

**THE AYLESBURY ESTATE CPO BATTLE IS NOT OVER YET**

The Aylesbury leaseholders remain confident that they will win their battle to keep their homes, or get a fair price for them, despite Sajid Javid declining to defend his decision to refuse Southwark Council a Compulsory Purchase Order on their properties.

Mr Javid's legal team from the Department of Communities and Local Government were due to join the leaseholders and other interested parties in the High Court on 9 May, to face a challenge from Southwark. However, the leaseholders received a message from Mr Javid's solicitor last Monday (24 April), saying he would not be there. He explained that Mr Javid was conceding the case, because he had not provided '*adequate reasoning*' for one of the grounds of his decision. He stated that the leaseholders and their supporters could continue the battle alone, while warning that they might have to pay Southwark Council's legal costs.

*'It a great pity that Mr Javid has thrown in the towel and given up the battle over one single point. He confirmed his own Inspector's recommendation that the CPO should not be granted and he promised to defend that decision 'robustly'', said Beverley Robinson, one of the Aylesbury leaseholders. 'We are already facing the loss of our homes and cannot take on the additional risks of paying Southwark their legal costs too, so we have reluctantly decided to consent to the case ending'.*

Southwark's CPO application will now be freshly examined in a new public inquiry.

The Secretary of State has refused to reimburse the leaseholders their costs in relation to the legal challenge (a judicial review).

Southwark Council has refused to stop demolition of the buildings on the land which will be the subject of the new public inquiry.

Agnes Kabuto, another leaseholders threatened with the loss of her home said '*Southwark are not working with our surveyors, they are not negotiating. We currently own 100% of our homes and no 'like-for-like' offers, as we have suggested as a solution, have been made*'.

Jerry Flynn of the 35% Campaign added 'Much of the media have got hold of completely the wrong end of the stick and have misinterpreted Mr Javid's withdrawal to mean that the CPO has been granted. This is wrong. Southwark Council has not got its CPO and there must now be a new public inquiry at which Southwark's case will be tested and we will be ready for that inquiry'.

He continued 'This case has generated huge interest. Leaseholders on council estates across London can see what is in store for them, if they stand in the way of a regeneration and we will be drawing on their support to fight the battle ahead'.

### Background

- Sajid Javid is the Secretary of State for the Department of Communities and Local Government
- The Aylesbury redevelopment will see the demolition of a 2,750 home council estate. It will be replaced by 3,500 new homes. There will be 1,750 affordable homes but with a loss of between 778 and 1166 social rented homes (ref for loss Planning Officers report 14/AP/3844, April 23 2015, Table 14, para 97)
- Information obtained by FOI requests shows the low level of compensation being offered to leaseholders eg

£172,500	17 July 2015	1 bed
£190,000	25 Feb 2016	2 bed
£260,000	29 Jan 2016	4bed

<https://www.whatdotheyknow.com/request/319578/response/791449/attach/4/609481%20J.Bos%20Response%20Attachment.pdf>

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<http://35percent.org/>

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