected in the very high 'yes' vote in the ballot for regeneration. A note on the alternatives considered was included on pages 9-10 of the Landlord's Offer **[CD 5.2]** and the Council's website for the Scheme.

5.2.6 The views expressed by residents also chimed with those informally expressed by the Council's planning department, which had a preference for avoiding piecemeal development, and were concerned about placemaking in circumstances where the existing low-rise low-density development were retained.

5.2.7 Ultimately, the refurbishment option would only result in the improvement of housing already on the Estate and of that housing it was only the 36 socially

rented homes and communal areas within the Council's control which could be refurbished, leaving the other 64 dwellings and the RCCM in their pre-existing state. It was also considered that refurbishment could not adequately deal with the issues faced by the current housing stock that I described above.

5.2.8 Further, refurbishing the pre-existing housing would not result in any uplift in the number of homes which could, if making proper use of the space on the Estate, be provided and would fail to provide housing of the right number of bedrooms and sizes to meet the current demands within the Estate and resolve concerns of overcrowding. The proposed indicative infill scheme would have achieved an indicative uplift of 95 dwellings, which is lower than would be achieved by the Scheme and without the same wider benefits.

5.2.9 Consequently, refurbishment and infilling were considered impractical and inefficient options to seek to repair and improve the Estate if the Scheme benefits as summarised in Section 4.5 of my Proof and detailed in section 7.8 of the Statement of Case **[CD 1.4]** are to be realised and delivered.

5.3 General engagement with residents and stakeholders

5.3.1 The Proof of Evidence of Tim Surry **[CD 10.3]** details JLL's efforts as the Council's agent to acquire relevant interests in the Estate and of JLL's continued engagement with resident and non-resident leaseholders. I also describe below in Section 6 the efforts of the Council to negotiate with interest holders. In this section, I provide a summary of the more general engagement undertaken by the Council with residents and other stakeholders (please see Section 8 of the Statement of Case for further description of the engagement carried out by the Council) **[CD 1.4]**.

5.3.2 In July 2019, the Council started to talk to residents of HAP Houses and the Estate community utilising the RCCM and other stakeholders about the potential to regenerate the Estate. The first stage of the consultation took place before the Residents' Ballot.

5.3.3 Newsletters have been regularly circulated to summarise the latest developments and design proposals, resident attendance at consultations, feedback on the Scheme and an updated timeline on the delivery programme.

5.3.4 The Council created the 'Let's Talk' website to provide information on the Scheme and relevant background materials including links to planning and cabinet decisions and Landlord Offer **[CD 5.2]** documents and encourage feedback. The website also included video presentations.

5.3.5 A Resident's Panel was convened, including both leaseholders and tenants, to meet with the officers from the Council and to take part in the appointment of an Independent Tenant and Leaseholder Association.

5.3.6 The Council engaged an independent service to administer the Resident's Ballot, including the management of confidential data, writing to households to explain their role, and providing information regarding the options to vote.

5.3.7 A draft re-housing guide was circulated to residents of HAP Houses in November 2019 and residents encouraged to provide their views on the contents of the guide including whether there were details they considered would be helpful to be included.

5.3.8 All communications throughout the consultation included details on how to access translation resources, and officers who speak Bengali were available at each event.

5.3.9 The Landlord Offer **[CD 5.2]** was presented to residents of the Estate in February 2020 prior to the opening of the Resident's Ballot.

5.3.10 The Council has sought to proactively engage with residents from the outset to understand their needs, with a focus on retaining the existing community within the new Scheme, We have also sought to create and support an active residents panel and identify an Independent Tenant and Leaseholder Advisor who can provide independent support and advice to residents, ensuring we reach groups including the elderly, those who do not speak English as their first language and those people how work beyond 'regular' 9am-5pm hours.

5.3.11 The Council has held multiple consultation events both on the Estate and nearby sites including the Stepping Stones Farm to encourage individuals and families to turn out to see the plans and provide their input. For example, in August 2021, a consultation took place to engage with families and children in respect of play equipment and landscape design. These events have provided a useful opportunity for residents to meet with the project team and raise issues concerning the Estate.

