Correspondence Bundle

London Borough of Tower Hamlets (Harriott House, Apsley House, Pattison House)
Compulsory Purchase Order 2025

PINS Ref: APP/PCU/CPOP/E5900/3365599

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[redacted]

Housing & Regeneration Directorate
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BY EMAIL

Tel: 020 7364 2962 / ext 2985
Email: Monju.Ali@towerhamlets.gov.uk

www.towerhamlets.gov.uk

20 May 2025

Dear [redacted],

HARRIOTT, APSLEY & PATTISON HOUSES COMPULSORY PURCHASE ORDER 2025

I refer to your objection to the confirmation of the above CPO dated 8th May 2025, on behalf of your client [redacted] who is the non-resident leaseholder of [redacted].

This letter is to confirm acknowledgement by the Council of your objection, the concerns of which are duly noted. The Council will respond fully to these matters in due course; in the meantime, we refer you to the Council's Statement of Reasons (which was served to your client and can be accessed via the following link: https://talk.towerhamlets.gov.uk/hap).

The Council remains committed to reaching a voluntary settlement with your client as such Council's valuation advisor Tim Surry from JLL whom you have been in contact with prior to today will be in contact to continue discussions and progress negotiations. (tim.surry@jll.com / 07548 099 645).

If you require further assistance regarding the matters raised in this letter, please do not hesitate to contact me.

Yours faithfully,

Monju Ali
Housing Supply & CPO Co-ordinator

CC:
James Walsh – Housing Supply Manager – Tower Hamlets
Tim Surrey – Director - Jones Lang LaSalle Real Estate
Rob Walker – Managing Associate – Trowers & Hamlins LLP

[redacted]

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20 May 2025

Dear [redacted]

HARRIOTT, APSLEY & PATTISON HOUSES COMPULSORY PURCHASE ORDER 2025

I refer to your objection dated 9th May 2025 to the confirmation of the above CPO. The Council notes you are the joint non-resident leaseholder of [redacted]

This letter is to confirm acknowledgement by the Council of your objection, the concerns of which are duly noted. The Council will respond fully to these matters in due course; in the meantime, we refer you to the Council's Statement of Reasons (which was served to you in hard copy and can be accessed via the following link: https://talk.towerhamlets.gov.uk/hap).

The Council remains committed to reaching a voluntary settlement with you. As such the Council's valuation advisor, Tim Surry from JLL, whom you have been in contact with prior to today will again be in contact to continue discussions and progress negotiations. (tim.surry@jll.com / 07548 099 645).

If you require further assistance regarding the matters raised in this letter, please do not hesitate to contact me.

Yours faithfully,

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Housing Supply & CPO Co-ordinator

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20 May 2025

Dear [redacted]

HARRIOTT, APSLEY & PATTISON HOUSES COMPULSORY PURCHASE ORDER 2025

I refer to your objection dated 9th May 2025 to the confirmation of the above CPO. The Council notes you are the joint non-resident leaseholder of [redacted]

This letter is to confirm acknowledgement by the Council of your objection, the concerns of which are duly noted. The Council will respond fully to these matters in due course; in the meantime, we refer you to the Council's Statement of Reasons (which was served to you in hard copy and can be accessed via the following link: https://talk.towerhamlets.gov.uk/hap).

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20 May 2025

Dear [redacted]

HARRIOTT, APSLEY & PATTISON HOUSES COMPULSORY PURCHASE ORDER 2025

I refer to your objection dated 14th May 2025 to the confirmation of the above CPO. The Council notes you are the resident leaseholder of [redacted].

This letter is to confirm acknowledgement by the Council of your objection, the concerns of which are duly noted. The Council will respond fully to these matters in due course; in the meantime, we refer you to the Council's Statement of Reasons (which was served to you in hard copy and can be accessed via the following link: https://talk.towerhamlets.gov.uk/hap).

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20 May 2025

Dear [redacted]

HARRIOTT, APSLEY & PATTISON HOUSES COMPULSORY PURCHASE ORDER 2025

I refer to your objection dated 14th May 2025 to the confirmation of the above CPO. The Council notes you are the resident leaseholder of [redacted]

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BY EMAIL TO:
[redacted]

19 September 2025

Dear [redacted]

HARRIOTT, APSLEY & PATTISON HOUSES COMPULSORY PURCHASE ORDER 2025

We refer to the objection dated 8 May 2025 to the confirmation of the Harriott, Apsley & Pattison House Compulsory Purchase Order (the **CPO**) submitted on behalf of [redacted], the leaseholder of [redacted] (your **Client**). We trust that you will share this letter with your Client as the leaseholder of the above property. If you wish for us to serve this letter directly on your Client, please do let us know.

We note the objection and have reviewed the comments raised. As you are aware, Council representative met with [redacted] nd [redacted] along with your colleague [redacted] on 12 August 20 [redacted] jection and to try to resolve the concerns raised. We considered that it would be helpful to set out the Council's response in writing to the points raised in the objection letter.

As you are aware, the Council is pursuing the CPO so as to facilitate the redevelopment of the HAP estate (the **Estate**) to provide more than 400 new homes and a new community centre (the **Scheme**).

The Council has promoted and made the CPO in accordance with the statutory framework and the Compulsory Purchase Guidance, and we explain the Council's responses below having regard to the points raised in the objection letter. We refer in a number of our replies to the Statement of Reasons (the **SoR**), which was served and published alongside the CPO and which addresses a number of the points raised in the objection letter. The SoR can be accessed via the Council's website 'talk HAP Regeneration' link: https://talk.towerhamlets.gov.uk/hap. A printed copy of the SoR was also served on your Client when the CPO was made.

The Council is committed to ensuring that effective dialogue is maintained throughout the CPO process and we will continue negotiations with you and your Client to seek to agree either the shared equity sale of a new home on the Estate and simultaneous purchase of your client's current home or the acquisition of your client's home outright if they choose to move elsewhere

without having to rely on compulsory purchase powers. We trust that you and your Client will consider the Council's responses below and we would be happy to meet with you and your Client again to further discuss any remaining concerns.

Please note that you shall shortly receive the Council's Statement of Case addressing all points raised by the objectors. The Council reserves its right to include additional information within the Statement of Case.

Points 1 and 3 – Statutory Requirements and No Planning or other Impediments

Further to the information set out in section 6 of the SoR, planning permission (PA/24/00368) for the Scheme was recently granted on 27 June 2025. This followed a planning consent (P21/02703) granted on 9 August 2023 for redevelopment of the Estate, albeit the Council intends to carry out redevelopment pursuant to the most recent consent. All conditions and obligations are considered capable of being discharged and consequently, there are no planning impediments to carrying the Scheme.

The Council, before making the CPO, considered the issue of whether there are any other impediments to carrying out the Scheme. The Council's considerations are set out within section 7.10 of the SoR and also within the Cabinet report dated 16 October 2024. For the reasons explained in the SoR, the Council does not consider there to be any impediments to securing vacant possession, overriding any third-party rights or to obtaining a stopping-up order.

With respect to viability, funding and delivery mechanisms, please see sections 7.10.6 to 7.10.9 of the SoR. The Council has already entered into a Pre-Construction Services Agreement with Countryside, an experienced developer with a track record of delivering new homes, within the Borough and nationally. Cabinet earlier this year awarded additional funds for the Scheme, such funds will be sufficient to meet all costs to date including the costs of obtaining the planning permission. It will also cover all anticipated land assembly costs as well as the cost of delivering the replacement homes in phase 1. The remainder of the Scheme is intended to be funded by the development partner and potentially through grant funding. There is therefore clear evidence of funding for the Scheme and the Council considers that the Scheme is deliverable.

Furthermore, the Council has a clear programme for the delivery of the Scheme as noted in section 4.7 of the SoR, with phase 1 (which includes the replacement homes) being delivered within approximately two-and-a-half years, and the remainder of the Scheme completed within a period of five to six years.

For the reasons explained in the SoR, subject to the CPO being confirmed, the Council considers that there is a reasonable prospect of the Scheme proceeding in a timely manner. It is unclear from the objection letter and our meeting what impediments you and your client consider the Council has failed to take into account or address, or likewise why you consider that the Scheme cannot be delivered within a reasonable timescale. If you have any specific concerns, we will be pleased to review these.

Point 2 – Effective and Appropriate Design

Section 6.4 of the SoR explains how the Scheme for the development of the HAP Estate has been designed to meet housing needs with 64 of the new 407 homes to be re-provided for existing Social Rented homes and shared equity homes. Of the remaining 343 homes being provided 111 homes will be affordable housing amounting to 40.5%. See the specific details for the housing mix at section 4.

A mix of home sizes and increased number of three or four bed units has been specifically designed to reduce overcrowding and meet the needs of families, and the expansion of play facilities will have a positive impact on young residents (see section 10.6 of the SoR).

The Council has designed the Scheme to create new, well-designed, high-quality homes aimed at improving the quality of life for existing and future generations living in the area (see section 9.9 of the SoR), and which can accommodate a standalone new mosque / community centre to serve the community.

The design is therefore effective in terms of seeking to utilise the site for the delivery of new modern homes with a qualitative increase in both affordable and market dwellings, as well as delivering amenity space and community facilities.

The design of the Scheme was ultimately assessed as part of the planning process, and planning permission was granted for the Scheme having regard to the requirements of the National Planning Policy Framework and local development plans documents. We respectfully refer you to the report to the Development Committee on 12 June 2024, which sets out a detailed analysis of the Scheme against applicable planning policies.

If you have specific concerns regarding the appropriateness and effectiveness of the design of the Scheme we would be happy to meet with you to discuss these.

Point 4 – Alternatives Considered

The Council considered alternatives to demolition before the Resident's Ballot took place in 2020. This included the Council holding consultation events to explore alternative options, such as refurbishment with potential infilling. Most residents told us that refurbishment would only provide a temporary solution as it could not effectively address issues such as damp, poorly laid out communal areas and limited accessibility within the blocks. There would also be substantial costs for leaseholders to meet if this option was chosen. Sections 6.9 and 7.11.1 of the SoR detail the issues with existing HAP Houses, including damp, overcrowding and poor-quality amenity space.

Please also note that the Residents' Panel met to discuss issues with the current estate. The panel indicated that infill/refurbishment would not meet their aspirations and were content for Council officers to explore the regeneration option (Appendix 5, pages 9-10). This led to the Resident's Ballot in which there was a 95% turnout and of which 90% of respondents voted in favour of redevelopment.

The Council remains of the view that regeneration of the estate in accordance with the Scheme remains the best option, which will appropriately address residents' concerns with the existing buildings and layout of the Estate and which will also deliver a wide range of public benefits, including the delivery of new homes and new affordable homes.

Point 5 – Lack of Proactive and Meaningful Consultation with the Objector

The Council strongly rejects any suggestion that there has been a lack of engagement with affected persons or any lack of meaningful engagement.

Section 8 of the SoR addresses the steps taken by the Council on consultation and engagement which included:

- Engagement since July 2019
- Translation resource signposting and Bengali-speaking officers
- Resident ballot in 2020 with 95% turnout
- Resident's panels
- Two further consultations in 2022
- Two additional further consultations in 2023
- Three Newsletters published 2022-2023
- LBTH 'Let's Talk' website

As set out in the SoR, the majority of residents voted in favour of redevelopment in a Resident Ballot held in March-April 2020, after the Landlord Offer was presented to residents.

Section 8.9 of the SoR refers to direct engagement with leaseholders, including three letters in 2023, two drop-in sessions in 2024, regular HAP Resident Panel meetings and a HAP Newsletter every three to four months, as well as the 'Let's Talk' website being kept up to date.

For the reasons explained above, the Council has carried out extensive engagement with all interest holders. Consequently, we consider that the claim that the Council has not meaningfully consulted and engaged with your Client and other affected persons is without merit.

JLL have also written to your Client in 2023 and October 2024 in addition to the ongoing negotiations set out below.

Point 6 – Lack of Meaningful Attempts to Acquire by Agreement

The Landlord Offer sets out the basis on which the Council would seek to voluntarily acquire properties. The Council considers this to be a generous offer.

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.

As set out in the SoR and Committee Report (part 9), the buyback programme began in July 2023 and the Council has actively progressed negotiations with leaseholders during this time.

To date, the Council has acquired seven resident leaseholder's interest and twelve non-resident leaseholder's interests in the Order Land, clearly evidencing that the Council is taking necessary steps to acquire properties and is not simply relying on the CPO.

We have also been in direct engagement with your Client (in addition to the engagement set out above) since November 2023 with regards to the valuation of their property, such discussions have been ongoing throughout 2024 and 2025.

The Council's appointed surveyor, JLL, has been attempting to acquire your Client's property by negotiation since 2023 having inspected and made offers and exchanged reports and evidence. They have engaged with you as the leaseholder's appointed surveyor, throughout. Whilst they may not have agreed the Market Value, they have held several discussions to attempt to agree a voluntary sale.

