



Town and Country Planning Act 1990

1990 CHAPTER 8

PART IX

ACQUISITION AND APPROPRIATION OF LAND FOR PLANNING PURPOSES, ETC.

Acquisition for planning and public purposes

226 Compulsory acquisition of land for development and other planning purposes.

- (1) A local authority to whom this section applies shall, on being authorised to do so by the Secretary of State, have power to acquire compulsorily any land in their area ^{F1}. . . —
- [^{F2}(a) if the authority think that the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land,]
 - (b) [^{F3}which] is required for a purpose which it is necessary to achieve in the interests of the proper planning of an area in which the land is situated.
- [^{F4}(1A) But a local authority must not exercise the power under paragraph (a) of subsection (1) unless they think that the development, re-development or improvement is likely to contribute to the achievement of any one or more of the following objects—
- (a) the promotion or improvement of the economic well-being of their area;
 - (b) the promotion or improvement of the social well-being of their area;
 - (c) the promotion or improvement of the environmental well-being of their area.]
- (2) ^{F5}.....
- [^{F6}(2A) The Secretary of State must not authorise the acquisition of any interest in Crown land unless—
- (a) it is an interest which is for the time being held otherwise than by or on behalf of the Crown, and
 - (b) the appropriate authority consents to the acquisition.]
- (3) Where a local authority exercise their power under subsection (1) in relation to any land, they shall, on being authorised to do so by the Secretary of State, have power to acquire compulsorily—

Changes to legislation: Town and Country Planning Act 1990, Section 226 is up to date with all changes known to be in force on or before 22 July 2023. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- (a) any land adjoining that land which is required for the purpose of executing works for facilitating its development or use; or
 - (b) where that land forms part of a common or open space or fuel or field garden allotment, any land which is required for the purpose of being given in exchange for the land which is being acquired.
- (4) It is immaterial by whom the local authority propose that any activity or purpose mentioned in subsection (1) or (3)(a) should be undertaken or achieved (and in particular the local authority need not propose to undertake an activity or to achieve that purpose themselves).
- (5) Where under subsection (1) the Secretary of State has power to authorise a local authority to whom this section applies to acquire any land compulsorily he may, after the requisite consultation, authorise the land to be so acquired by another authority, being a local authority within the meaning of this Act.
- (6) Before giving an authorisation under subsection (5), the Secretary of State shall—
- (a) if the land is in a non-metropolitan county [^{F7}in England], consult with the councils of the county and the district;
 - (b) if the land is in a metropolitan district, consult with the council of the district;
 - [^{F8}(bb) if the land is in Wales, consult with the council of the county or county borough;] and
 - (c) if the land is in a London borough, consult with the council of the borough.
- (7) The ^{M1}Acquisition of Land Act 1981 shall apply to the compulsory acquisition of land under this section.
- (8) The local authorities to whom this section applies are the councils of counties, [^{F9}county boroughs,] districts and London boroughs.
- [^{F10}(9) Crown land must be construed in accordance with Part 13.]