5.3.12 Ahead of consultation events, such as the estate-wide consultation ahead of the planning submission, the Council has sent out leaflets/letters and engaged in door knocking exercises to let residents know of upcoming events but also to reassure people of the Council's plans.

5.3.13 Due to this active engagement the Council has experienced very positive support for the Scheme with good relations being formed with residents (including tenants and leaseholders) and the RCCM. Residents have appeared to feel comfortable and confident to raise issues with the project team in order to resolve any concerns which arose.

5.4 Conclusion

5.4.1 In my opinion the Council has carried out extensive and meaningful engagement with residents and the Estate complying with good practice and utilising lessons learnt from similar projects that are being delivered in the Borough.

6 EFFORTS TO NEGOTIATE WITH INTEREST HOLDERS

6.1 Introduction

In this section, I explain the efforts the Council has made to negotiate with those affected by the Order and whose interests are required to deliver the Scheme. This section supplements the evidence of Tim Surry **[CD 10.3].**

6.2 The Landlord Offer and Rehousing Guide

6.2.1 Following commencement of dialogue on the Estate in July 2019 a Residents' Panel was swiftly convened and given the support of an independent tenants and leaseholder advisor was engaged (Mr Mo Ali of PPCR Associates). One of the primary roles of the Panel was to work with the Council's Project Team to shape and develop a Landlord Offer document. After many hours of discussion and negotiation, a final document was agreed in early 2020.

6.2.2 The Landlord Offer **[CD 5.2]** was presented to residents of the Estate in February 2020 prior to the opening of the Resident's Ballot. Please see section 8.2 of the Statement of Case **[CD 1.4]** which summarises the promises made as part of the Landlord Offer, for example that the Council will keep the community together, seek a single decant where possible, carry out Door-to-door moving support for older and vulnerable residents.

6.2.3 The Council also published in May 2023 its Rehousing Guides for resident leaseholders and non-resident leaseholders **[CD 5.5** and **5.11** respectively**]**. (together the **Rehousing Guides**) The resident leasehold rehousing guide was developed in partnership with the Residents Panel, with many meetings held with the panel to agree the terms of the shared equity products offered to leaseholders. This demonstrates the Council's efforts to maintain the existing community, ensuring people actually from the Estate had input into the guide and their voices was heard particularly around their re-housing options.

6.2.4 The Landlord Offer, together with the Rehousing Guides, set out the basis on which the Council would seek to voluntarily acquire properties. The Council considers this to be a generous offer and in line with good estate regeneration practice seen elsewhere in the Borough. In addition, as set out above, various drop in events have been held and letters/correspondence were issued to leaseholders setting out the process for selling properties.

6.2.5 The Council commenced the buyback programme in June 2023 and has been in active negotiations with leaseholders who have a relevant land interest in the Estate. In summary:

(a) in March 2023 a letter was issued to all residential and non-residential leaseholders within HAP Houses providing an overview of the process of selling properties back to the Council and included comprehensive guides on compulsory purchase and a guide to compensation entitlements;

(b) in June 2023 a letter was issued to leaseholders informing them that the Council was ready and able to purchase those properties which leaseholders wished to sell and invited leaseholders to seek a valuation of their properties if they so wished. This correspondence reiterated the shared equity scheme available to resident leaseholders should they wish to discuss this with the Council;

(c) in November 2023 a further letter was issued to those leaseholders who had not yet engaged with the Council offering a further opportunity to discuss their situation with the Council and offering a further opportunity to book a valuation of their property;

(d) in April 2024 two drop-in sessions were held on the Estate for all leaseholders and tenants to attend and discuss the Order and the Council's buyback programme. These sessions were advertised by the Council by way of letters, posters and door knocking exercise;

(e) HAP Resident Panel meetings are held with Council officers, independent tenants and leaseholders advisor (**ITLA**) every 3-4 months to provide progress updates on the Scheme;

(f) a HAP Newsletter continues to be issued every 3-4 months which provides updates on the Scheme, including decant and leaseholder buyback details;

(g) the Council also holds design consultation events and events for residents to meet, for example, the developer team and the buyback team.