Whilst value is ultimately not a matter for the inquiry the Council will commit to using alternative dispute resolution (ADR) to settle this matter via the RICS ADR for Compulsory Purchase Disputes service. In the Unlikely event that this matter cannot be settled then your Client will have the option of referring the matter to the Upper Tribunal (Lands Chamber).

Point 7 – Compensation Offer

The Council issued its Landlord Offer in March 2023 (section 8.9 SoR), which explains the Council's proposals to voluntarily acquire interests in the estate and interest holders' entitlements. The Landlord Offer complies with the statutory framework and Government guidance.

The Council's preference is to acquire all interests in the estate through private negotiation, rather than acquiring interests through the compulsory purchase order.

JLL have been appointed to assess the value of existing properties on the Estate and to seek to agree valuations with parties' respective surveyors so that the Council can voluntarily acquire properties without the need to rely on compulsory purchase powers.

The objection received states that "*the compensation offer likely to be available will not enable the objector to purchase a leasehold interest in the local area".* JLL have based their offers on transactions in the local area for similar properties and therefore refute this statement. As of 08 September 2025, there are 39 two-bedroom properties on the market within a half mile radius of the Estate either on the market or under offer at or below the market value offered to your Client.

The Council has previously communicated to you the reasons as to why the Council does not accept your valuation of the property together with appropriate evidence. The Council remains committed to ongoing dialogue with you and your Client to seek to agree the valuation and the voluntary acquisition of your Client's property.

If you require further assistance regarding the matters raised in this letter, please do not hesitate to contact me.

Yours faithfully,

Monju Ali
Housing Supply & CPO Co-ordinator

CC:
James Walsh – Housing Supply Manager – Tower Hamlets
Tim Surrey – Director - Jones Lang LaSalle Real Estate
Rob Walker – Managing Associate – Trowers & Hamlins LLP

LBTH & Leaseholder Meeting – [redacted]
Minutes of Meeting
Tuesday 12th August 2025 11:30am
Online via TEAMs call

Attendees	Organisation / Relationship to Leaseholder
[redacted]	Objector/non-resident leaseholder
	Daughter of leaseholder
	[redacted]
Monju Ali	LBTH - Housing Supply Co-ordinator
Claire Jones	LBTH - Housing Supply Support Officer
Tim Surry	JLL on behalf of LBTH

Item	Agenda Items/Notes
1	***Apologies & Welcome***
1.1	As noted above.
2.0	**Purpose of meeting**
2.1	Monju welcomed everyone to the meeting, introductions were given and then outlined the purpose of the meeting as following: -
2.2	• Address objections raised regarding the Compulsory Purchase Order (CPO). • Provide clarity on the Council's position and the next steps. • [redacted] advised he is a non-resident leaseholder, and the property is held in a company named [redacted] The property currently has a tenant in situ consisting of 1 adult female and 1 child. • Each point of the objection to be addressed in turn.
3.	**Statutory Compliance & Scheme Viability**
3.1	The objection from [redacted] states: *The Order does not comply with all relevant statutory requirements. The Council has not provided sufficient evidence to show that the redevelopment scheme for which the Order is being pursued is necessary, viable, deliverable within a reasonable timescale, or properly funded*
3.2	Monju advised that: - • The scheme complies with statutory requirements, and that planning consent has been granted and funding approved. • The build contractor (Countryside) has been appointed and that mobilisation is expected by end of the year. • The Council considers the scheme viable and deliverable, Council funding for £86 million is approved for phase 1 of the scheme. • This also covers land assembly, surveys, legal, design, and first phase development.

	• Funding details are outlined in Section 4.3 of the Statement of Reasons (SOR).
4.	**Design effectiveness**
4.1	The objection stated that *the acquiring authority has not demonstrated that the design of the scheme is effective and appropriate.*
4.2	Monju advised that: • The Harriott, Ainsley and Pattison (HAP) scheme has detailed planning consent, and it complies with national planning policy, local plans and design guides. • To meet new building control legislation adjustments were made to the scheme which included secondary stair cores • No significant design changes are expected going forward. • The Council welcomes specific concerns if any remain.
5.	**Planning Impediments**
5.1	The objection stated *the acquiring authority has not demonstrated that there are no planning or other impediments to the delivery of the scheme.*
5.2	Monju advised that planning consent has been secured and believes there are not any planning or financial impediments.
6.0	**Considerations of alternatives**
6.1	The objection states *the acquiring authority has not sufficiently explored or considered alternative ways of achieving its objectives that would not require the compulsory purchase of the objector's leasehold interest.*
6.2	Monju advised that: • The Council considered refurbishment and infill and partial redevelopment and that these were deemed ineffective in meeting the current housing needs. • Full regeneration was chosen as the most effective route, an estate ballot showed 90%+ support for full demolition and redevelopment. • Details are available on the Council website and in Statement of Reasons.
7.0	**Consultation and engagement**
7.1	The objection states *there has been a lack of proactive and meaningful consultation with the objector, despite the impact on its legal and financial interests and that there has been a lack of proactive and meaningful consultation with the objector, despite the impact on its legal and financial interests.*
7.2	Monju advised that: • Extensive engagement has been carried out over 6 years. • Events have been held across estate; residents and non-residents invited to attend, including a well-established Residents & Tenants Panel, which all are welcome to join.

	• Statutory Planning consultation was undertaken in accordance with the planning application • Independent advice offered to residents via Mo Ali acting as the HAP Independent tenants and leaseholder advisor. • The Council believes consultation obligations have been met.
8.0	**Acquisition by agreement**
8.1	The objection states that *there has been no genuine attempt by the acquiring authority to acquire by agreement prior to seeking compulsory purchase powers.*
8.2	Tim advised that: • Ongoing discussions have been held since before the CPO was issued from March 2024. The Council has made genuine attempts to acquire property voluntarily and there have been ongoing discussions with [redacted]'s surveyor [redacted] from [redacted] • Valuation negotiations remain unresolved but ongoing and the Council remains open to voluntary agreement and further dialogue.
9.0	**Relocation and Market Comparison**
9.1	The objection states that *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.*
9.2	• [redacted] advised that he was concerned about finding a comparable property locally and Tim gave an example of Clearbrook Way 2-bed massionette listed at £350–375k. • The Council's offer for the buyback of Admiral's property ([redacted] is £385,000 and [redacted]'s most recent position is: £402,500. Tim advised that the Council believes the offer is fair and consistent with other acquisitions and current market conditions. • [redacted] raised concerns regarding the loss of rent going forth and that the property was purchased as an investment. • Tim suggested a joint valuation review proposed to narrow differences.
10.	**CPO Inquiry**
10.1	In regard to the Inquiry Monju advised that it is expected to be held in December 2025, but a date had not yet been confirmed. Monju advised that it is likely to last 2 days and that there are a total of 5 property objectors. [redacted] was reminded that the focus of the Inquiry will be on principles and procedures and case for CPO, not detailed matters regarding property valuation.
11	**Final remarks**
11.1	• Each objector's circumstances are unique; Council tailoring discussions accordingly.
11.2	• The Council remains committed to a fair resolution and avoiding unnecessary inquiry if possible.
11.3	• Further written responses to be provided addressing specific objections.

11.4	• Tim advised that he will continue to discuss negotiations with [redacted] to see if they can come to an agreement.
11.5	• Tim advised that Mark's fees for today are covered but reminded [redacted] that CPO objection costs are not covered unless costs are awarded at the Inquiry.

[redacted]

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BY EMAIL & RECORDED DELIVERY

19 September 2025

Dear [redacted]

HARRIOTT, APSLEY & PATTISON HOUSES COMPULSORY PURCHASE ORDER 2025

I refer to your objection dated 9th May 2025 to the confirmation of the Harriott, Apsley & Pattison Houses Compulsory Purchase Order (the **CPO**). The Council notes that you are a joint non-resident leaseholder of [redacted]

We note your objection and have reviewed the comments you have made. As you are aware, Council representatives met with you online on 29 August 2025 to discuss your objection and to try to resolve your concerns. We considered that it would be helpful to set out the Council's response in writing to the points raised in your objection letter. We have written separately to [redacted] noting her objection on the same grounds.

As you are aware, the Council is pursuing the CPO so as to facilitate the redevelopment of the HAP estate (the **Estate**) to provide more than 400 new homes and a new community centre (the **Scheme**).

The Council has promoted and made the CPO in accordance with the statutory framework and the Compulsory Purchase Guidance, and we set out the Council's responses below having regard to the points raised in your objection letter. We refer in several of our replies to the Statement of Reasons (the **SoR**), which was published alongside the CPO, which addresses a number of the points raised in your objection letter. The SoR can be accessed via the Council's website 'talk HAP Regeneration' link: https://talk.towerhamlets.gov.uk/hap. A printed copy of the SoR was also served on you when the CPO was made.

The Council is committed to ensuring that effective dialogue is maintained throughout the CPO process and we will continue negotiations to seek to acquire your interest in the site without having to rely on compulsory purchase powers. We trust that you will consider the Council's responses below and we would be happy to meet with you again to discuss your concerns in further detail.

Please note that you shall shortly receive the Council's Statement of Case addressing all points raised by the objectors. The Council reserves its right to include additional information within the Statement of Case.

Point 1 – Lack of Meaningful Consultation

The Council strongly rejects any suggestion that there has been a lack of engagement with affected persons or any lack of meaningful engagement.

Section 8 of the SoR addresses the steps taken by the Council on consultation and engagement which included:

- Engagement since July 2019
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Section 8.9 of the SoR refers to direct engagement with leaseholders, including three letters in 2023, two drop-in sessions in 2024, regular HAP Resident Panel meetings and a HAP Newsletter every three to four months, as well as the 'Let's Talk' website being kept up to date.

The Council's valuer JLL have been in contact with you and your appointed surveyor, [redacted] since June 2023. Having inspected valued and made an offer to acquire your leasehold interest.

JLL have engaged with [redacted] in discussions on the value and compensation and made subsequent offers to settle one of which they understood to be accepted but after which there was no progression from your side.

For the reasons explained above, the Council has carried out extensive engagement with all interest holders. Consequently, we consider that the claim that the Council has not meaningfully consulted and engaged with your client and other affected persons is without merit.

Point 2 – Loss of Community and Social Infrastructure

The Council disagrees that it has not offered sufficient guarantees regarding the right to return, affordable housing or the safeguarding of community facilities.

Maintaining community cohesion is at the heart of the Scheme. In line with the Council's Landlord Offer, the Council has committed to ensuring that resident leaseholders and secure tenants have the right to remain on the estate. The Council is committed to ensuring that leaseholders who wish to be rehoused in the regenerated Estate are provided with suitable alternative properties within Phase 1 of the Scheme. The Council is also committed to ensuring that leaseholders within

the Estate are not financially worse off as a result of the Scheme by offering a range of shared equity arrangements on the purchase of a new home on the estate.

The planning permission for the redevelopment of the Scheme also secures a notable affordable housing provision. Replacement homes are being made available to the 28 existing resident leaseholders and 36 secure tenant properties. Of the remaining 343 homes coming forward as part of the Scheme, 111 will be affordable resulting in a 40% (by habitable room) affordable offering.

In addition to the above, safeguarding / enhancing existing community facilities has also been at the heart of the Scheme. The Council is committed to providing a new replacement facility for the mosque within the estate and has obtained planning permission for a new standalone replacement facility. This change was made in response to representations from the current operators of the mosque that they preferred a standalone building rather than being located under new residential properties.

Point 3 – Alternative Options not Properly Considered

The Council considered alternatives to demolition before the Resident's Ballot took place in 2020. This included the Council holding consultation events to explore alternative options, such as refurbishment with potential infilling. Most residents told us that refurbishment would only provide a temporary solution as it could not effectively address issues such as damp, poorly laid out communal areas and limited accessibility within the blocks. There would also be substantial costs for leaseholders to meet if this option was chosen. Sections 6.9 and 7.11.1 of the SoR detail the issues with existing HAP Houses, including damp, overcrowding and poor-quality amenity space.

Please also note that the Residents' Panel met to discuss issues with the current estate. The panel indicated that infill/refurbishment would not meet their aspirations and were content for Council officers to explore the regeneration option (Appendix 5, pages 9-10). This led to the Resident's Ballot in which 90% of respondents (with a 95% turnout) voted in favour of redevelopment.

The Council remains of the view that regeneration of the estate in accordance with the Scheme remains the best option, which will appropriately address residents' concerns with the existing buildings and layout of the Estate and which will also deliver a wide range of public benefits, including the delivery of new homes and new affordable homes.

Point 4 – Unclear Public Interest Justification

As set out within section 7 of the SoR, there is a compelling justification in favour of the CPO and the Council considers that the Scheme will contribute towards the economic, social and environmental improvement of the area. We respectfully draw your attention to paragraph 7.8 of the SoR where the benefits are clearly set out.

