

**THE LONDON BOROUGH OF SOUTHWARK
TOWN AND COUNTRY PLANNING ACT 1990
AND ACQUISITION OF LAND ACT 1981**

Revised Inquiry into

**THE LONDON BOROUGH OF SOUTHWARK
(AYLESBURY ESTATE SITES 1B-1C)**

COMPULSORY PURCHASE ORDER 2014

PINS REFERENCE: NPCU/CPO/A5840/74092

**Rebuttal statements of
the Aylesbury Leaseholders Group**

5 January 2018

Objectors Rebuttal evidence

- **Agnes Kabuto - rebuttal statement**
- **Loretta Lees - rebuttal statement**
- **Jane Rendell - rebuttal statement**
- **Beverley Robinson - rebuttal statement**
- **Peter Raynham - rebuttal statement**
- **Simon Morrow - rebuttal statement**

ORS1 - Energy Performance Certificates (FDS & phase 1A)

ORS2 - Government guidance booklet - compulsory purchase & compensation (Oct 2004) (extract)

ORS3 - Photograph of Padbury maisonettes

ORS4 - Southwark News article (01/06/2017) - extract Harriet Harmen speech

ORS5 - BRE Sunlight/Daylight guidance, Paul Littlefair (2011) - extracts to be provided

ORS6 - Extracts from FDS planning statement (14/AP/3843), FDS Landscape Statement (14/AP/3843)

ORS7 - FDS Highway Infrastructure Plan (14/AP/3843)

ORS8 - Extract from FDS Design & Access Statement pg 20 (14/AP/4843), showing press stigmatisation

ORS9 - FDS Design & Access Statement (14/AP/3843 - extract)

ORS10 - FDS Design & Access Statement (14/AP/3843 - massing model)

ORS11 - Extract from HTA sunlight/daylight assessment (14/AP/3843)

ORS12 - Extract from AAAP Background Paper - Visual Impact Assessment

ORS13 - Six Acres estate photographs (before and after refurbishment)

ORS14 - Six Acres estate refurbishment info

ORS15 - The Doddington estate, Battersea (photos)

- ORS16** – Guardian article ‘It’s like family to me’: the school feeding its poorest families 26 Dec 2017
- ORS17** – Southwark Cabinet meeting minutes 31 Oct 2017 showing £184m borrowing headroom
- ORS18** – The Urban Injustices of New Labours New Urban Renewal: The Case of the Aylesbury Estate, Loretta Lees 2014, Antipodes Vol 46 No 4
- ORS19** – Excerpt from ‘Dispossession – the Great Social Housing Swindle’
- ORS20** – Architects Journal ‘London mayor slams Barnet scheme...’ 19 Dec 2017; Mayor of London press release ‘Mayor refuses estate regeneration...’ 1 April 2018
- ORS21** – JF53 Updated Aylesbury estate regeneration decant FOI response 21 Dec 2017 – attachment showing rehousing Phase 1a/Site 7/JF53 Updated Aylesbury Site1a/Site7 decants FOI response 21 - Dec 2017
- ORS22** – email exchanges between Beverley Robinson and LBS; Letter from LBS dated 22/12/2017; list of ALAG requests delivered to LBS CEO Ms Kelly following meeting on 12/9/2017; email from L&Q to Ms Robinson dated 29/09/2016.
- ORS23** – District Valuer determination and sales comparables (14/12/2017); Land registry records showing comparable pre-bligh sales.
- ORS24** – Letters to residents re exhibition of design proposals 10 Mar 2013; 22 Mar 2013.
- ORS25** – Southwark Council publication – Lakanal fire inquests – coroner recommendations
- ORS26**– Jane M Jacobs and Loretta Lees article ‘Defensible Space on the Move: Revisiting the Urban Geography of Alice Coleman
- ORS27**– Richard Baxter and Loretta Lees ‘Towards an Urban Renaissance...’ Chapter 8, The rebirth of high-rise living in London...’
- ORS28** – Massing Study (revised) showing existing estate, Southwark proposed scheme and options 1 and 2, showing Chiltern retained in Southwark scheme

ORS29 - Masterplan, FDS site proposal, showing building reference numbers

ORS30 - Summary of Refurbishment costs (Chiltern only) - update of previous estimate, which included Chartridge

ORS31 - SPONS 2018, comparison of demolition costs - demonstrates significant extra cost of demolishing concrete

ORS32 - LBS public question Cabinet meeting (31/10/2017) - showing £184m HRA headroom

ORS33 - Statement of fact and declaration

ORS34 - Email from LBS to Beverley Robinson (10/03/2014) [re right to return]