(h) More recently the Council held two consultations events in October 2025 to provide residents with an update on the progress of the Scheme including initial investigatory works that have commenced on the Estate, reassure and answer any further questions regarding rehousing matters, an opportunity to meet JLL representatives on the valuation process and buyback of leasehold homes. These also provided a further opportunity to meet members of the Developer project team and answer any other general questions residents had.

6.2.6 The Council will continue with its attempts to voluntarily achieve negotiated settlements with all those who own property interests in accordance with the Council's Landlord Offer (**CD 5.2**), an approach consistent with the Guidance.

6.3 Interests acquired to date

6.3.1 As set out earlier in this Proof, the buyback programme began in June 2023 and leaseholders received letters from JLL, the Council's appointed consultant, in July 2023 seeking to arrange an inspection of leaseholder properties with a view to valuating the properties. The project team and I have had oversight of JLL's correspondence and have been involved in reviewing letters sent out and joined meetings with leaseholders. I can confirm that I consider that the Council has sufficiently engaged with leaseholders and officers of the Council have been part of the conversations/correspondence to ensure good practice and provide support to leaseholders where required.

6.3.2 The Council has continued to actively progress negotiations with leaseholders throughout the process. Further details of the range of correspondence sent to leaseholders is provided in the proof of evidence of Tim Surry **[CD 10.3]**.

6.3.3 I also chair a project group that regularly meets to review and update on acquisitions and negotiations, liaising with the Scheme's appointed valuer (Tim Surry of JLL) and colleagues in the Asset Management Team, Legal Team and other officers within the Council. We review cases as a group and I make recommendations to the Housing Supply Manager (James Walsh) on how we believe each case should be handled. I ensure good practice is adhered to in the

negotiations and that where agreements are reached, that the conveyancing process is smoothly implemented.

6.3.4 To date, the Council has successfully acquired a total of 21 leaseholder interests (comprising 7 resident leaseholder interests and 14 non-resident leaseholder interests) in the Order Land by way of negotiated settlements. This leaves a total of 43 leasehold interests (comprising 24 resident leaseholders and 19 non-resident leaseholders) to be acquired.

6.4 Undertakers

6.4.1 The Council shall also continue negotiations with Royal Mail Limited (Plot 1) and UKPN in respect of their respective interests in the Order Land. No objection to the Order has been made by either Royal Mail Limited or UKPN.

6.5 Conclusion

6.5.1 As detailed above despite the Council's ongoing efforts to acquire the remaining interests by negotiation, there are leaseholders whose interest in the Order Land the Council has not been able to acquire. The Council also needs to acquire any interests in the substation within the Estate and an area of unregistered land which currently forms part of a public highway in order to carry out redevelopment.

6.5.2 It should be noted that whilst there is an ongoing dialogue with all resident leaseholders of the Estate about the acquisition of their property, the vast majority of the remaining resident leaseholder properties have confirmed their preference to sell their property to the Council once their new shared equity home has been built. This would require a simultaneous sale (of the existing home) and purchase (of the new shared equity homes) that would take place in 2-3 years time.

6.5.3 In order to deliver the Scheme, it is essential that the Council is able to secure vacant possession of the Order Land and it is unlikely that the Council will be able to agree terms for the acquisition of the remaining interests in the Order Land within a reasonable timeframe, or in the event that a resident leaseholder reneged on their purchase of and transfer into a shared equity property, the Council would still require the ability to acquire their property at the completion of Phase 1, to avoid undue delay and cost to the Scheme. Consequently, all of the remaining interests must be acquired by the Council and the Council considers it necessary to utilise its power of compulsory purchase in order to achieve this and facilitate the Scheme. The Council will, nonetheless, continue to engage with leaseholders and attempt to acquire the remaining interests in the site via private negotiation.

7 DELIVERABILITY OF THE SCHEME

7.1 Introductions

7.1.1 I set out in this Section of my Proof the Council's commitment to fund and deliver the Scheme in partnership with its chosen development partner for the Scheme, Countryside Properties UK Limited (the **Developer**). On the basis of this evidence, I conclude that the Secretary of State is entitled to conclude that there

are no financial or other impediments to the Scheme and that it is likely to go ahead.