These include:

a) ~~Additional housing~~;
b) Re-provision of the 36 social rent homes for existing tenants along with 111 GLA funded social rent homes (including homes for qualifying adult children of secure tenants);
c) 10% additional homes being wheelchair accessible;
d) Improved living conditions including homes built to modern housing standards and new community centre and mosque;
e) New employment and training opportunities and contributions towards employment and skills training;
f) Payment to be applied towards local infrastructure via community infrastructure levy; and
g) scope for new child play equipment and allotments for allocated households;

As set out within sections 9 and 10 of the SoR, the Council has also had due regard to its duties under the Human Rights Act and the Public Sector Equality Duty. Given the significant public benefits arising from the Scheme, the Council considers that interference with relevant rights under the Human Rights Act is justified.

Point 5 – Impact on Vulnerable Groups

As set out at section 10 of the SoR, a full Equality Impact Assessment (EQIA) was undertaken which highlights how the Council has sought to deliver positive impacts and mitigate negative impacts on protected characteristics, having regard to the Public Sector Equality Duty (PSED).

The positive impacts of the Scheme are noted at 7.9 of the EQIA. It is concluded that the overall impact of the Scheme on those with protected characteristics is positive (section 10.7 of the SoR) though the EQIA and Council acknowledge that there will be negative impacts 'particularly for older people, disabled people and those with specific health conditions' (section 10.5(a) and 10.7 of the SoR) (7.5-7.6 of EQIA). The Council has put in place various measures to mitigate the impacts on people with these characteristics, including:

a) a commitment to arrange all moves as single moves where possible (section 10.6 of the SoR);
b) 10% of new homes are to be accessible;
c) increased number of homes will be designed to Category 2 standard for accessibility.

The Council is committed to working with vulnerable residents to seek to mitigate the impacts of the regeneration and to ensure that they are offered suitable replacement homes.

If there are specific concerns you have and which you wish the Council to consider, please do not hesitate to contact the Council using the contact details provided in this letter.

Point 6 – The CPO Process

Further to the information set out in section 6 of the SoR, planning permission (PA/24/00368) for the Scheme was recently granted on 27 June 2025. This followed a planning consent (P21/02703) granted on 9 August 2023 for redevelopment of the site, albeit the Council intends to carry out redevelopment pursuant to the most recent consent. All conditions and obligations are capable

of being discharged and consequently, there are no planning impediments to carrying the Scheme.

The Council, before making the CPO, considered the issue of whether there are any other impediments to carrying out the Scheme. The Council's considerations are set out within section 7.10 of the SoR and also within the Cabinet report dated 16 October 2024. For the reasons explained in the SoR, the Council does not consider there to be any impediments to securing vacant possession, overriding any third-party rights or to obtaining a stopping-up order.

With respect to viability, funding and delivery mechanisms, please see sections 7.10.6 to 7.10.9 of the SoR. The Council has already entered into a Pre-Construction Services Agreement with Countryside, an experienced developer with a track record of delivering new homes, within the borough and nationally. Cabinet earlier this year awarded additional funds for Scheme, such funds will be sufficient to meet all costs to date including costs obtaining planning permission, but will also cover all land assembly costs as well as the cost of delivering the replacement homes in phase 1, with the remainder of the Scheme to be funded by the development partner and potentially through grant funding. There is therefore clear evidence of the funding for the Scheme and that it is deliverable.

Furthermore, the Council has a clear programme for the delivery of the Scheme as noted in section 4.7 of the SoR, with phase 1 (which includes the replacement homes) being delivered within approximately two-and-a-half years, and the remainder of the Scheme completed within a period of five to six years.

For the reasons explained in the SoR, subject to the CPO being confirmed, the Council considers that there is a reasonable prospect of the Scheme proceeding in a timely manner.

It is unclear from your objection letter what impediments you consider the Council has failed to take into account or address, or likewise why you consider that the Scheme cannot be delivered within a reasonable timescale. If you would like to set out in more detail why you consider that the Council has not properly addressed potential impediments or deliverability we can consider your objection on this particular point further and seek to provide a more detailed response.

If you require further assistance regarding the matters raised in this letter, please do not hesitate to contact me.

Yours faithfully,

Monju Ali
Housing Supply & CPO Co-ordinator

CC:
James Walsh – Housing Supply Manager – Tower Hamlets
Tim Surrey – Director - Jones Lang LaSalle Real Estate
Rob Walker – Managing Associate – Trowers & Hamlins LLP

Tower Hamlets Council
Town Hall
Mulberry Place
5 Clove Crescent
E14 2BG

LBTH & Leaseholder Meeting – [redacted]
Minutes of Meeting
Friday 29th August 2025 4pm
Online via Teams call

Attendees	Organisation/Relationship to Leaseholder
[redacted]	Objector/non-resident leaseholder
[redacted]	[redacted]
James Walsh	LBTH – Housing Supply Manager
Monju Ali	LBTH - Housing Supply Co-ordinator
Claire Jones	LBTH - Housing Supply Support Officer
Tim Surry	JLL on behalf of LBTH

Item	Agenda Items/Notes
1	***Apologies & Welcome***
1.1	As noted above.
2.0	**Purpose of meeting**
2.1	Monju welcomed everyone to the meeting, introductions were given and then outlined the purpose of the meeting as follows: -
2.2	• Address objections raised regarding the Compulsory Purchase Order (CPO). • Provide clarity on the council's position and the next steps. • Each point of the objection to be addressed in turn.
3.	**Lack of Meaningful Consultation:**
3.1	The objection states that despite the Council's statutory obligations, residents and stakeholders were not adequately engaged or consulted. Information about the proposed development was poorly disseminated, and key concerns raised during preliminary consultations have not been meaningfully addressed.
3.2	Mr Mueeuddin advised that as a non-resident leaseholder he has found it difficult to access services and would've expected to have a more flexible approach and says this is also the views of others.
3.3	Monju replied that the Council has been proactive in ensuring that non-resident leaseholders were informed by holding evening and weekend consultation events as well as sharing information by newsletters and on the Council's website.
4.	**Loss of Community and Social Infrastructure:**
4.1	The objection stated 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.
4.2	Monju advised reprovision of housing is being provided for existing residents of the estate as per the Housing Offer document and each case addressed individually therefore allowing the existing community to remain and a significant amount of the new housing will also be affordable housing for those waiting on the housing register.
4.3	[redacted] said he was concerned about the loss of services to the estate and that the mosque would not be sufficient for the community.
4.4	Monju advised that a larger mosque is being re-provided along with reprovision of community space for other uses such as education and women's classes. Monju advised that the Council had not received any concerns in regard to the approved plans for the mosque and community space and disagrees that the communications regarding the mosque was insufficient.
4.5	Tim pointed out [redacted] s objections raised appeared to be on behalf of others rather than his own personal experiences.
4.6	[redacted] advised that he is still involved with the local community although he doesn't live there anymore.
4.7	James also commented to say at no point over the last 6 years have any concerns about the mosque's plans been raised.
4.8	[redacted] says he has evidence on the contrary and there are significant objections, that many times concerned were raised but questions were not answered by Council officers.
4.9	[redacted] said he is optimistic the Council will deliver what is set out but felt the Council could've been more sympathetic to concerns raised.
5.	**Alternative Options Not Properly Considered:**
5.1	The Council has failed to explore less disruptive alternatives, such as refurbishment or infill development, which could achieve regeneration objectives without wholesale displacement
5.2	Monju advised that alternative options were considered, and the cost and quality of refurbishment and infill development was not an efficient route to delivering the 400 plus new homes and wider public benefits the regeneration scheme would deliver. Furthermore, an estate ballot was carried out with 95% turnout and over 90% voting in favor of full regeneration.

5.3	It was noted that non-resident landlords were not included in the ballot in accordance with Mayor of London's Policy.
6.0	**Unclear Public Interest Justification:**
6.1	The objection states that the Council must demonstrate that the CPO is genuinely in the public interest and proportionate. In this case, the benefits are vague, and the social cost to the community appears disproportionate to the claimed gains.
6.2	Monju referred back to the Statement of Reasons which sets out the social, economic and environmental justification and benefits of the scheme.
7.0	**Impact on Vulnerable Groups:**
7.1	The objection states the redevelopment will disproportionately affect vulnerable residents, including the elderly, families with young children, and low-income households, without sufficient safeguards being set out.
7.2	Monju advised that an assessment of all the protected characteristic groups was carried out and the impact the regeneration would have on those people. The details are contained in the Equalities Impact Assessment (EQIA) document which highlights any adverse impact and the mitigation measures in place.
7.3	Monju advised that the Council is working closely with vulnerable residents ensuring their housing needs are being supported.
8.0	**Flaws in the CPO Process:**
8.1	The objection states that 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	Monju advised that the Council has secured £86 million for the scheme, that planning consent has been given and a preferred partner agreed and that there is a clear route to delivery. There are no planning or financial impediments.
8.3	[redacted] asked what the current timelines are. Monju advised the following: • Hoardings on site • Enabling works beginning November 2026 • New homes to start construction works in 2026 • Target of completion in 2031
8.4	The scheme is being carried out in two phases: • Phase 1 likely / planned to complete by 2028 • Phase 2 likely / planned to complete by 2031

9.0	Conclusion:
9.1	[redacted] said that his observation of negotiations has been unsatisfactory and very slow and is disappointed with the response so far.
9.2	Tim said he is liaising with [redacted] from [redacted] and feels this is unfounded. Tim said although his expectations have not been met, he felt it did not mean that negotiations had not been meaningful.
9.3	Tim advised that discussions with [redacted] will continue on negotiations and buyback.
9.4	[redacted] put forward the idea of Alternative Dispute Resolution which could be looked into. The Council will commit to ADR if requested.

[redacted]

Housing & Regeneration Directorate
Housing Supply Team
Town Hall
160 Whitechapel Road
London E1 1BJ

BY EMAIL AND RECORDED DELIVERY

[redacted]

Tel: 020 7364 2962 / ext 2985
Email: Monju.Ali@towerhamlets.gov.uk

www.towerhamlets.gov.uk

3 September 2025

Dear [redacted]

HARRIOTT, APSLEY & PATTISON HOUSES COMPULSORY PURCHASE ORDER 2025

I refer to your objection dated 14 May 2025 to the confirmation of the Harriott, Apsley & Pattison Houses Compulsory Purchase Order (the **CPO**). The Council notes you are the leaseholder of [redacted] The Council notes [redacted] as part of your household has also lodged a separate letter of objection on the same grounds.

We note your formal objection and have reviewed the comments you have made. As you are aware, Council representatives met with you and your son [redacted] on 10 July 2025 to discuss your objection and to try to resolve your concerns. We considered that it would be helpful to set out the Council's response in writing to the points raised in your objection letter.

At the meeting held on 10 July 2025 a number of other matters beyond those contained in your formal objection were raised and discussed. A summary of these discussions is attached to this letter for your reference.

As you are aware, the Council is pursuing the CPO so as to facilitate the redevelopment of the HAP estate (the **Estate**) to provide more than 400 new homes and a new community centre (the **Scheme**).

The Council has promoted and made the CPO in accordance with the statutory framework and the Compulsory Purchase Guidance, and we explain the Council's responses below having regard to the points raised in your objection letter. We refer in a number of our replies to the Statement of Reasons (the **SoR**), which was served and published alongside the CPO and which addresses a number of the points raised in your objection letter. The SOR can be accessed via the Council's website 'talk HAP Regeneration' link: https://talk.towerhamlets.gov.uk/hap

The Council is committed to ensuring that effective dialogue is maintained throughout the CPO process and we will continue negotiations with you to seek to agree either the shared equity sale of a new home on the Estate and simultaneous purchase of your current home or the acquisition of your home outright if you choose to move elsewhere without having to rely on compulsory purchase powers. We trust that you will consider the Council's responses below and we would be happy to meet with you again to further discuss any remaining concerns.

Please note that, in due course, the Council will be required to serve a Statement of Case addressing all points raised by the objectors, and the Council reserves its right to include additional information at that stage.

Point 1 – Phase 1 Property Offer

We note that, in your objection letter, you raise concerns that the Scheme will not meet your expectations or requirements, and that you wish to be provided with a replacement property which suitably matches your current home in terms of location, layout and quality.

As discussed with you on 10 July 2025, the Council is offering a 3-bed replacement property which will be bigger (minimum 86 sqm) than your current property (76.5 sqm) and in close proximity to your current location on the Estate. We have provided you with details of floor plans and details of potential fixtures and fittings. We have also advised you on the ability to make choices about the fixtures and fittings. The new property will include underfloor heating, a balcony and the option of having an open plan or separate kitchen layout to suit your preferences. Shared amenities will include allotments, green spaces, and playgrounds.

