

## Aylesbury Estate: Compulsory purchase orders reintroduced

27 April 2017 | London



**Plans to force residents of a London council estate to sell their flats ahead of a regeneration scheme have been given the go ahead.**

The government had **blocked Southwark Council's** Compulsory Purchase Orders (CPO), claiming Aylesbury Estate residents were not being protected.

Minister Sajid Javid dropped his opposition after increased offers were made to remaining property owners.

Campaigners say the offers are not high enough for owners to stay in the area.

The council has also agreed to hold a new public inquiry on the increased CPO offers to the remaining seven leaseholders in Phase One of the regeneration project.

According to the 35% Campaign, which contested Southwark Council's previous CPOs, there are still more than 200 leaseholders living on the estate.



The Aylesbury Estate in Elephant and Castle was the largest social housing estate in Europe, but it is to be demolished to make way for a £1.5bn regeneration scheme.

Previous CPOs had **offered sums below market rates, leaseholders told the BBC.**

Resident Beverley Robinson claimed the council valued her property at £117,000, while two independent valuers priced it at about £300,000.

The new offers "take into account the increases in values in the local property market" and availability of local properties "considered affordable and suitable for residents' needs" the government said.

But Jerry Flynn of the 35% Campaign said: "Contrary to Southwark Council's press statement no offers of compensation have been made that which would allow leaseholders to remain in the area and maintain their community.

"If there is a fresh CPO, we look forward to the opportunity to examine thoroughly Southwark's case," he added.

Peter John, leader of Southwark Council, said: "We remain committed to regenerating the Aylesbury Estate for the benefit of local residents."

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Thursday, 27 April 2017

## Javid reverses decision on Aylesbury CPO

26 April 2017 12:14 pm | **By Nick Johnstone**

**Sajid Javid has lifted his block of a planned compulsory purchase order (CPO) which was delaying a major south London estate regeneration scheme.**

The communities secretary has removed his block on the CPO of leasehold properties in phase one of the Aylesbury Estate redevelopment, in Southwark.

He **had originally prevented the CPO in September last year on human rights grounds**. He said at the time that many leaseholders would be unable to afford the options of either a shared ownership or shared equity property on the estate, and the plans would “probably force many of those concerned to move from this area”.

He added the council had not taken “reasonable steps” to acquire the land through agreement with the residents and the use of the CPO would have “considerable economic and social dis-benefits” for leaseholders who still live on the estate.

However, Southwark Council said yesterday that Mr Javid had asked the court to quash his decision, after the council made “further better offers to leaseholders”.

A statement from the council said: “The revised offers take into account the increases in values in the local property market and the availability of additional local properties which were considered affordable and suitable for residents’ needs.”

The first phase of the regeneration will see 830 new homes built, including around 300 at social rent.

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A new CPO inquiry will now take place, with a consent order being forwarded to interested parties, which include the Aylesbury leaseholders, their legal representatives and lobby group the 35% Campaign.

The Aylesbury Leaseholders Action Group, which lodged an objection to the council’s plans, had previously said the regeneration scheme would fail to deliver enough social rented housing and the estate could be regenerated without being demolished.

The number of leaseholders on the land in the first phase who would face CPO now stands at seven.

The council restated the benefits it said the redevelopment would bring to Southwark, including 50% affordable homes, with 75% of those at social rents and the remainder as shared ownership.

Peter John, leader of Southwark Council, said: “We are really pleased that the secretary of state has quashed his previous decision, and will now allow us to hold a new CPO inquiry. We remain committed to regenerating the Aylesbury Estate for the benefit of local residents.”

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