7.1.2 Please also see the Proof of John Booker **[CD 10.4]** which sets out the viability position relating to the Scheme as well as additional revenue sources and the Proof of Farrah Hussain **[CD 10.5]** which sets out the funding and deliverability of the Scheme from the perspective of the Developer.

7.2 **Funding of the Scheme**

7.2.1 Section 4.3 of the Statement of Case **[CD 1.4]** provides the background to the Council's longstanding commitment to fund this Scheme to date.

7.2.2 The Council has the relevant resources to carry out the Scheme with external funding being provided by the Developer. Specifically, Cabinet resolved on 16 October 2024 **[CD 2.6]** to authorise the making of the Order to facilitate the redevelopment and in February 2025 a meeting of the Full Council reaffirmed its commitment to the Scheme by approving the Council's Medium Term Financial Strategy that contained a £125m allocation to the Scheme within its overall Housing Capital Programme.[1]

7.2.3 The Council calculates that the identified funding will be sufficient to meet the full forecast lifetime funding requirements of the Scheme. Including, but not limited to, all pre-construction costs, including design and planning fees, land assembly costs (leaseholder buy backs, tenant decants and other compensation to affected parties). It will also cover the full cashflow of Phase 1 in its entirety, which includes all the replacement homes. The funds will also cover the cost of the package payment for the affordable homes in Phase 2. Current construction cost forecasts are based on detailed cost estimates from the Council's external quantity surveyor, Potter Raper Partnerships. All internal and consultant costs required for the full delivery of the project into 2032-33 have been estimated by the Council and validated by Red Loft and are included in the Scheme's business plan.

7.2.4 Approximately £17.2m has been spent by the Council in delivering the Scheme to date. The majority of these funds have been applied towards planning, design and legal fees, leaseholder buy backs and internal costs. I have been part of the project team that oversaw the use of these resources.

7.2.5 GLA grant funding has been secured to fund the 22 additional affordable rented homes in Phase 1 (£4.772m).

7.2.6 While the Council acknowledges the viability position assessed as part of the Planning Application indicates the Scheme is unviable in planning terms, the Council still considers the Scheme important and a strategic priority in its aspirations for improving the quality of its own housing stock and increasing the supply of affordable homes in the Borough. As noted above, the Council has committed £125m investment to the Scheme. Please also see the Proof of Evidence of John Booker **[CD 10.4]** which provides an explanation as to why the

[1] This approval formed part of a confidential report

viability analysis in a planning context does not necessarily mean that a scheme is not deliverable.

7.2.7 A further Cabinet report is anticipated to be taken in February 2026 to authorise entering into the Development Agreement with the Developer and the conclusion of the 2 stage procurement process.

7.2.8 Ongoing meetings with the Developer has given us confidence that the costs for Phase 1 are in line with expectations and budgets. At the time of drafting the Developer has presented these costs and which are broadly in line with and not higher than forecast for Phase 1.Conversations are nearing their completion to arrive at a final figure. Please see the Proof of Evidence of Farrah Hussain **[CD 10.5]** which details the Developer's commitment to the Scheme and comments on the Scheme funding.

7.2.9 **Conclusion**

Based on the information above and information provided by other officers of the Council, I do not believe that there are any other financial impediments to the Scheme and I consider that there is a more than reasonable prospect of the Scheme proceeding.

7.3 **Proposals for delivery**

7.3.1 This Section of my Proof of Evidence provides an overview of the proposals for delivery of the Scheme. I have sought the input from colleagues in the wider team who have been more directly involved in this process.

7.3.2 The Invitation To Tender (the **ITT**) for a development partner was published in February 2024.

7.3.3 The issued ITT attracted interest from a number of well-established developers and alongside the advanced negotiations with the Developer, the Council is confident that the balance of the funding will be forthcoming from private sector. The Council therefore considers that funding is available to complete the land assembly required and to progress the Scheme, with funding for the full delivery of the Scheme being available following the signature of the development agreement with the Developer in early 2026.