Details of the floor plans submitted with the planning application can be found on the Council planning portal ref PA/24/00368/A2: https://development.towerhamlets.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_143522

The Council considers the regeneration proposals will improve your current living conditions by providing a larger and enhanced property that will be fitted out to modern standards. For your reference, please refer to the attached 'HAP Landlord Offer Document' and 'Rehousing Guide for Resident Leaseholders' which are also available via the Council's website 'talk HAP Regeneration' link: https://talk.towerhamlets.gov.uk/hap

Points 2 to 5 – Assurance of Suitable Reprovision, Right to Remain Until Demolition, Temporary Rehousing and Interim Accommodation Beyond Phase 1

We understand from our previous discussions with you that your preference is to be permanently rehoused in phase 2 and that, during the demolition of phase 1, you want to be rehoused off the Estate and for the Council to meet any rent and other relevant costs incurred during this intervening period.

As you are aware, as part of the Landlord Offer, the Council has committed to a single decant where possible (refer to section 10.6 of the SoR). Where a single decant cannot be achieved and

temporary decant is required, resident leaseholders would not be charged rent for the relevant period and the Council would also cover reasonable moving costs for both moves.

However, the Council is confident that it can allocate you a suitable replacement property within Phase 1 of the Scheme. The Council is in the process of developing a policy for the allocation of new homes to existing resident leaseholders and wants to discuss your needs for any replacement home with you. We also expect there to be a reasonable element of choice in selecting properties that meet your criteria. We look forward to discussing these details with you in due course.

With regards to your desire to remain in your current property until demolition, if you take up the shared equity offer moving to a new home on the Estate then the intention is that you would remain in your current home until your replacement home in phase 1 is complete.

If you would like to sell your home to us voluntarily and move elsewhere, the Council will work to your reasonable timescales having regard to the construction programme. Ultimately if we are unable to negotiate the voluntary acquisition of your property and the CPO is confirmed, the Council does not intend to seek vacant possession of your property until shortly before demolition of your property is required.

Point 6 – Housing Consideration for your Children

As set out within the Landlord's Offer, the Council has committed to offering qualifying adult children on the housing register the opportunity to be rehoused in a new Council home within the Estate at Tower Hamlets Affordable Rent levels. The Council is not obliged to make this offer but has done so in an effort to support families and ensure cohesion. However, the Council has placed a reasonable limit of one qualifying child per household. This is to ensure that other new Council homes are offered to people on the housing register in order of priority.

The Council understands that you have five adult children living with you in your property of which three are on the housing register and are looking to be re-housed on the Estate. The Council, in line with the Landlord's Offer, can re-house one of your adult children on the Estate. However, for the reasons explained above, and on the basis that the remaining adult children have live housing applications to bid for alternative properties, the Council cannot offer to re-house your other adult children.

However, the Council would like to continue dialogue with you and your children to discuss support which can be offered to them to seek alternative housing. We look forward to continuing discussions with your children on the housing register to assist them in their housing applications.

For the avoidance of doubt, the Council has offered you a shared equity three-bedroom replacement home in phase 1 (should you wish to take up this offer) which is larger than your existing home and if your eldest child is rehoused in line with the Leasehold Offer, you will be in a better position than you would have been had the redevelopment not gone forward.

Points 7 and 9 – Transparency, Estate Conditions and Community Engagement and Empathy

The Council strongly rejects any suggestion that there has been a lack of transparency with affected persons or any lack of meaningful engagement. Section 8 of the SoR addresses the steps taken by the Council on consultation and engagement which includes:

- Engagement since July 2019
- Translation resource signposting and Bengali-speaking officers
- Resident ballot in 2020 with 95% turnout
- Resident panels
- Two consultations in 2022
- Two consultations in 2023
- Regular Newsletters published
- LBTH 'Let's Talk' website which provides updates on the Scheme
- Independent Tenants and Leaseholders Advisor

As set out in the SoR, the majority of residents voted in favour of redevelopment in a Resident Ballot held in March-April 2020.

Section 8.9 of the SoR refers to direct engagement with leaseholders, including three letters in 2023, two drop-in sessions in 2024, regular HAP Resident Panel meetings and a HAP Newsletter every three to four months, as well as the 'Let's Talk' website being kept up to date.

The Council's surveyors (JLL) have also attempted to negotiate with you since June 2023. Having written to you in June 2023 they carried out a valuation and made an offer in July 2023 and then attempted to contact you on several occasions (14/11/2023, 27/02/2024, 21/02/2024, 26/04/2025, 20/05/2025). A revised offer was also sent on the 24 October 2024. JLL understood that you were interested in a shared equity home and therefore were content that the negotiation would be held closer to the point at which the shared equity homes would be available.

The Council considers that it has carried out extensive engagement with all property interest holders, communicating in different ways to suit individual requirements.

As to your concerns about the general condition of the Estate and associated service charges, the Council disagrees that the Estate condition has declined despite increased service charges. Further, this is considered to fall out of the scope of the CPO process and leaseholders have a route to challenging service charges and the estate conditions via the appropriate department at the Council. If you have any further concerns in this regard, please contact Leasehold Services at leaseholder.services@towerhamlets.gov.uk or by calling 0207 364 5000. Alternatively you can get advice on your lease from The Leasehold Advisory Service at https://www.lease-advice.org/ – a government funded independent organisation that provides free legal advice to leaseholders.

Please be assured that the Council intends to continue providing maintenance services leading up to the redevelopment. The new Scheme will result in improved living conditions including homes built to modern housing standards, a new community centre and mosque, new and

improved green spaces and playgrounds. The development will also result in financial sums to be applied towards local infrastructure via the community infrastructure levy.

Point 8 – Outdated Property Valuation

The Council issued its Landlord Offer in March 2023 (section 8.9 of the SoR), which explains the Council's proposals to voluntarily acquire interests in the Estate and interest holders' entitlements. The Landlord Offer complies with the Statutory Framework and Government Guidance.

The Council's preference is to acquire all interests in the Estate through private negotiation, rather than acquiring interests through the CPO process.

The Council has appointed external consultants, JLL, to assess the value of existing properties on the estate and to seek to agree valuations with parties' respective surveyors so that the Council can voluntarily acquire properties without the need to rely on compulsory purchase powers.

As set out above, an offer was made in July 2023 and revisited in October 2024. The value of your home is assessed in the market at the time of acquisition. If you would like to sell your home to the Council, then JLL are happy to revisit the property and the valuation at the appropriate time.

If you wish to take up the shared equity offer, values will be considered and agreed circa 6-12 months before the new homes are to be completed.

You are reminded that you are entitled to obtain a valuation of your own from a suitably qualified RICS registered surveyor. The Council will pay the reasonable fees of your appointed surveyor.

Ultimately if we are unable to agree the valuation figure the matter can be referred to the Upper Tribunal (Lands Chamber) for determination. Prior to which the Council will also agree to use alternative dispute resolution (ADR) using the RICS ADR for Compulsory Purchase service.

The Council remains committed to ongoing dialogue with you to seek to agree the valuation and the voluntary acquisition of your property.

Please note that we have responded separately to [redacted] via letter and email.

If you require further assistance regarding the matters raised in this letter, please do not hesitate to contact me.

Yours faithfully,

Monju Ali
Housing Supply & CPO Co-ordinator

CC:

James Walsh – Housing Supply Manager – Tower Hamlets
Tim Surrey – Director - Jones Lang LaSalle Real Estate
Rob Walker – Managing Associate – Trowers & Hamlins LLP

Tower Hamlets Council
Town Hall
Mulberry Place
5 Clove Crescent
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[redacted]

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www.towerhamlets.gov.uk

BY EMAIL AND RECORDED DELIVERY

[redacted]

4 September 2025

Dear [redacted],

HARRIOTT, APSLEY & PATTISON HOUSES COMPULSORY PURCHASE ORDER 2025

I refer to your objection dated 14 May 2025 to the confirmation of the Harriott, Apsley & Pattison Houses Compulsory Purchase Order (the **CPO**). The Council notes you are the leaseholder of [redacted] The Council notes [redacted] as part of your household has also lodged a separate letter of objection on the same grounds. Please note that we have responded separately to [redacted] via letter and email.

We note your formal objection and have reviewed the comments you have made. As you are aware, Council representatives met with [redacted] and [redacted] on 10 July 2025 to discuss the objection lodged by [redacted] (and which was on identical terms to your objection) and to try to resolve the concerns raised. We considered that it would be helpful to set out the Council's response in writing to the points raised in your objection letter.

At the meeting held on 10 July 2025 a number of other matters beyond those contained in the formal objection were raised and discussed. A summary of these discussions is attached to this letter for your reference.

As you are aware, the Council is pursuing the CPO so as to facilitate the redevelopment of the HAP estate (the **Estate**) to provide more than 400 new homes and a new community centre (the **Scheme**).

The Council has promoted and made the CPO in accordance with the statutory framework and the Compulsory Purchase Guidance, and we explain the Council's responses below having regard to the points raised in your objection letter. We refer in a number of our replies to the Statement of Reasons (the **SoR**), which was served and published alongside the CPO and which addresses a number of the points raised in your objection letter. The SOR can be accessed via the Council's website 'talk HAP Regeneration' link: https://talk.towerhamlets.gov.uk/hap

The Council is committed to ensuring that effective dialogue is maintained throughout the CPO process and we will continue negotiations with you to seek to agree either the shared equity sale of a new home on the Estate and simultaneous purchase of your current home or the acquisition of your home outright if you choose to move elsewhere without having to rely on compulsory purchase powers. We trust that you will consider the Council's responses below and we would be happy to meet with you to further discuss any remaining concerns.

Please note that, in due course, the Council will be required to serve a Statement of Case addressing all points raised by the objectors, and the Council reserves its right to include additional information at that stage.

Point 1 – Phase 1 Property Offer

We note that, in your objection letter, you raise concerns that the Scheme will not meet your expectations or requirements, and that you wish to be provided with a replacement property which suitably matches your current home in terms of location, layout and quality.

As discussed with [redacted] on 10 July 2025, the Council is offering a 3-bed replacement property which will be bigger (minimum 86 sqm) than your current property (76.5 sqm) and in close proximity to your current location on the Estate. We have provided [redacted] with details of floor plans and details of potential fixtures and fittings. Please let us know if you would like these to be shared separately with yourself. We have also advised you on the ability to make choices about the fixtures and fittings. The new property will include underfloor heating, a balcony and the option of having an open plan or separate kitchen layout to suit your preferences. Shared amenities will include allotments, green spaces, and playgrounds.

Details of the floor plans submitted with the planning application can be found on the Council planning portal ref PA/24/00368/A2: https://development.towerhamlets.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_143522

The Council considers the regeneration proposals will improve your current living conditions by providing a larger and enhanced property that will be fitted out to modern standards. For your reference, please refer to the attached 'HAP Landlord Offer Document' and 'Rehousing Guide for Resident Leaseholders' which are also available via the Council's website 'talk HAP Regeneration' link: https://talk.towerhamlets.gov.uk/hap

Points 2 to 5 – Assurance of Suitable Reprovision, Right to Remain Until Demolition, Temporary Rehousing and Interim Accommodation Beyond Phase 1

We understand from our previous discussions with you that your preference is to be permanently rehoused in phase 2 and that, during the demolition of phase 1, you want to be rehoused off the Estate and for the Council to meet any rent and other relevant costs incurred during this intervening period.

As you are aware, as part of the Landlord Offer, the Council has committed to a single decant where possible (refer to section 10.6 of the SoR). Where a single decant cannot be achieved and

temporary decant is required, resident leaseholders would not be charged rent for the relevant period and the Council would also cover reasonable moving costs for both moves.

However, the Council is confident that it can allocate you a suitable replacement property within Phase 1 of the Scheme. The Council is in the process of developing a policy for the allocation of new homes to existing resident leaseholders and wants to discuss your needs for any replacement home with you. We also expect there to be a reasonable element of choice in selecting properties that meet your criteria. We look forward to discussing these details with you in due course.

With regards to your desire to remain in your current property until demolition, if you take up the shared equity offer moving to a new home on the Estate then the intention is that you would remain in your current home until your replacement home in phase 1 is complete.

If you would like to sell your home to us voluntarily and move elsewhere, the Council will work to your reasonable timescales having regard to the construction programme. Ultimately if we are unable to negotiate the voluntary acquisition of your property and the CPO is confirmed, the Council does not intend to seek vacant possession of your property until shortly before demolition of your property is required.

Point 6 – Housing Consideration for your Children

As set out within the Landlord's Offer, the Council has committed to offering qualifying adult children on the housing register the opportunity to be rehoused in a new Council home within the Estate at Tower Hamlets Affordable Rent levels. The Council is not obliged to make this offer but has done so in an effort to support families and ensure cohesion. However, the Council has placed a reasonable limit of one qualifying child per household. This is to ensure that other new Council homes are offered to people on the housing register in order of priority.