Textual Amendments

- F1** Word in s. 226(1) repealed (31.10.2004) by [Planning and Compulsory Purchase Act 2004 \(c. 5\)](#), ss. 99(2)(a), 120, 121, [Sch. 9](#) (with ss. 99(5), 111); S.I. 2004/2593, [art. 2](#)
- F2** S. 226(1)(a) substituted (31.10.2004) by [Planning and Compulsory Purchase Act 2004 \(c. 5\)](#), ss. 99(2)(b), 121 (with ss. 99(5), 111); S.I. 2004/2593, [art. 2](#)
- F3** Word in s. 226(1)(b) inserted (31.10.2004) by [Planning and Compulsory Purchase Act 2004 \(c. 5\)](#), ss. 99(2)(c), 121 (with ss. 99(5), 111); S.I. 2004/2593, [art. 2](#)
- F4** S. 226(1A) inserted (31.10.2004) by [Planning and Compulsory Purchase Act 2004 \(c. 5\)](#), ss. 99(3), 121 (with ss. 99(5), 111); S.I. 2004/2593, [art. 2](#)
- F5** S. 226(2) repealed (31.10.2004) by [Planning and Compulsory Purchase Act 2004 \(c. 5\)](#), ss. 99(4), 120, 121, [Sch. 9](#) (with ss. 99(5), 111); S.I. 2004/2593, [art. 2](#)
- F6** S. 226(2A) inserted (7.6.2006) by [Planning and Compulsory Purchase Act 2004 \(c. 5\)](#), ss. 79, 121, [Sch. 3 para. 3\(2\)](#) (with s. 111); S.I. 2006/1281, [art. 2](#)
- F7** Words in s. 226(6)(a) inserted (1.4.1996) by 1994 c. 19, s. 20(4), [Sch. 6 Pt. II para. 24\(6\)](#) (with ss. 54(5)(7), 55(5), [Sch. 17 paras. 22\(1\), 23\(2\)](#)); S.I. 1996/396, [art. 3](#), [Sch. 1](#)
- F8** S. 226(6)(bb) inserted (1.4.1996) by 1994 c. 19, s. 20(4), [Sch. 6 Pt. II para. 24\(6\)](#) (with ss. 54(5)(7), 55(5), [Sch. 17 paras. 22\(1\), 23\(2\)](#)); S.I. 1996/396, [art. 3](#), [Sch. 1](#)
- F9** Words in s. 226(8) inserted (1.4.1996) by 1994 c. 19, s. 20(4), [Sch. 6 Pt. II para. 24\(6\)](#) (with ss. 54(5)(7), 55(5), [Sch. 17 paras. 22\(1\), 23\(2\)](#)); S.I. 1996/396, [art. 3](#), [Sch. 1](#)
- F10** S. 226(9) inserted (7.6.2006) by [Planning and Compulsory Purchase Act 2004 \(c. 5\)](#), ss. 79, 121, [Sch. 3 para. 3\(3\)](#) (with s. 111); S.I. 2006/1281, [art. 2](#)

Changes to legislation: Town and Country Planning Act 1990, Section 226 is up to date with all changes known to be in force on or before 22 July 2023. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

Modifications etc. (not altering text)

- C1** Pt. 9 applied (30.1.2021) by [The West Yorkshire Combined Authority \(Election of Mayor and Functions\) Order 2021 \(S.I. 2021/112\)](#), arts. 1(2), **13(4)**
- C2** S. 226 functions made exercisable concurrently (23.12.2016) by [The Greater Manchester Combined Authority \(Functions and Amendment\) Order 2016 \(S.I. 2016/1267\)](#), arts. 1(2), **6(1)(a)(2)**, 15(1)(a)(ii) (with art. 7)
- C3** S. 226 functions made exercisable concurrently (9.2.2017) by [The West of England Combined Authority Order 2017 \(S.I. 2017/126\)](#), arts. 1(3), **19(1)(a)**
- C4** S. 226 functions made exercisable concurrently (17.3.2017) by [The Liverpool City Region Combined Authority \(Functions and Amendment\) Order 2017 \(S.I. 2017/430\)](#), arts. 1(2), **7(1)(a)**
- C5** S. 226: functions made exercisable concurrently (30.1.2021) by [The West Yorkshire Combined Authority \(Election of Mayor and Functions\) Order 2021 \(S.I. 2021/112\)](#), arts. 1(2), **11(1)(a)(2)(3)** (with art. 12)

Marginal Citations

- M1** 1981 c.67.

Changes to legislation:

Town and Country Planning Act 1990, Section 226 is up to date with all changes known to be in force on or before 22 July 2023. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations.

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Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

- Act applied by [2023 asc 3 s. 79\(2\)](#)
- Act applied by [2023 asc 3 s. 83\(4\)](#)
- Act excluded by [2023 asc 3 s. 140\(4\)\(b\)](#)