7.3.4 In December 2024 the Developer were competitively procured and appointed under a Pre-Construction Services Agreement (the **PCSA**) as part of a two stage tender process. Under the PCSA the Developer has progressed the RIBA Stage 4 designs for the scheme, enabling more accurate pricing of the construction works, as well as preparation of a Gateway 2 application to the Building Safety Regulator (BSR) due to be submitted in early December. The Developer has used its knowledge of this more advanced design to more accurately price the cost of the Scheme. Negotiations are underway to finalise the contract value presently, with an expectation this will conclude in December 2025.

7.3.5 The Council and Developer also entered into a minor works building contract on 3 July 2025 to demolish ancillary structures on the Estate, in preparation for the main construction.

7.3.6 Following the finalisation of the contract value and Development Agreement, these aspects are anticipated to be taken to the Council's Cabinet for ratification in February 2026. As set out above, funding is already in place to enable the delivery of the Scheme and based on information provided, I do not consider there to be any other financial impediments to the Scheme proceeding. Following Cabinet approval of the contract, the Development Agreement will be entered into. The JCT contract for the Phase 1 works contained the development agreement will be entered into following BSR approval in mid 2026.

7.3.7 The current programme for delivering the Scheme is expected to proceed as follows:

(a) August 2026 - Phase 1 mobilisation and construction works commence (subject to BSR Gateway 2 approval);

(b) December 2028 – Phase 1 works complete (including BSR Gateway 3 approval). Followed by a 3 month rehousing period for all residents remaining on the estate to transfer into their new homes;

(c) April 2029 – Phase 2 mobilisation and construction works commence;

(d) July 2032 – All Phase 2 homes complete (including BSR Gateway 3 approvals).

7.3.8 During July and August 2025 substantial areas of the Estate were hoarded to enable preparatory works to take place prior to demolition of the ancillary buildings (pram sheds, etc) and the former adult social care building. This followed the signing of a minor works agreement with the Developer in July 2025. Ground surveys were also completed to identify any contamination in the ground. Service diversion works are also ongoing in collaboration with the statutory undertakers. The Developer is working closely with the Council's project team and are already undertaking works on the Estate and are considered by the Council committed to delivering the Scheme.

7.4 **Planning and other potential impediments**

7.4.1 A summary of the potential impediments to the regeneration of the Estate are set out below. For the reasons explained below, the Council does not consider there to be any significant planning, resourcing (including financial), legal or other impediments.

7.4.2 **Securing vacant possession**: the Order, once made and confirmed will remove impediments to acquiring all necessary land interests in the Order Land to progress the Scheme. Tenant interests will be terminated via the normal Landlord Tenant Act 1985 route which has been a successful route on other Council partnership schemes that I have been involved in such as Blackwall Reach and Chrisp Street Market Regeneration schemes. The time frames for securing vacant possession of tenant interests are being factored into the wider programme for the regeneration of the Estate. Conversations are ongoing with tenants and leaseholders to appraise them fully.

7.4.3 **Planning**: as set out in section 4.4 of the Statement of Case **[CD 1.4]** and the Proof of Evidence of Victoria Coelho **[CD 10.2]**, following grant of the Planning Permission **[CD 4.2]** pursuant to which will be used to implement the Scheme the Council does not envisage any impediments to discharging the conditions attached to the Planning Permission or any planning obligations.

7.4.4 **Existing rights**: on 31 January 2024 Cabinet granted approval for the Council to affect the appropriation the Estate for planning purposes **[CD 2.4]**. Cabinet agreed on 16 October 2024 that the Council may rely on powers of appropriation **[CD 2.6].** The Secretary of State's consent was given on 29 October 2024 **[CD 2.7]**. The appropriation will allow the Council to interfere with existing rights which may be affected as a result of the Scheme. This facilitates the progression of the Scheme and assists with avoiding any delays which may have resulted through an injunction sought by someone with a right in or over the Estate.