The Council understands that you have five adult children living with you in your property of which three are on the housing register and are looking to be re-housed on the Estate. The Council, in line with the Landlord's Offer, can re-house one of your adult children on the Estate. However, for the reasons explained above, and on the basis that the remaining adult children have live housing applications to bid for alternative properties, the Council cannot offer to re-house your other adult children.

However, the Council would like to continue dialogue with you and your children to discuss support which can be offered to them to seek alternative housing. We look forward to continuing discussions with your children on the housing register to assist them in their housing applications.

For the avoidance of doubt, the Council has offered you a shared equity three-bedroom replacement home in phase 1 (should you wish to take up this offer) which is larger than your existing home and if your eldest child is rehoused in line with the Leasehold Offer, you will be in a better position than you would have been had the redevelopment not gone forward.

Points 7 and 9 – Transparency, Estate Conditions and Community Engagement and Empathy

The Council strongly rejects any suggestion that there has been a lack of transparency with affected persons or any lack of meaningful engagement. Section 8 of the SoR addresses the steps taken by the Council on consultation and engagement which includes:

- Engagement since July 2019
- Translation resource signposting and Bengali-speaking officers
- Resident ballot in 2020 with 95% turnout
- Resident panels
- Two consultations in 2022
- Two consultations in 2023
- Regular Newsletters published
- LBTH 'Let's Talk' website which provides updates on the Scheme
- Independent Tenants and Leaseholders Advisor

As set out in the SoR, the majority of residents voted in favour of redevelopment in a Resident Ballot held in March-April 2020.

Section 8.9 of the SoR refers to direct engagement with leaseholders, including three letters in 2023, two drop-in sessions in 2024, regular HAP Resident Panel meetings and a HAP Newsletter every three to four months, as well as the 'Let's Talk' website being kept up to date.

The Council's surveyors (JLL) have also attempted to negotiate with your household since June 2023. Having written to in June 2023 they carried out a valuation and made an offer in July 2023 and then attempted to contact you on several occasions (14/11/2023, 27/02/2024, 21/02/2024, 26/04/2025, 20/05/2025). A revised offer was also sent on the 24 October 2024. JLL understood that you were interested in a shared equity home and therefore were content that the negotiation would be held closer to the point at which the shared equity homes would be available.

The Council considers that it has carried out extensive engagement with all property interest holders, communicating in different ways to suit individual requirements.

As to your concerns about the general condition of the Estate and associated service charges, the Council disagrees that the Estate condition has declined despite increased service charges. Further, this is considered to fall out of the scope of the CPO process and leaseholders have a route to challenging service charges and the estate conditions via the appropriate department at the Council. If you have any further concerns in this regard, please contact Leasehold Services at leaseholder.services@towerhamlets.gov.uk or by calling 0207 364 5000. Alternatively, you can get advice on your lease from The Leasehold Advisory Service at https://www.lease-advice.org/ – a government funded independent organisation that provides free legal advice to leaseholders.

Please be assured that the Council intends to continue providing maintenance services leading up to the redevelopment. The new Scheme will result in improved living conditions including

homes built to modern housing standards, a new community centre and mosque, new and improved green spaces and playgrounds. The development will also result in financial sums to be applied towards local infrastructure via the community infrastructure levy.

Point 8 – Outdated Property Valuation

The Council issued its Landlord Offer in March 2023 (section 8.9 of the SoR), which explains the Council's proposals to voluntarily acquire interests in the Estate and interest holders' entitlements. The Landlord Offer complies with the Statutory Framework and Government Guidance.

The Council's preference is to acquire all interests in the Estate through private negotiation, rather than acquiring interests through the CPO process.

The Council has appointed external consultants, JLL, to assess the value of existing properties on the estate and to seek to agree valuations with parties' respective surveyors so that the Council can voluntarily acquire properties without the need to rely on compulsory purchase powers.

As set out above, an offer was made in July 2023 and revisited in October 2024. The value of your home is assessed in the market at the time of acquisition. If you would like to sell your home to the Council, then JLL are happy to revisit the property and the valuation at the appropriate time.

If you wish to take up the shared equity offer, values will be considered and agreed circa 6-12 months before the new homes are to be completed.

You are reminded that you are entitled to obtain a valuation of your own from a suitably qualified RICS registered surveyor. The Council will pay the reasonable fees of your appointed surveyor.

Ultimately if we are unable to agree the valuation figure the matter can be referred to the Upper Tribunal (Lands Chamber) for determination. Prior to which the Council will also agree to use alternative dispute resolution (ADR) using the RICS ADR for Compulsory Purchase service.

The Council remains committed to ongoing dialogue with you to seek to agree the valuation and the voluntary acquisition of your property.

If you require further assistance regarding the matters raised in this letter, please do not hesitate to contact me.

Yours faithfully,

Monju Ali
Housing Supply & CPO Co-ordinator

CC:
James Walsh – Housing Supply Manager – Tower Hamlets
Tim Surrey – Director - Jones Lang LaSalle Real Estate
Rob Walker – Managing Associate – Trowers & Hamlins LLP

Tower Hamlets Council
Town Hall
Mulberry Place
5 Clove Crescent
E14 2BG

MEETING NOTES: HAP – LBTH MEETING WITH RESIDENTS OF 11 APSLEY HOUSE

Date: *10/07/2025*
Time: *15:30*
Location: *Tower Hamlets Town Hall*
Subject: *Objection to the HAP CPO of* [redacted]

Attendees

LBTH + JLL:

- *Monju Ali – CPO Coordinator LBTH*
- *James Walsh – Housing Regeneration Manager LBTH*
- *Abad Uddin – Housing Delivery Project Officer LBTH*
- *Tim Surry – Director, JLL*
- *Madeline Hulls – Graduate, JLL (online note taking)*

Residents:

- [redacted] *– Leaseholder and Objector*
- [redacted] *son) – Resident*

Introduction

The meeting addressed the Compulsory Purchase Order (CPO) for the HAP estate, with the purpose of understanding [redacted] *formal objection to the CPO.* [redacted] *confirmed his household composition as 7 people: 2 parents and 5 adult children (4 sons and 1 daughter). The current home is a 3-bedroom, 5-person propert* [redacted] *The meeting proceeded to address the issues in the order set out in the objection.*

1. Objection 1: Rejection of phase 1 property offer

Resident:

- *As leaseholders, they have rights which council tenants don't have*
- *They bought this specific property for its location on the estate, proximity to mosque, bus stop, and aspect*
- *Concerns about layout, quality, security, and the social composition of neighbours made up of mix tenure*

LBTH response:

- *Current offer is a 3-bedroom flat consistent with their current residence*
- *Security: All 12 blocks (social and private) will have the same security with fob entry and additional secure doors*
- *Quality: All flats have the same quality utilities, energy efficiencies, design specifications and structures*
- *Shared facilities: leasehold properties will share bike stores, bin stores, and green areas*

- *Interior specifications: leasehold properties will be fitted to a high-quality specification (tiling, taps, lighting, fixtures etc)*
- *Size: New flat will be larger (minimum 86 sqm vs current 76.5 sqm)*
- *Features: Underfloor heating, large balcony, options for kitchen finishes and layout (open plan or separate)*
- *All-electric appliances including built-in ovens and induction hobs*
- *Built to lifetime home standards*
- *Double decants are avoided as best practice due to cost and disruption*

Resident:

- *Questioned flexibility to remain exactly where they are now*
- *Concerned about maintenance costs in mixed housing blocks*

LBTH response:

- *Council will not do complex decants. Double decants put a lot of cost and pressure on councils and residents generally.*
- *Best practice is to avoid double decant. Phase 1 has enough homes for everyone, with some choice.*
- *Clarified that private blocks will have higher service charges but robust facilities*
- *Explained that Phase 1 blocks will contain a mix of decant homes and shared ownership properties and has sufficient provision to rehouse everyone currently living on the estate*

2. Objection 2: Assurances for suitable position, continuity, layout, standard and spec

LBTH response:

- *Council believes reassurances have been provided as set out in residents housing guide*
- *New flat will exceed the standards of the current housing, in order to satisfy building standards and compliance requirements*
- *Current offer to the household is 1x 3-bed property and 1x 1-bed property (for the eldest son to rent)*
- *Two of the leaseholder's children are on the council's property register and bidding for alternative properties*

Resident:

- *Expressed confusion over changing offers*
- *Felt there was inaccurate information at initial meetings back in 2019 when scheme was launched and being developed and residents did not fully understand the proposals*
- *Believes family members contributing to council tax should be considered in the offer*

- *Stated that 98% voted in favour of redevelopment*

LBTH:

- *Council must work within policy constraints*
- *Different rights apply to leaseholders vs social tenants*
- *Council is only obligated to provide property of equal value*
- *Some sons are close to getting properties but need to bid strategically (i.e not just ground floor properties but higher floors)*
- *Current offer maintains 1x 3-bed flat and 1x 1-bed flat*
- *New location will be 30-40 meters away from current location*
- *No obligation or policy exists to return residents to exact same location*

Resident:

- *Expressed desire for the same position of current flat*
- *Asked about Phase 2 development timeline*

LBTH response:

- *Confirmed Phase 2 will take 2-3 years with all blocks built in tandem*
- *Described shared amenities like allotments, green spaces, and playgrounds*
- *Noted the development will be half social rent, half private homes*

3. Objection 3: Right to remain until demolition

LBTH response:

- *Confirmed residents will remain in current homes until new homes are ready to be occupied*
- *Council will commit to a "not before date"*

Resident:

- *Asked about consequences of refusing Phase 1 offer*

LBTH response:

- *No offer for Phase 2 would be made*
- *Council would look to evict prior to Phase 2 construction*
- *If Phase 1 offer accepted: two properties would be compared once completed*
- *Negotiations would begin dependent on heads of terms (shared equity)*
- *Council committed to building new home before sale of current property*

4. Objection 4: Leaseholders should not pay rent during temporary housing

LBTH response:

- *The intention is that no residents will be put into temporary housing*
- *No double decant planned as such no additional costs to residents*

5. Objection 5: Council provision of interim accommodation beyond phase 1

LBTH response:

- *The intention is that no residents will be put into temporary housing*
- *No double decant planned as phasing programme allows all existing residents to be rehoused in phase 1 upon completion*

6. Objection 6: Housing consideration for children as long-term residents

LBTH response:

- *Eldest son will be rehoused within council's offer (1x 1-bed flat)*
- *Other adult children will need to continue to bid on the Council's Re-housing Website for alternate properties*

Resident:

- *Asked about rent levels for 1-bed flat in new scheme*

LBTH response:

- *Explained Tower Hamlets affordable rent would apply*
- *Rate would be below Tower Hamlets living rent but above social rent*

ACTION: *Talk to [redacted] to get more clarity on the rent amounts.*

Resident:

- *Asked about decant status for those on housing list vs. leaseholders*

LBTH response:

- *Clarified that status is given to household, not individual person*
- *Scheme provides for one resident within the home to receive a new property on the estate (i.e your eldest child)*
- *Decant status elevates an applicant's position on the social housing list giving them more priority to be rehoused when bidding for a new home*

7. Objection 7: Lack of transparency and declining estate conditions

LBTH response:

- *Council believes they have been transparent and proactive through community engagement programs, design workshops, residents' meetings, setting up a Residents Panel, residents have access to the 'Independent Residents and Tenants Advisor', regular newsletters, full details of the scheme are publicly available on planning portal etc*
- *Refutes that estate conditions are declining*
- *Confirmed refuse collection and maintenance are ongoing across the estate*

Resident:

- *Disagreed on transparency, stating no clear actions or figures are shared*
- *Contended that estate conditions have declined*
- *Expressed concern about parking impact and service charges*

LBTH response:

- *Acknowledged frustration about service charge information for the new scheme not yet being available, this is because the new home shave not been built. However, the Council will seek to provide general estimates in due course*
- *Confirmed service charge would not be a major impact from a shared equity perspective*

Resident:

- *Queried what are the rules regarding letting/subletting a new leasehold (shared equity) property?*

LBTH ACTION: *Provide clarification on options for sub-letting once clause have been drafted*

8. Objection 8: Valuation Date

LBTH response:

- *Valuation can happen at any time once resident is comfortable*
- *Noted a comparable property across the road valued at £425k*
- *Council will pay cost of a RICCS surveyor*

Resident:

- *Suggested valuation range between £400k-£750k*
- *Stated council is acting as a "salesperson" with unclear information*

Conclusion

Resident's requirements for decision-making:

- *Value of new property (shared equity option)*

- *Service charge information (council working on this)*
- *Specific location of property (council can provide exact property further down the line)*
- *Phase 2 options (council has stated this is not plausible)*

Resident position:

- *Stated council cannot force him to change location*
- *Will communicate requirements for decision once council shares more information on options*

LBTH response:

The leaseholder was remined to take up independent professional advice on the above matters, and that the HAP Independent Tenants and Leaseholder's Advisor (Mo Ali) was available to answer any questions.