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 69(1)(e) inserted by [2021 c. 30 Sch. 14 para. 3\(3\)\(a\)](#)
- s. 69(1)(cza) inserted by [2015 c. 7 Sch. 4 para. 8\(2\)](#)
- s. 70(3)(ca) inserted in earlier affecting provision [2016 c. 22, s. 5\(8\)](#) by [2023 asc 3 Sch. 13 para. 194](#)
- s. 70(3A) inserted by [2017 c. 20 Sch. 3 para. 2](#)
- s. 73(2B)-(2D) inserted by [2021 c. 30 Sch. 14 para. 3\(5\)](#)
- s. 74A(2A) inserted by [2021 c. 30 Sch. 14 para. 3\(6\)](#)
- s. 75ZA and cross-heading inserted by [2016 c. 22 s. 155](#)
- s. 83(1A)-(1C) amendment to earlier affecting provision [2004 c. 5, s. 45\(2\)](#) by [2011 c. 20 Sch. 8 para. 14\(4\)\(5\)Sch. 25 Pt. 16](#)
- s. 83(1A)-(1C) inserted by [2004 c. 5 s. 45\(2\)](#)
- s. 83(2)-(2B) amendment to earlier affecting provision [2004 c. 5, s. 45\(3\)](#) by [2011 c. 20 Sch. 8 para. 14\(4\)\(5\)Sch. 25 Pt. 16](#)
- s. 83(2)-(2B) substituted for s. 83(2) by [2004 c. 5 s. 45\(3\)](#)
- s. 83(4) inserted by [2004 c. 5 s. 45\(4\)](#)
- s. 84(5) inserted by [2021 c. 30 Sch. 14 para. 3\(8\)](#)
- s. 85(1A) inserted by [2004 c. 5 s. 45\(6\)](#)
- s. 88(3A) inserted by [2021 c. 30 Sch. 14 para. 3\(9\)](#)
- s. 90A and cross-heading inserted by [2021 c. 30 Sch. 14 para. 1](#)
- s. 93(5)(6) inserted by [2017 c. 20 Sch. 3 para. 6](#)
- s. 96A(3A) inserted by [2021 c. 30 Sch. 14 para. 3\(10\)](#)
- s. 97(7)(8) inserted by [2021 c. 30 Sch. 14 para. 3\(11\)](#)
- s. 106A(6A) inserted by [2021 c. 30 Sch. 14 para. 3\(14\)](#)
- s. 106ZA inserted by [2016 c. 22 s. 158\(1\)](#)
- s. 106ZB inserted by [2016 c. 22 s. 159\(1\)](#)
- s. 108(1A)(1B) inserted by [2015 c. 7 Sch. 4 para. 15\(4\)](#)
- s. 108(3A) inserted by [2004 c. 5 Sch. 6 para. 6](#)
- s. 108(3B)(ba) inserted by [2015 c. 7 Sch. 4 para. 15\(6\)](#)
- s. 108(3DA) inserted by [2015 c. 7 Sch. 4 para. 15\(7\)](#)
- s. 141(6) inserted by [2017 c. 20 Sch. 3 para. 7](#)
- s. 169(1)(a) words renumbered as s. 169(1)(a) by [2017 c. 20 s. 26\(5\)\(a\)](#)
- s. 169(1)(b) inserted by [2017 c. 20 s. 26\(5\)\(b\)](#)
- s. 170(8BA) inserted by [2017 c. 20 s. 26\(6\)](#)
- s. 196(1A) inserted by [2008 c. 29 Sch. 10 para. 8\(2\)](#)
- s. 208(5A) inserted by [2008 c. 29 Sch. 10 para. 9\(2\)](#)
- s. 303(1ZZA) inserted by [2023 asc 3 Sch. 13 para. 87](#)
- s. 303(10A) inserted by [2015 c. 7 Sch. 4 para. 19\(3\)](#)
- s. 303(12) inserted by [2015 c. 7 Sch. 4 para. 19\(4\)](#)
- s. 314A inserted by [2023 asc 3 Sch. 13 para. 90](#)
- s. 333(3AA) inserted by [2021 c. 30 Sch. 14 para. 3\(15\)](#)
- s. 333(3ZB) inserted by [2016 c. 22 s. 159\(2\)](#)
- Sch. 4B para. 11(3)-(5) inserted by [2017 c. 20 s. 7](#)
- Sch. 7 para. 12(1)-(1C) amendment to earlier affecting provision [2004 c. 5 s. 45\(9\)](#) by [2011 c. 20 Sch. 8 para. 14\(7\)](#)