Stopping up order: a section of adopted highway to the northwest of the Order Land will be required to be stopped up and, as the land is unregistered, acquired through the Order. The land subject to this proposed stopping up order is a small portion of public footpath on the junction of Stepney Way and Jamaica Street and is deemed to be surplus to public access requirements given the remainder of the footway follows a consistent linear path. The Council is progressing the stopping up order with the highways team. The area to be stopped up is shown on the Stopping Up Plan **[CD 5.9]**. The Council is progressing the order and I do not envisage any reason why such an order would not be forthcoming within a reasonable time period. In addition, the redevelopment will provide substantial public realm improvements and denotes additional land for public highway use.

7.5 **Conclusions on deliverability**

Further to the information above and the progress to date the I consider the Scheme to be deliverable and the Council remains fully committed to seeing the delivery the Scheme. Based on the information available to me, I consider that there is a more than reasonable prospect of the Scheme proceeding.

8 EXISTING MANAGEMENT

8.1 The Council continues to comply with it its full obligations to maintain the safety of the residents living on this Estate and within Council tenant homes.

8.2 There are no planned capital investment projects for the existing buildings or homes due to the proposed regeneration of the Estate. However, temporary day to day holding repairs are carried out including communal responsive repairs for blocks, door entry, lifts and remedial works and any urgent health and safety works are also undertaken. The Council maintains and responds to fire risk assessment actions.

8.3 The designated caretaker for the Estate continues to undertake full duties on the Estate and communal areas of the building, identical to any other building which is not subject to regeneration.

8.4 All regular and cyclical building safety inspections continue. The residents of the Estate continue to have regular access to the Council's repairs and estate maintenance teams to raise any issues.

8.5 The table below highlights the total number of repairs listed by category for each of the three blocks on the Estate. Between January 2022 to November 2025 a total of 761 repairs were investigated and/or works carried out.

Repair Category	**Pattison House 1 - 16**	**Apsley House 1 - 36 (2 buildings combined)**	**Apsley House 1 - 8**	**Apsley House 9 - 36**	**Harriot House 1 – 48 (2 buildings combined)**	**Harriott House 1 - 8**	**Harriott House 9 - 48**
Door entry system	38	85	-	-	48	-	-
Other responsive repairs and remedies	91	-	31	116	-	44	231
Lifts	-	-	-	-	72	-	-
Boosted water pump	-	-	-	-	-	-	5
TOTAL	129	85	31	116	120	44	236

9 EQUALITIES AND HUMAN RIGHTS

9.1 Introduction

This section of my Proof provides details in respect of how the Council has had regard to its public sector equality duty and to human rights in respect of the Order. More detailed evidence on the equalities work undertaken in respect of the Scheme is provided in the Proof of Evidence of Brian Pote-Hunt **[CD 10.6]**.

9.2 Equalities

9.2.1 For the purposes of this Proof I adopt section 10 of the Statement of Case. Please also see the Proof of Evidence of Brian Pote-Hunt **[CD 10.6]**. I am advised that the Public Sector Equality Duty (the **PSED**) was introduced by the Equality Act 2010 (the **EA 2010**) as part of the Government's aim to protect people from discrimination in the workplace and in wider society. The PSED means that public bodies have to consider all individuals when carrying out their day-to-day work including when shaping policy and delivering services.

9.2.2 I am advised that Section 149 of the EA 2010 **[CD 7.7]** established the general equality duty which is that all public authorities are required in the exercise of their functions to have due regard to the need to:

(a) Eliminate discrimination and victimisation of persons that share the characteristics protected under section 4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;

(b) Advance equality of opportunity between people who share those protected characteristics and people who do not; and

(c) Foster good relations between people who share those characteristics and people who do not.

9.2.3 The "relevant protected characteristics" are age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; and sexual orientation.

9.2.4 In light of the Council's PSED and as part of the proposed regeneration of the Estate, the Council has been working closely with residents to ensure they are consulted on all aspects of the new development, and that particular needs are taken into account. This has ensured that the Council better understands how the development will impact residents and that their needs are understood.