The leaseholder was reminded the council would meet the costs for a professional RICCs valuer to be instructed to act on the leaseholder's behalf in relation to negotiations and the buyback of the property interest.

The leaseholder was reminded that the council remains committed to continuing discussions in order to reach a voluntary agreement without the need to pursue compulsory purchase powers.

[redacted]

Housing & Regeneration Directorate
Housing Supply Team
Town Hall
160 Whitechapel Road
London E1 1BJ

BY EMAIL AND RECORDED DELIVERY
[redacted]

Tel: 020 7364 2962 / ext 2985
Email: Monju.Ali@towerhamlets.gov.uk

www.towerhamlets.gov.uk

9 October 2025

Dear [redacted],

HARRIOTT, APSLEY & PATTISON HOUSES COMPULSORY PURCHASE ORDER 2025

Further to previous correspondence, I am writing to advise the Council has been notified by the National Planning Casework Unit a Public Inquiry is to be held on the 9th and 10th December 2025 for a two-day hearing in respect of the Harriot, Apsley and Patterson Houses Compulsory Purchase Order. The Inquiry will take place at the London Borough of Tower Hamlets, Town Hall, Council Chambers, 160 Whitechapel Road, London, E1 1BJ.

The Council submitted it Statement of Case on 23 September 2025 and further proofs of evidence from the Council will be lodged by 18 November 2025. The associated CPO documents can be accessed via the Council's website 'talk HAP Regeneration' link: https://talk.towerhamlets.gov.uk/hap

If you have any further questions regarding this matter you can contact:

Environment, Transport and Compulsory Purchase Team
The Planning Inspectorate
Room 3A Eagle Wing
Temple Quay House
2 The Square Temple Quay
Bristol
BS1 6PN

Alternatively, you can contact me directly on the details listed above.

Yours faithfully,

Monju Ali
Housing Supply & CPO Co-ordinator

CC:
James Walsh – Housing Supply Manager – Tower Hamlets
Rob Walker – Managing Associate – Trowers & Hamlins LLP

[redacted]

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[redacted]

9 October 2025

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BY RECORDED DELIVERY

9 October 2025

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[redacted]

Housing & Regeneration Directorate
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160 Whitechapel Road
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BY EMAIL AND RECORDED DELIVERY

[redacted]

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9 October 2025

Dear [redacted],

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Yours faithfully,

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[redacted]

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London E1 1BJ

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Email: monju.ali@towerhamlets.gov.uk

www.towerhamlets.gov.uk

BY EMAIL TO:
[redacted]

14 November 2025

Dear [redacted]

HARRIOTT, APSLEY & PATTISON HOUSES COMPULSORY PURCHASE ORDER 2025

I refer to the objection dated 8 May 2025 to the confirmation of the Harriott, Apsley & Pattison Houses Compulsory Purchase Order (the **CPO**) submitted on behalf of [redacted], the leaseholder of [redacted] (your **Client**). We trust that you will share this letter with your Client as the leaseholder of the above property. If you wish for us to serve this letter directly on your Client, please do let us know.

As you are aware, Council officers and Tim Surry of JLL met with [redacted] and [redacted] along with your colleague [redacted] on 12 August 2025 to discuss their objection and to try to resolve the concerns raised. We have not heard from you since.

Your Client should by now have received a Notice of Inquiry Date from the Planning Inspectorate confirming that a public local inquiry for the CPO will be held on 9-10 December 2025 in the Council Chamber, Town Hall, 160 Whitechapel Road, E1 1BJ.

We will shortly be serving the Proofs of Evidence for the Council's witnesses on your Client ahead of the Inquiry. Subject to your Client's consent, we intend to serve the Proofs electronically on your Client at the emails: [redacted] and [redacted] Please confirm if your Client is happy to receive the Proofs of Evidence via electronic service at this email address. Alternatively, please confirm if your Client does not consent to electronic service and/or would prefer hard copies of the Proofs of Evidence and we will arrange for printed copies to be posted to the above postal address.

The Council remains committed to ongoing dialogue with you and your Client to seek to agree the valuation and the voluntary acquisition of your Client's property. If you would like to discuss this or your Client's objection further ahead of the inquiry, we would be happy to arrange a further meeting, either in-person or virtually via Microsoft Teams.

Please feel free to contact me with your availability.

Yours faithfully,

Monju Ali
Housing Supply & CPO Co-ordinator

CC:
James Walsh – Housing Supply Manager – Tower Hamlets
Tim Surry – Director - Jones Lang LaSalle Real Estate
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BY EMAIL & RECORDED DELIVERY
[redacted]

14 November 2025

Dear [redacted],

HARRIOTT, APSLEY & PATTISON HOUSES COMPULSORY PURCHASE ORDER 2025

I refer to your objection dated 9 May 2025 to the confirmation of the Harriott, Apsley & Pattison Houses Compulsory Purchase Order (the **CPO**). The Council notes that you are a joint non-resident leaseholder of [redacted] and we have written separately to [redacted]

We met with you on online on 29 August 2025 to discuss your objection and to try to resolve your concerns. We have not heard from you since.

You should by now have received a Notice of Inquiry Date from the Planning Inspectorate confirming that a public local inquiry for the CPO will be held on 9-10 December 2025 in the Council Chamber, Town Hall, 160 Whitechapel Road, E1 1BJ.

We will shortly be serving the Proofs of Evidence for the Council's witnesses ahead of the Inquiry. Subject to your consent, we intend to serve the Proofs electronically on you at your email: [redacted]. Please confirm if you are happy to receive the Proofs of Evidence via electronic service at this email address. Alternatively, please confirm if you do not consent to electronic service and/or would prefer hard copies of the Proofs of Evidence and we will arrange for printed copies to be posted to the above postal address.

The Council remains committed to ongoing dialogue with you to seek to agree the valuation and the voluntary acquisition of your property. If you would like to discuss this or your objection further ahead of the inquiry, we would be happy to arrange a meeting, either in-person or virtually via Microsoft Teams.

Please feel free to contact me with your availability.

Yours faithfully,

Monju Ali
Housing Supply & CPO Co-ordinator

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BY RECORDED DELIVERY

14 November 2025

Dear [redacted]

HARRIOTT, APSLEY & PATTISON HOUSES COMPULSORY PURCHASE ORDER 2025

I refer to your objection dated 9 May 2025 to the confirmation of the Harriott, Apsley & Pattison Houses Compulsory Purchase Order (the **CPO**). The Council notes that you are a joint non-resident leaseholder of [redacted]. The Council notes [redacted] as joint leaseholder has also lodged a separate letter of objection on the same grounds. Please note that we have responded separately to [redacted] via letter and email.

We met online with [redacted] on 29 August 2025 to discuss your objections and to try to resolve the concerns raised. We have not heard from you or your household since.

You should by now have received a Notice of Inquiry Date from the Planning Inspectorate confirming that a public local inquiry for the CPO will be held on 9-10 December 2025 in the Council Chamber, Town Hall, 160 Whitechapel Road, E1 1BJ.

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The Council remains committed to ongoing dialogue with you to seek to agree the valuation and the voluntary acquisition of your property. If you would like to discuss this or your objection further ahead of the inquiry, we would be happy to arrange a meeting, either in-person or virtually via Microsoft Teams.

Please feel free to contact me with your availability.

Yours faithfully,

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BY EMAIL AND RECORDED DELIVERY

[redacted]

14 November 2025

Dear [redacted]

HARRIOTT, APSLEY & PATTISON HOUSES COMPULSORY PURCHASE ORDER 2025

I refer to your objection dated 14 May 2025 to the confirmation of the Harriott, Apsley & Pattison Houses Compulsory Purchase Order (the **CPO**). The Council notes you are a joint leaseholder of [redacted]. The Council notes [redacted] as joint leaseholder has also lodged a separate letter of objection on the same grounds.

We met with you and your son [redacted] on 10 July 2025 to discuss your objection and to try to resolve your concerns. We have not heard from you since.

You should by now have received a Notice of Inquiry Date from the Planning Inspectorate confirming that a public local inquiry for the CPO will be held on 9-10 December 2025 in the Council Chamber, Town Hall, 160 Whitechapel Road, E1 1BJ.

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CC:
James Walsh – Housing Supply Manager – Tower Hamlets
Tim Surry – Director - Jones Lang LaSalle Real Estate
Rob Walker – Managing Associate – Trowers & Hamlins LLP

Tower Hamlets Council
Town Hall
Mulberry Place
5 Clove Crescent
E14 2BG

[redacted]

Housing & Regeneration Directorate
Housing Supply Team
Town Hall
160 Whitechapel Road
London E1 1BJ

BY EMAIL AND RECORDED DELIVERY

Tel: 020 7364 2962 / ext 2985
Email: monju.ali@towerhamlets.gov.uk

www.towerhamlets.gov.uk

[redacted]

14 November 2025

Dear [redacted],

HARRIOTT, APSLEY & PATTISON HOUSES COMPULSORY PURCHASE ORDER 2025

I refer to your objection dated 14 May 2025 to the confirmation of the Harriott, Apsley & Pattison Houses Compulsory Purchase Order (the **CPO**). The Council notes you are the joint leaseholder of [redacted] The Council notes [redacted] as joint leaseholder has also lodged a separate letter of objection on the same grounds. Please note that we have responded separately to [redacted] via letter and email.

We met with [redacted] and your son [redacted] on 10 July 2025 to discuss the objection lodged by [redacted] (and which was on identical terms to your objection) and to try to resolve the concerns raised. We have not heard from you or your household since.

You should by now have received a Notice of Inquiry Date from the Planning Inspectorate confirming that a public local inquiry for the CPO will be held on 9-10 December 2025 in the Council Chamber, Town Hall, 160 Whitechapel Road, E1 1BJ.

We will shortly be serving the Proofs of Evidence for the Council's witnesses ahead of the Inquiry. Subject to your consent, we intend to serve the Proofs electronically on you at your emails: [redacted] and [redacted] Please confirm if you are happy to receive the Proofs of Evidence via electronic service at these email addresses. Alternatively, please confirm if you do not consent to electronic service and/or would prefer hard copies of the Proofs of Evidence and we will arrange for printed copies to be posted to the above postal address.

The Council remains committed to ongoing dialogue with you to seek to agree the valuation and the voluntary acquisition of your property. If you would like to discuss this or your objection

further ahead of the inquiry, we would be happy to arrange a meeting, either in-person or virtually via Microsoft Teams.

Please feel free to contact me with your availability.

Yours faithfully,

Monju Ali
Housing Supply & CPO Co-ordinator

CC:
James Walsh – Housing Supply Manager – Tower Hamlets
Tim Surry – Director - Jones Lang LaSalle Real Estate
Rob Walker – Managing Associate – Trowers & Hamlins LLP

Tower Hamlets Council
Town Hall
Mulberry Place
5 Clove Crescent
E14 2BG

trowers & hamlins

[redacted]

Your ref	
Our ref	RHW.044425.00188.JKB
Direct dial	+44 (0)20 7423 8067
Email	rwalker@trowers.com
Date	26 November 2025

By email to [redacted] and by special delivery

IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY
THE LONDON BOROUGH OF TOWER HAMLETS (HARRIOTT HOUSE, APSLEY HOUSE, PATTISON HOUSE) COMPULSORY PURCHASE ORDER 2025

Dear [redacted]

As you are aware, we are instructed by the London Borough of Tower Hamlets (the **Council**) in respect of the Harriott, Apsley & Pattison Houses Compulsory Purchase Order.

Please be informed that the Council's website containing the Core Documents has been changed to:

https://towerhamlets.govocal.com/en-GB/projects/harriott-apsley-and-pattison-houses

The Core Documents can still also be accessed via the following link which has previously been provided to you:

https://www.towerhamlets.gov.uk/lgnl/council_and_democracy/consultations/Housing-consultations/HAP_Houses.aspx

Printed copies of the Core Documents have been made available at the Council's Town Hall for inspection and will also be made available on the day of the Inquiry. Please let us know if you would like printed copies of any of the Core Documents sent to you prior to the Inquiry.

If you have require any further information, please email Rob Walker at rwalker@trowers.com and Imogen Anderson at ianderson@trowers.com.

Yours faithfully

Trowers & Hamlins LLP

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Emily Searle

From: Surry, Tim <tim.surry@jll.com>
Sent: Thursday, 04 December 2025 08:35
To: [redacted]
Cc: [redacted]; monju.ali@towerhamlets.gov.uk
Subject: The London Borough of Tower Hamlets (Harriott House, Apsley House, Pattison House) Compulsory Purchase Order 2025
Attachments: 230525 ClichyRehousing_NRL-Final 2023.pdf

This email originated from outside the firm

Dear [redacted],

Whilst we will not be producing any rebuttal evidence and will deal with the issues you raise in the inquiry next week if you choose to attend, I thought it would be useful to clarify some points ahead of that to see if this would either facilitate the withdrawal of the objection or at least assist in the inspector on focussing on the relevant issues.