- Sch. 7 para. 12(1)-(1C) substituted for Sch. 7 para. 12(1) by 2004 c. 5 s. 45(9)
- Sch. 7A inserted by 2021 c. 30 Sch. 14 para. 2
- Sch. 9A inserted by 2016 c. 22 Sch. 13
- Sch. 13 para. 24A inserted by 2017 c. 20 s. 26(7)



Acquisition of Land Act 1981

1981 CHAPTER 67

PART II

PURCHASES BY LOCAL AND OTHER AUTHORITIES

Notices prior to submission of order to confirming authority

12 Notices to owners, lessees ^[F1], occupiers and others].

- (1) The acquiring authority shall serve on every ^[F2]qualifying person] a notice in the prescribed form—
- (a) stating the effect of the order,
 - (b) stating that it is about to be submitted for confirmation, ^[F3]and]
 - ^[F4](ba) (subject to section 11(2A)) naming a place within the locality where a copy of the order and of the map referred to in it may be inspected,
 - (bb) specifying a website on which those copies may be viewed, and]
 - ^[F5](c) specifying the final day for making objections to the order, and the manner in which objections can be made.]
- (2) ^[F6]A person is a qualifying person, in relation to land comprised in an order, if—
- (a) he is an owner, lessee, tenant (whatever the tenancy period) or occupier of the land, ^{F7} ...
 - (b) he falls within subsection (2A) ^[F8], or
 - (c) the person is entitled to the benefit of an obligation under a conservation covenant (within the meaning of Part 7 of the Environment Act 2021) relating to the land.]
- (2A) A person falls within this subsection if he is—
- (a) a person to whom the acquiring authority would, if proceeding under section 5(1) of the Compulsory Purchase Act 1965, be required to give a notice to treat, or
 - (b) a person the acquiring authority thinks is likely to be entitled to make a relevant claim if the order is confirmed and the compulsory purchase takes

Changes to legislation: Acquisition of Land Act 1981, Section 12 is up to date with all changes known to be in force on or before 20 February 2025. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

place, so far as he is known to the acquiring authority after making diligent inquiry.

- (2B) A relevant claim is a claim for compensation under section 10 of the Compulsory Purchase Act 1965 (compensation for injurious affection).]
- (3) Where under this section any notice is required to be served on an owner of land, and the land is ecclesiastical property, a like notice shall be served on the [^{F9}Church Commissioners][^{F9}Diocesan Board of Finance for the diocese in which the land is situated] .

In this subsection “ecclesiastical property” means land belonging to any ecclesiastical benefice [^{F10}of the Church of England] , or being or forming part of a church subject to the jurisdiction of the bishop of any diocese [^{F10}of the Church of England] or the site of such a church, or being or forming part of a burial ground subject to such jurisdiction [^{F11}[^{F12}or being diocesan glebe land within the meaning of the Endowments and Glebe Measure 1976]].

