

accepted that offer and qualified for a secure tenancy within that development.

- 4.9 The Council's Executive resolved on 9 February 2010 (Executive report and minutes – CD 10) to make necessary Compulsory Purchase Orders to acquire interests in land within the Estate including the Order Land and Site 7, for the purpose of securing the continuing regeneration of the Estate in accordance with the provisions of the AAAP.
- 4.10 In July 2012 the Council made a compulsory purchase order in respect of the land known as site 7 in the AAAP (shown marked site 7 on the location map at CD 5). The Order was confirmed in May 2013. A copy of the Order, the Inspector's Report (the "Site 7 CPO Inspector's Report") and the Secretary of State's decision letter (the "Site 7 Decision Letter") are found at CD 11.
- 4.11 At paragraph 2.6 of the Site 7 CPO Inspector's Report the inspector concluded that the buildings on site 7 were "...beyond economic repair and even if they were repaired and refurbished they would retain their appearance and they would remain in conflict with modern building standards." The Secretary of State agreed with the inspector's conclusions (in paragraph 8 of the Site 7 Decision Letter).
- 4.12 L&Q, who had been appointed following a competitive tender process to develop Site 7, carried out the development on the site which comprises 147 homes of which 58% (based on number of habitable rooms) are affordable. The development is now completed and fully sold and let. As part of the process for obtaining vacant possession of Site 7, **three leaseholder households** from Site 7 moved to new homes on site 1a. New properties on Site 7 were offered to all resident leaseholders on the Estate including all the resident leaseholders on the Order Land (approximately 135 households) in December 2015. **Two leaseholders** took up this offer and have moved to the new properties on shared equity terms. In

addition 34 tenants from the Estate have moved to Site 7 to social rent properties.

- 4.13 As well as residential development, the Council has completed a major investment programme in local schools, with three complete new builds on the Estate: Walworth Academy was completed in 2010; Michael Faraday Primary School was completed in 2011; and Aylesbury New School (a brand new secondary school for the area, now called University Academy of Engineering, South Bank) was completed in August 2012. To the south of and overlooked by the Order Land a major investment programme has been carried out in Burgess Park, which was completed in summer 2012.
- 4.14 Following the successful redevelopment of Sites 1a and 7 the Council is keen to maintain momentum with the redevelopment of the Order Land in order to facilitate the improvements not only to dwellings on the Estate but to the public environment, and the urban features of the proposed new development, and the provision of improved community facilities, all of which will be presented in detail at the Inquiry. The Council considers that maintaining momentum in relation to the redevelopment of the Estate is also important in order to maximise the opportunities for existing residents to make one move into a new home in the new development, and it is necessary to maintain that momentum to ensure that the AAP's vision is not frustrated. Substantial delay has arisen in relation to the redevelopment of Sites 1b and 1c, which has left those remaining on that land in an uncertain position; and has hampered the Council's ability to decant within the Estate.

## **5 EFFORTS TO ACQUIRE BY AGREEMENT**

- 5.1 The Council would prefer not to rely on the confirmation of compulsory purchase powers in order to successfully gain vacant possession of the properties occupied by leaseholders on the Order Land and has worked to gain as many negotiated agreements for lease surrender or repurchase as possible. This is in accordance with the old guidance, Circular 06/2004,