Firstly, I am reassured that you support the regeneration and thank you for affirming this at the outset.

From your submission I understand from the conclusions that you would like to achieve are:

1. An Offer of mediation where disputes arise
2. Guarantee of compensation at full market value with appropriate safeguards
3. Address equality and human rights obligations transparently

An Offer mediation where disputes arise

As briefly discussed in our meeting and set out in the Guide for non-resident leaseholders (attached) where disputes on price arise the Council is committed to Alternative Dispute Resolution (ADR). This can take the form of either Evaluative Mediation or Independent determination (more information can be found here ADR for Compulsory Purchase Disputes). I suggest that in this instance Independent Determination would be the appropriate route to adopt, and I can confirm that the Council will commit to this process. If you would like to commence this process, then please let me know. Ultimately, if we cannot agree a figure and/or ADR is unsuccessful, you will have recourse to the Upper Tribunal (Lands Chamber) if the CPO is confirmed and implemented to resolve any dispute that may arise regarding compensation payable.

Guarantee compensation at full market value with appropriate safeguards

If the CPO is confirmed and implemented by the Council, you will have a statutory right to compensation and as mentioned above recourse to the Upper Tribunal (Lands Chamber) should a dispute not be resolvable. The compensation is assessed in accordance with the statutory framework and rules and decisions known as the “Compensation Code”. Essentially this sets out that the price to be paid includes the Market value of the property ignoring any effect, either positive or negative, that the proposed regeneration (the Scheme) has on the market value.

As a non-resident owner you have a limited claim to disturbance however you will in principle be entitled to the costs of reinvestment in UK Property within 12 months of the council taking

possession. This includes any SDLT and legal, professional costs you may incur. Other compensation for costs and losses incurred as a consequence of the compulsory acquisition of your property may be claimable and Ardent can advise you further on this.

I hope this explanation of the statutory position meets with your need for a Guarantee and appropriate safeguards. I can further confirm that if you sell your property to the Council voluntarily in advance of compulsory acquisition, you will receive compensation on the same basis as if it had been compulsorily acquired.

Address equality and human rights obligations transparently

The Council has been acutely aware of the needs to discharge its responsibilities with regards to both equalities and Human Rights. I appreciate that you may have missed this when reviewing the many documents so please allow me to point you to the relevant sections

- Core Document 5.10 – Is the Councils Equalities Impact Assessment (EqIA) which was undertaken in 2021 and refreshed in 2024.

- Section 9 of the statement of Case also sets out the Councils consideration of the Human Rights considerations. With section 10 addressing the Public Sector Equality Duty and the EqIA that was undertaken in 2021 and taken to cabinet and refreshed in 2024.

- Core Document 10.6 – this is the witness evidence of Brian Pote Hunt (Ottaway) which recounts his role in the preparation of the EqIA in 2012 (CD5.10) and his assessment of the Equalities and Human Rights Impacts and mitigations.

All these documents can be accessed via this link Project: Harriott, Apsley and Pattison Houses | London Borough of Tower Hamlets

While we have not reached an agreement on the acquisition of your property, I hope that the above information addresses the concerns raised in your submission. You may wish to consider withdrawing your objection to this much-needed regeneration, which I understand you support.

A withdrawal of the objection would enhance the prospects of success for this CPO and, consequently, the scheme, which will deliver significant and much-needed benefits to the community. Your cooperation in this matter would be greatly appreciated.

Should there be any other matters on which I can assist, please feel free to contact me.

Tim

Tim Surry

Director
JLL
M +44 7548 099 645
tim.surry@jll.com

jll.co.uk

Book time to meet with me

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TOWER HAMLETS

A guide for non-resident leaseholders of Harriott, Apsley and Pattison House

Selling your property to the Council

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Introduction

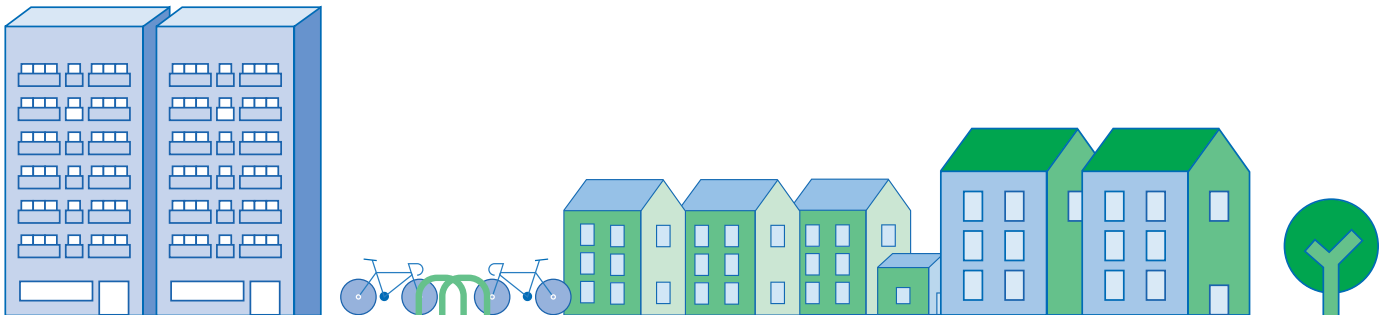
You have been sent this guide as the London Borough of Tower Hamlets ('the Council') believes you are a non-resident leaseholder (someone who does not live in the property they own). It explains the Council's approach to buying your property when demolition/redevelopment is proposed.

The Council will inform you about any proposals for your area which may affect your property. The Council will write to you at the contact address you have provided to us and will organise drop-ins and other events to discuss possible options and raise any concerns.

The key commitment by the Council to you as a non-resident owner is that you will be offered the market value to purchase your property. You will also be paid a 7.5 percent 'basic loss' compensation payment as well as reimbursements. These include reasonable fees and taxes incurred for both the sale of your property and for the purchase of a replacement property for a limited period, including independent valuation and legal support.

Non-resident leaseholders
A non-resident leaseholder is defined by the Council as a property owner who does not live permanently in the property they own, i.e. it is not their only or main home. When deciding whether a leaseholder is resident or non-resident, the Council will take the following into account:

- Whether the leaseholder has notified the Council/Tower Hamlets Homes ('THH') that they are letting the whole property to tenants.
- Whether the leaseholder advised the Council/THH of an alternative address for correspondence/billing.
- If there are records to show that the leaseholder has not been living at the property on a permanent basis, or that it has been rented out, during the 12 months before the redevelopment proposals.
- Please note that the Council will liaise with THH and other Council departments to corroborate details in each case.



Selling your property to the Council

Now that the redevelopment of the estate is going ahead, Council officers will contact you regarding the purchase of your property. The Council encourages owners to come forward and talk to us so that we can arrange an initial valuation of your property, discuss any concerns you may have and start to negotiate a satisfactory settlement for all parties. Our Council valuer will arrange an appointment to make an initial valuation of your property, at your convenience.

Valuing your property

The market value of your property is based upon what it would be expected to be sold for, on the open market, by a willing seller. In assessing the market value of your home it is assumed that you would only be willing to sell at the best price which you could reasonably achieve in the open market.

Valuations are based on the principle of equivalence, which means that you should not be better or worse off financially than before the regeneration proposals were published. Valuations are carried out on the basis of open market value without any increase or decrease because of a proposed scheme.

The assessment is undertaken by the valuer who will inspect your property. The inspection involves taking measurements of the floor space and noting the property's construction, age, accommodation, condition (including any obvious defects), services and amenities.

The valuer will undertake research to identify similar properties in the area, known as 'comparables' and the prices they have been sold at in recent years. An adjusted market valuation is then prepared to reflect any differences between the comparables and your property, such as accommodation size, condition, age, type of construction and date sold.

The valuer will send you a written market valuation of your property and confirm how much Basic Loss Payment (please refer to page 6 for more information) you are entitled to. This will usually be 7.5 percent of the sum the Council pays you for the property, minus any arrears or other sums owed to the Council, such as service charges and council tax.

The Council recommends leaseholders to obtain their own valuation carried out by a RICS (Royal Institution of Chartered Surveyors) qualified valuer. Relevant contact details are provided on the last page.

Later in this document, we explain how you can appoint a valuer to represent you and claim back from the Council, reasonable fees for the services you need.

This includes your own valuation report and representation in negotiations with the Council's valuer. You will also be able to claim back the reasonable costs to appoint a valuer when buying a replacement property, for a limited period. (see page 7 for details)

What if my valuer disagrees with the Council's offer of market value?

The Council's valuer and your appointed valuer will normally negotiate and try to reach an agreement on the market value for your property. If the Council's valuer and your valuer cannot ultimately agree on a market value, non-resident leaseholders can propose the use of Alternative Dispute Resolution (ADR), which is a service offered by the Royal Institution of Chartered Surveyors for compulsory purchase disputes. Any application for ADR would need to be agreed by the Council and each party would be responsible for meeting their own costs, with the costs for the appointed Independent determiner being apportioned at the point a decision is reached. An ADR guide can be downloaded from the RICS website using the link, **https://www.rics.org/dispute-resolution-service/drs-services/adr-for-compulsory-purchase-disputes**.

The final option for contesting the value of your property is at the Upper Tribunal, which is an independent judicial body set up by the government to resolve disputes concerning land issues.

Leaseholders should be aware that the Upper Tribunal also determines who should pay the costs for its assessment. This cost may be charged to the leaseholder personally in some cases. Leaseholders are therefore advised to seek legal advice before taking this course of action. You will be entitled to claim the reasonable costs of a solicitor for the sale of your property to the Council and for the onward purchase of another property within a limited period.

Your private tenants

The Council will **not** acquire properties with tenants in occupation as we will be buying your property in the open market with vacant possession.

If you rent your property, it will be your responsibility as the landlord to ensure that you give appropriate and timely notice to your tenants or other occupiers, in line with good practice and legal requirements, to secure vacant possession before completion of the sale to the Council. The Council cannot assist you in this process. The Council does not have an automatic responsibility to rehouse people who may be occupying your property.

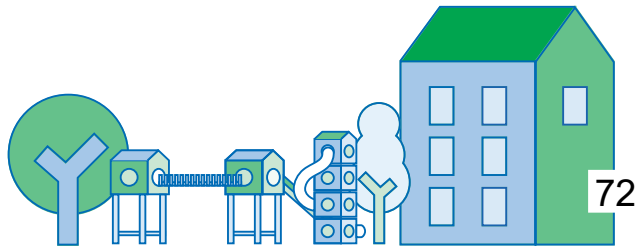
If your tenants or other occupiers require housing advice, they can contact the Council to obtain this, but that does not imply they will have any entitlement to relocation support.

Please inform your tenants to contact the council's Private Housing Advice Team by emailing **housing.advice@towerhamlets.gov.uk**

If you already have other properties elsewhere, you may be able to offer alternative accommodation to your tenants. The Council would encourage this.

Buying another property

If you have agreed a valuation with the Council for your existing property you may decide to buy another investment property elsewhere. Whilst the Council can give general advice on how to go about doing this, we cannot provide direct support other than the financial compensation items highlighted already in this guide.



Your entitlement to compensation

Basic Loss Payment

As a non-resident leaseholder, you are not entitled to receive a statutory home-loss payment. However, you are likely to be entitled to a Basic Loss Payment in addition to any other compensation due. This is designed to reflect and recognise the inconvenience and disruption caused by the acquisition. To qualify for a Basic Loss Payment:

- You must have an interest in the property which you have held for 12 months or more ending on either the date the Council takes possession or the date compensation is agreed, depending which is earlier.
- The basic loss payment is 7.5 percent of the market value of your property, subject to a ceiling of £75,000.

Repaying arrears

Outstanding service charge or council tax arrears will be deducted from the amount you are due on completion of your sale to the Council, but you are strongly advised to seek a resolution with the relevant Council department before that date.

You are also asked to disclose to the Council if you have had a court judgement made against you, for example to recover arrears in service charge, council tax or some other debt, as this could prevent you obtaining a mortgage to purchase another property.

Reimbursement of your fees by the Council

The sums set out below are a guidance on how much the Council can reimburse for the items listed. The Council can only reimburse you if you use accredited professionals.
You are advised to seek full quotations in advance from any company or individual that you intend to appoint to carry out legal, surveying or other services for you, such as removals.

You should also make clear to those you appoint that you will need fully itemised fee quotations including 'disbursements'. These are any sums paid directly by the provider in the course of delivering their service to you that they may ask you to repay later. They are also known as 'out-of-pocket' expenses.

Before deciding to use a service, you should check with the Council that the expenses expected will be covered.