Textual Amendments

- F1** Words in s. 12 heading substituted (30.9.2022) by virtue of [Environment Act 2021 \(c. 30\)](#), s. 147(3), [Sch. 20 para. 2\(2\)](#) (with s. 144); S.I. 2022/48, reg. 5(d)
- F2** Words in s. 12(1) substituted (6.8.2004 for specified purposes, 31.10.2004 in so far as not already in force) by [Planning and Compulsory Purchase Act 2004 \(c. 5\)](#), [s. 100\(5\)\(a\)](#) (with s. 100(8)); S.I. 2004/2097, art. 2; S.I. 2004/2593, art. 2(a)
- F3** Word in s. 12(1)(b) omitted (31.1.2024 for specified purposes, 30.4.2024 for E. in so far as not already in force) by virtue of [Levelling-up and Regeneration Act 2023 \(c. 55\)](#), [ss. 181\(4\)\(a\)](#), 255(7) (with s. 247); S.I. 2024/92, reg. 2(j); S.I. 2024/389, reg. 3(a) (with reg. 4)
- F4** S. 12(1)(ba)(bb) inserted (31.1.2024 for specified purposes, 30.4.2024 for E. in so far as not already in force) by [Levelling-up and Regeneration Act 2023 \(c. 55\)](#), [ss. 181\(4\)\(b\)](#), 255(7) (with s. 247); S.I. 2024/92, reg. 2(j); S.I. 2024/389, reg. 3(a) (with reg. 4)
- F5** S. 12(1)(c) substituted (31.1.2024 for specified purposes, 30.4.2024 for E. in so far as not already in force) by [Levelling-up and Regeneration Act 2023 \(c. 55\)](#), [ss. 181\(4\)\(c\)](#), 255(7) (with s. 247); S.I. 2024/92, reg. 2(j); S.I. 2024/389, reg. 3(a) (with reg. 4)
- F6** S. 12(2)-(2B) substituted for s. 12(2) (6.8.2004 for specified purposes, 31.10.2004 in so far as not already in force) by [Planning and Compulsory Purchase Act 2004 \(c. 5\)](#), [s. 100\(5\)\(b\)](#) (with s. 100(8)); S.I. 2004/2097, art. 2; S.I. 2004/2593, art. 2(a)
- F7** Word in s. 12(2)(a) omitted (30.9.2022) by virtue of [Environment Act 2021 \(c. 30\)](#), s. 147(3), [Sch. 20 para. 2\(3\)\(a\)](#) (with s. 144); S.I. 2022/48, reg. 5(d)
- F8** S. 12(2)(c) and word inserted (30.9.2022) by [Environment Act 2021 \(c. 30\)](#), s. 147(3), [Sch. 20 para. 2\(3\)\(b\)](#) (with s. 144); S.I. 2022/48, reg. 5(d)
- F9** Words in s. 12(3) substituted (E.) (1.10.2006) by [Church of England \(Miscellaneous Provisions\) Measure 2006 \(No. 1\)](#), s. 16(2), [Sch. 5 para. 24\(1\)\(a\)](#); 2006 No. 2, Instrument made by Archbishops
- F10** Words in s. 12(3) inserted (E.) (1.10.2006) by [Church of England \(Miscellaneous Provisions\) Measure 2006 \(No. 1\)](#), s. 16(2), [Sch. 5 para. 24\(1\)\(b\)](#); 2006 No. 2, Instrument made by Archbishops
- F11** Words in s. 12(3) added (25.09.1991) by [Planning and Compensation Act 1991 \(c. 34\)](#), SIF 28:1), s. 70, [Sch. 15 para. 27](#); S.I. 1991/2067, [art. 3](#).
- F12** Words in s. 12(3) omitted (E.) (1.10.2006) by virtue of [Church of England \(Miscellaneous Provisions\) Measure 2006 \(No. 1\)](#), s. 16(2), [Sch. 5 para. 24\(1\)\(c\)](#); 2006 No. 2, Instrument made by Archbishops

Modifications etc. (not altering text)

- C1** S. 12 modified by [Planning \(Listed Buildings and Conservation Areas\) Act 1990 \(c. 9\)](#), SIF 123:1), [s. 50\(3\)](#)

Changes to legislation: Acquisition of Land Act 1981, Section 12 is up to date with all changes known to be in force on or before 20 February 2025. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) [View outstanding changes](#)

C2 S. 12(2) and (3) applied (31.10.1994) by 1958 c. 69, s. 16(7A) as inserted (31.10.1994) by 1994 c. 21, s. 52, **Sch. 8 para. 14(9)** (with s. 40(7)); S.I. 1994/2553, **art. 2**

Changes to legislation:

Acquisition of Land Act 1981, Section 12 is up to date with all changes known to be in force on or before 20 February 2025. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations.