9.2.5 The Council instructed Ottaway to undertake a full Equalities Impact Assessment (**EqIA**) in respect of the proposed redevelopment of the Estate **[CD 5.10]**. The EqIA was taken to Cabinet in 2021. As part of the EqIA the Council carried out a survey with the residents from HAP Houses (Please see the Proof of Brian Pote-Hunt **[CD 10.6]** which sets this out in the context of the Objectors). A telephone and door knocking exercise was conducted and the survey responses formed part of the EqIA. The EqIA was refreshed prior to issue of the Statement of Reasons and a desktop exercise was carried out to reflect some of changes to

the Scheme. The updated EqIA report can be found at **CD 5.10**). The EqIA highlights how the regeneration programme has sought to deliver a range of positive impacts, while mitigating several negative impacts on certain protected characteristics during the transition phase. The report highlighted that the negative or neutral impacts of the Scheme were generally limited to short term construction and environmental focused impacts. For example, the disruption accompanying the construction phase is expected to have a negative impact, particularly for older people, disabled people and those with specific health conditions, pregnant mothers and post birth mothers with young babies;

9.2.6 In the short term, the changes to social infrastructure provision are expected to have a neutral impact, particularly for those who worship at the mosque which will be relocated before it is demolished; and

9.2.7 In the short term, the changes to housing provision are expected to have a neutral impact, particularly as all moves to new properties will be arranged as a single move where possible. This will somewhat mitigate the negative impacts of decant for older and disabled residents, and those with health conditions. A summary of some of the key impacts, specifically in terms of equality are set out below (please see Section 10 of the Statement of Case **[CD 1.4]** and the Proof of Evidence of Brian Pote-Hunt for further details **[CD 10.6]**:

(a) housing needs that respond to a wide range of protected characteristics will be positively enhanced through the development of these new units providing opportunities for housing;

(b) there will be more homes designed to lifetime homes standards and with disability access. Pursuant to condition 36 of the Planning Permission a minimum of 10% (34 dwellings) of the new residential units within the regenerated Estate must be 'wheelchair user dwellings' provided in compliance with Building Regulation requirement M4(3). The approved affordable rent units will be provided as M4(3)(2)(b) wheelchair accessible dwellings, and this will constitute 24 of the 34 wheelchair accessible dwellings. All other wheelchair user dwellings within the remaining tenures will be provided as M4(3)(2)(a) wheelchair adaptable dwellings. This is in accordance with Local Plan Policy D.H3 **[CD 3.3]** (and London Plan Policy D7 **[CD 3.2]**;

(c) Application of Considerate Contractor requirements to minimise negative impact during construction period;

(d) the needs of older people and those with disabilities will be enhanced by the development of properties built to lifetime homes standards;

(e) families will have units that are in much better condition than they are currently;

(f) the new homes will be built to meet residents' specific housing needs such as the inclusion of aids and adaptations. As well as considering design features that ensure the safety of vulnerable children and adults with severe learning difficulties such as autism.

9.2.8 Steps are being taken to ensure that the acquisition and relocation processes are applied in a fair and non-discriminatory way. It is acknowledged that the process of redeveloping HAP Houses is likely to have a negative impact on older, disabled and vulnerable residents, due to the requirements to move house. However, the changes to the housing provision are expected to have a neutral impact, particularly as all moves to new properties will be arranged as a single move where possible. This will somewhat mitigate the negative impacts of decant for older and disabled residents, and those with health conditions.

9.2.9 Two refreshes of the EqIA have subsequently been carried out by Ottaway so as to ensure it is kept up to date. I have been involved in the brief to Ottaway on both of those. Based on the conclusions set out in the EqIA, I consider that the overall impact of the Scheme on those with protected characteristics will be beneficial. I am satisfied that the Council has taken into account the findings and conclusions of the EqIA where reasonably possible and satisfied it's PSED. The Council has also adopted the action plan which was set out in the EqIA.

9.2.10 The EqIA **[CD 5.10]** will continue to be monitored and reviewed throughout the progression of the proposals and working in close collaboration between Council departments, the ITLA and residents themselves will ensure the Council reduce, mitigate or even eradicate negative impacts of the Scheme and the proposed interventions will be embedded into our local stakeholder engagement approach.

9.3 Human Rights

9.3.1 For the purposes of this Proof I adopt Section 9 of the Statement of Case **[CD 1.4]**. the Council has received legal advice in relation to human rights matters and is satisfied that its obligations in this regard have been met.