Fees for your independent valuer

The Council recommends that you appoint an independent valuer. It will be your responsibility to agree the terms of their appointment. It is advisable to appoint a valuer who has the relevant local market experience. Details of valuers registered with the Royal Institution of Chartered Surveyors are available at **www.rics.org**

You can appoint an independent valuer to act on your behalf to negotiate the sale of your existing property to the Council. The Council will reimburse you for this advice, subject to a maximum payment of £1400 plus VAT, comprising the following services:

- Valuation advice – up to £850 plus VAT – for the valuation of your existing property.
- Negotiation of the sale of your existing property to the council – up to £550 plus VAT.

Please note reimbursement of your valuer fees will be subject to conditions, which are explained below. You should check in advance that your valuer's fees will fall within the guided sums which the Council will reimburse. If they do not, you will be expected to pay the difference yourself.

In addition to the fees above, the Council will also reimburse you up to £850 plus VAT for the valuation of one onward purchase of a replacement property.

In total you may claim for surveying fees up to £2,250 for both the sale and onward purchase subject to meeting the conditions. This is explained in more detail in the next sections.

Valuation fees (valuer) for your property

The Council will pay a maximum of £850 plus VAT for your valuer to provide you with a valuation report for your existing property. The report should be prepared by a RICS registered valuer, i.e. a member of the Royal Institution of Chartered Surveyors (RICS). As explained above, you may also claim up to a maximum of £850 plus VAT for the valuation for a completed onward purchase of another property, provided this is done within 12 months of the sale of your existing property to the Council.

You should instruct your valuer that the Council will expect valuation reports to meet the current RICS valuation standards and as a minimum must include the following content:

- background, basis of instruction and valuation basis
- description/location of property
- accommodation, including measurements
- construction/condition
- services
- charges/taxes
- planning/use
- details of comparable evidence
- opinion of property value.

Your valuer should submit an invoice to you personally, which the Council will reimburse.
The Council will not accept or pay invoices received directly from your valuer.. It will be your responsibility as the client to ensure payment has been made to your valuer for valuation and negotiation. Any issues or disputes you may have with your appointed valuer will need to be resolved by yourself and the Council cannot intervene as you are the client.

You will be reimbursed after:

- You have confirmed to the Council you have received a copy of the valuation report.
- The Council's valuer has received a copy of the report, and is satisfied it contains the information mentioned above.
- You provide the invoice sent to you by your valuer.

Negotiation fees (valuer)

The Council will pay a maximum of £550 plus VAT for your valuer to negotiate the sale of your existing property to the Council.

This payment will be made only upon completion of the purchase of your property by the Council. Your valuer should submit an invoice to you which the Council will reimburse. The Council will not accept or pay invoices received directly from your valuer.

Claiming your legal fees for the sale of your existing property

The Council will reimburse your reasonable legal conveyancing costs, up to a maximum of £1250 plus VAT, including disbursements, in respect of the sale of your property.

Disbursements include items such as charges for local searches, CHAPS and BACS payments and Land Registry charges. These legal fees will only be reimbursed upon completion of the sale of your property to the Council, not at any time before this. You will need to present fully itemised receipts from your solicitor.

Please note that under a Compulsory Purchase Order process, the value of your present property may be determined by an Upper Tribunal and you are entitled to have professional representation, the reasonable costs of which would form part of a final compensation agreement. In this situation, the professional fees will be paid upon legal completion of the purchase of your property.

Claiming your legal fees for buying another property

If you re-invest the proceeds of your sale into buying another property, the Council will reimburse your legal fees for the purchase up to a maximum of £1250 plus VAT for legal fees, and a maximum of £250 plus VAT for reasonable disbursements. Therefore, the Council will pay a maximum total of £1,500 plus VAT for all your legal expenses incurred. Any legal fees, disbursements or otherwise beyond this amount will need to be paid by you.

It is important to note, you are only eligible for this payment for 12 months from the completion of the sale of your original property to the Council. The Council will not pay your fees for the purchase of another property beyond this period. This payment will be made on completion of the purchase of your replacement property as follows:

- your solicitor will confirm when completion has taken place
- you provide the Council with the invoice sent to you by your solicitor
- the Council will arrange for payment into your bank account and then you arrange the payment to your solicitor.

Stamp Duty Land Tax

SDLT claims must be made within 12 months of the sale of your property to the Council.

If you decide to purchase another property which is higher value than your existing property, please note that the amount of SDLT which the Council will pay will reflect the value of your property (being sold to the Council). In this situation you may not be reimbursed the full amount of SDLT.

For your guidance, please follow the steps set out below in order for the Council to process your SDLT. If you complete on the purchase of a replacement property (within the 12 month qualifying period for reimbursement) the Council will require you to provide a copy of the signed contract and confirmation of the sale directly from your solicitor. Please inform your solicitor to contact the Housing Regeneration Team by emailing **ClichyEstate@towerhamlets.gov.uk**

Once the purchase has been completed, you have a statutory obligation to pay Her Majesty's Revenue and Customs (HMRC) your SDLT payment within 14 days.

Your solicitor will need to present as much information as possible to the Council prior to the completion of the purchase of a new property. If you contact the Council at the earliest point (not less than 15 working days) prior to completion and tell us about your planned purchase, we can process your application as swiftly as possible. However, payments will only be made once your solicitors have satisfied the Council's requirements fully and the purchase has been completed. Once your solicitor has contacted the Council and provided the relevant documents and we are satisfied with all the evidence, we will require 10 working days to make the payment to you following completion. We will of course, wherever possible, try to make payments earlier.

Failure to provide documents and sufficient notice to the Council may result in a delay to SDLT payments. The Council will not be held liable for any charges. It is the leaseholder's responsibility to make the SDLT payment to HMRC.

Capital Gains Tax

If you sell a property in the UK, you may need to pay capital gains tax (CGT) on the profits you make. We suggest that you obtain the independent advice from a tax expert who may be able to help you with any calculations regarding CGT. The Council may be able to assist you with CGT up to a certain amount, but we will require you to demonstrate and document your official position. Once you submit the relevant evidence the Council will look into how much financial assistance we may be able to offer. Please note we may not be able to cover the full CGT that you may be liable to pay, but we will write to you to confirm.

It will be your responsibility to ensure all correct taxes which are due are paid as a result of you selling your property back to the Council. As suggested above we strongly recommend you get professional financial assistance.

Claims summary

In summary, a schedule of potential claims a leaseholder can made is below.

Claimable Fees	Amount	Notes
Independent survey/ valuation fee on sale	£850 plus VAT	A RICS certified valuer to complete a valuation report on your existing property.
Surveyor negotiation fee on sale	£550 plus VAT	To appoint a valuer to negotiate of the sale of your property to the Council.
Legal/conveyancing fees on sale	£1,250 plus VAT	To complete the sale of the property to the Council. This fee is inclusive of disbursements.
Legal fees for purchasing another property	£1,500 plus VAT for legal fees and disbursements	Should you acquire another property within 12 months of completion of your sale to the Council, the Council will reimburse your legal fees up to a maximum of £1,250 plus VAT for legal fees and £250 including VAT for reasonable disbursements.
Removal fees	£950	To assist with any removal fees and items such as gas/fridge re-connection, postal re-direction fees etc.
Independent survey/ valuation fee for new property being purchased	£850 plus VAT	A RICS certified valuer to complete a survey/ valuation report on the property you are purchasing.
Stamp Duty Land Tax	Up to the amount due on your existing property	The Council will pay the Stamp Duty for the purchase of your next property.

Compulsory Purchase Order (CPO)

When the Council decides to improve an area for local people through redevelopment, it is likely to serve a Demolition Notice to inform residents of its plans.

Any potential development site may comprise multiple land interests, including leaseholders, freeholders, commercial interests, access rights etc. Before it can start a development, the Council has to acquire these interests from their legal owners.

Whilst the Council aims to purchase properties through negotiated settlements, it is normal practice to consider making a CPO to ensure the Council can obtain vacant possession of the buildings and land needed commence with the redevelopment . The decision to request permission from the Secretary of State to make a CPO is taken by the Mayor for the Council, after weighing up the need for the regeneration proposals and the impact these

A CPO is only made after community engagement setting out the proposals. The making of the CPO is actually the start of a further engagement process where you can have your say. It starts a process which is outlined below for your information.

Please be assured, it is the Council's intention is to seek voluntarily negotiated settlements with owners wherever possible. Negotiations would also continue alongside any future CPO process.

A CPO process has a number of stages:

- Information gathering
- Making of the order
- Objections
- Public local inquiry
- Secretary of State decision to confirm, reject, or modify.
- Further challenge
- Taking possession of the property

Further information on the CPO process can be found on the RICS website via the link on the back page of this document.

Information gathering and preparing the CPO

If the Council intends to make a CPO relevant information required to support the CPO will be collected and the Council will also define the boundaries of the scheme area for compulsory purchase.

The Council will seek to identify everyone who has an interest (those who own or have rights over property or land) in the property or land to be acquired, including those with freehold or leasehold interests, as well as any occupiers or tenants.

This may include serving what is known as a Requisition for Information Notice.

Making of the CPO

When a CPO is made all known persons with an interest (those who own or have a stake in property or land) are informed by a notice. The Council also makes a public announcement in the local press, inviting representations or objections to be made within 28 days. This gives everyone who is affected by the CPO an opportunity to express their views. Representations or objections are sent to the Secretary of State for Levelling Up, Housing and Communities. At the same time, all interested parties will receive a statement showing the Council's reasons for making the CPO.

Objections

If no valid objections are received and the Secretary of State is satisfied that the procedures have been followed properly, the CPO will be confirmed, modified or rejected without the need for a formal hearing.

However, if objections are received which the Secretary of State considers to be valid, a public local inquiry will be held.

Public inquiry

The Secretary of State will write to the Council and the objectors informing them that an inquiry will be held. The inquiry will be heard by a government appointed inspector.

Sometimes, the inspector may choose to receive written representations as an alternative to an inquiry. Under this procedure, objections would be considered by an inspector in writing.

Regardless of which procedure is used; the inspector will produce a report for the Secretary of State clearly setting out their conclusions and recommendations. The inspector will recommend a course of action to the Secretary of State, who will take the final decision.

Decision and confirmation

After considering the inspector's report, the Secretary of State may confirm, modify or reject the CPO. The Council must then advertise the decision in one or more local newspapers (by means of a statutory notice in the classified advertising section of the local newspaper) and notify all those affected by the CPO.

Further challenge

If objectors consider that there are legal grounds on which to call into question the decision-making process of the Secretary of State their decision may be open to challenge by way of judicial review in the High Court.

Taking possession of property and land

If the CPO is confirmed, the Council will continue to negotiate with the owners of the property or land to be acquired. The Council will only use the powers granted by the CPO as a last resort to enable works to start. If the powers of the CPO are used, ownership of the land or property is transferred to the Council within an agreed timescale and compensation is paid to the owner. The Council will keep residents informed throughout all the stages of a CPO and it will continue to negotiate with residents even if there is an ongoing public inquiry.

Glossary

Alternative Dispute Resolution (ADR)
Method of settling a dispute without going to court or tribunal for a decision.

Basic Loss Payment
Basic Loss Payments are payable to non-residential owners to reflect and recognise the inconvenience and disruptions caused by the acquisition.

Open Market Purchase
-Straightforward buy-back of the leaseholder, or freehold property, for the agreed market value.

Market Value
s the price that a good or service is offered at, or will fetch on the open market, with a free and willing buyer and willing buyer and seller.

Non-Resident Leaseholder
A non-resident leaseholder is defined by the Council as a property owner who does not live permanently in the property they own, i.e. it is not their only or main home
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Upper Tribunal
-The tribunal has the statutory power to deal with some disputes involving land or property.

Valuer
A property valuer is a type of surveyor who is qualified to make an assessment of the market value of properties. They must be accredited members of the Royal Institute of Chartered Surveyors (RICS).

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Contacts

Tower Hamlets Council
housing.regeneration@towerhamlets.gov.uk
0207 364 7799
www.towerhamlets.gov.uk

PPCR (Your Independent Tenant & Leaseholder Advisor) – PPCR
Mo Ali 020 7407 7452
MAli@ppcr.org.uk

Tower Hamlets Homes
0207 364 3236
www.towerhamletshomes.org.uk

Department for Levelling Up, Housing & Communities
030 3444 0000
www.gov.uk/government/organisations/department-for-levelling-up-housing-and-communities

Citizens Advice Bureau
0207 247 1050
www.eastendcab.org.uk

The Leasehold Advisory Service (LEASE)
020 7383 9800
www.lease-advice.org

Leasehold Advice Centre
Help@LeaseholdAdviceCentre.co.uk
01483 890672
www.leaseholdadvicecentre.co.uk

DirectGov (information on getting legal advice and legal aid)
www.direct.gov.uk

The Royal Institution of Chartered Surveyors (RICS)
020 7222 7000
www.rics.org

The Upper Tribunal (Lands Chamber)
020 7612 9710
www.justice.gov.uk/tribunals/lands