10 RESPONSE TO OBJECTORS

10.1 Seven objections were received to the Order and which related to five properties within the Order Land. The Objectors referred to in the Statement of Case **[CD 1.4]** as Objector 4 and Objector 5 have now withdrawn their objections **[CD 8.1]**.leaving five objections relating to three properties.

10.2 I adopt the responses set out in Section 12 of the Statement of Case **[CD 1.4]** (save as dealt with elsewhere in other Proofs of Evidence). However I have been involved with meeting with individual Objectors having gone through their specific objections and responding to the various points with other officers and Tim Surry present. I have also been involved in the oversight of letters issued following meetings and the provision of additional information at the request of individual objectors. The meetings provided an opportunity for the objectors to further provide clarification on their particular concerns and raise any other issues they had regarding the wider Scheme in order for the Council to better understand their specific circumstances and seek to find suitable resolutions.

10.3 In this Section, I therefore, provide an update to the Statement of Case position by reference to the outcomes of these meetings.

10.4 Objector 1 [CD 8.2]

10.4.1 Council representatives including myself and Tim Surry of JLL met with Objector 1 and their representing agent on 12 August 2025 remotely via a TEAMs call. Officers responded to each of the issues raised which are detailed in the Statement of Case. We provided a follow up letter on 19 September providing an overview of our discussions and a set of meeting notes. The Council also wrote to Objector 1 to advise of the Public Inquiry date and remind them that should they have any further queries officers are available to arrange a further meeting. The Council has not received a response following this.

10.5 Objectors 2a and 2b [CD 8.3 and CD 8.4]

10.5.1 The two objections were each lodged by a leaseholder of the property and mirrored each other in content.

10.5.2 Council representatives including myself and Tim Surry of JLL met with Objector 2a and their agent on 29 August 2025 remotely via a TEAMs call. Officers responded to each of the issues raised within the Objection. We provided a follow up letter on 19 September providing an overview of our discussions and a set of meeting notes.

10.5.3 Objector 2b did not take up the Council's offer to meet and discuss any of the concerns that had been raised. However, we understand that Objector 2a and 2b are part of the same household.

10.5.4 The Council also wrote to Objector 2a and 2b to advise of the Public Inquiry date and remind them should they have any further queries officers were available to arrange a further meeting. The Council has not received a response following this.

10.6 **Objectors 3a and 3b [CD 8.5 and CD 8.6]**

10.6.1 The two objections were each lodged by a leaseholder of the property and mirrored each other in content.

10.6.2 Council representatives including myself and Tim Surry of JLL met with Objector 3a and his son on 10 July 2025 in person at the Town Hall. Officers responded to each of the issues raised within the Objection. We provided a follow up letter on 3 September providing an overview of our discussions and a set of meeting notes.

10.6.3 Objector 3b did not take up the Council's offer to meet and discuss any of the concerns that had been raised. However, we understand that Objector 3a and 3b are part of the same household.

10.6.4 The Council also wrote to Objector 3a and 3b to advise of the Public Inquiry date and remind them that should they have any further queries officers were available to arrange a further meeting. . The Council has not received a response following this.

10.7 **Objector 4 -** *Objection 4 has been withdrawn* **[CD 8.1]**.

10.8 **Objector 5 -** *Objection 5 has been withdrawn* **[CD 8.1]**.

11 CONCLUSION

11.1 As is explained above, I have been working on the Scheme since January 2023. My role has involved deputising for the project lead (James Walsh, Housing Supply Manager) on regular occasions. I have particular responsibility for all matters relating to land assembly, consultation and engagement in respect of the Scheme and making of the Order. Throughout my time working on this Scheme the key ambition has always been to help facilitate the delivery of much needed housing in the Borough and help deliver the regeneration ambitions and wider public benefit for the Estate. Based on the information provided I am content that the Scheme is deliverable and do not envisage any impediments to it coming forward if the Order were to be confirmed.

12 STATEMENT OF TRUTH AND DECLARATION

12.1 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.

12.2 Declaration

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

12.2.2 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.

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

12.2.4 I confirm that I have no conflicts of interest.

12.2.5 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

Monju Ali