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Changes and effects yet to be applied to :

- s. 7(4) inserted by [2023 c. 55 Sch. 18 para. 3\(2\)\(b\)](#)
- s. 26(1A)-(3) substituted for s. 26(1)(2) by [2023 c. 55 Sch. 18 para. 3\(3\)](#)

Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 7(4) inserted by [2023 c. 55 Sch. 18 para. 3\(2\)\(b\)](#)
- s. 26(1A)-(3) substituted for s. 26(1)(2) by [2023 c. 55 Sch. 18 para. 3\(3\)](#)



Acquisition of Land Act 1981

1981 CHAPTER 67

PART III

SPECIAL KINDS OF LAND

Orders subject to special parliamentary procedure

19 Commons, open spaces etc.

- (1) In so far as a compulsory purchase order authorises the purchase of any land forming part of a common, open space or fuel or field garden allotment, the order shall be subject to special parliamentary procedure unless the Secretary of State is satisfied—
- (a) that there has been or will be given in exchange for such land, other land, not being less in area and being equally advantageous to the persons, if any, entitled to rights of common or other rights, and to the public, and that the land given in exchange has been or will be vested in the persons in whom the land purchased was vested, and subject to the like rights, trusts and incidents as attach to the land purchased, or
 - ^{F1}[(aa) that the land is being purchased in order to secure its preservation or improve its management]
 - (b) that the land does not exceed 250 square yards in extent or is required for the widening or drainage of an existing highway or partly for the widening and partly for the drainage of such a highway and that the giving in exchange of other land is unnecessary, whether in the interests of the persons, if any, entitled to rights of common or other rights or in the interests of the public, and certifies accordingly.
- (2) Where it is proposed to give a certificate under this section, the Secretary of State shall [^{F2}direct the acquiring authority to] give public notice of his intention so to do, and—
- (a) after affording opportunity to all persons interested to make representations and objections in relation thereto, and

Changes to legislation: Acquisition of Land Act 1981, Section 19 is up to date with all changes known to be in force on or before 02 December 2025. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- (b) after causing a public local inquiry to be held in any case where it appears to him to be expedient so to do, having regard to any representations or objections made,

the Secretary of State may, after considering any representations and objections made and, if an inquiry has been held, the report of the person who held the inquiry, give the certificate.

^{F3}[(2A) Notice under subsection (2) above shall be given in such form and manner as the Secretary of State may direct.]

(3) A compulsory purchase order may provide for—

- (a) vesting land given in exchange as mentioned in subsection (1) above in the persons, and subject to the rights, trusts and incidents, therein mentioned, and
(b) discharging the land purchased from all rights, trusts and incidents to which it was previously subject [^{F4}except where the Secretary of State has given a certificate under subsection (1)(aa) above.].

(4) In this section—

“common” includes any land subject to be enclosed under the Inclosure Acts 1845 to 1882, and any town or village green,

“fuel or field garden allotment” means any allotment set out as a fuel allotment, or a field garden allotment, under an Inclosure Act,

“open space” means any land laid out as a public garden, or used for the purposes of public recreation, or land being a disused burial ground.

Textual Amendments

- F1** S. 19(1)(aa) inserted (25.09.1991) by [Planning and Compensation Act 1991 \(c. 34, SIF 28:1\)](#), s. 70, [Sch. 15](#), para. 12(1)(a); S.I. 1991/2067, [art.3](#).
- F2** Words in s. 19(2) inserted (25.09.1991) by [Planning and Compensation Act 1991 \(c. 34, SIF 28:1\)](#), s. 70, [Sch. 15](#), para. 12(1)(b); S.I. 1991/2067, [art. 3](#)
- F3** S. 19(2A) inserted (25.09.1991) by [Planning and Compensation Act 1991 \(c. 34, SIF 28:1\)](#), s. 70, [Sch. 15 para. 12\(1\)\(c\)](#); S.I. 1991/2067, [art.3](#).
- F4** Words in s. 19(3) added (25.09.1991) by [Planning and Compensation Act 1991 \(c. 34, SIF 28:1\)](#), s. 70, [Sch. 15](#), para. 12(1)(d); S.I. 1991/2067, [art.3](#).

Modifications etc. (not altering text)

- C1** S. 19 applied by [Town and Country Planning Act 1990 \(c. 8, SIF 123:1\)](#), s. [229\(3\)](#)
- C2** S. 19 excluded (with effect in accordance with s. 40(9)(a) of the amending Act) by [London Olympic Games and Paralympic Games Act 2006 \(c. 12\)](#), ss. [36\(3\)\(a\)](#), 40(1)(f)
- C3** S. 19 modified (9.1.2014) by [The Ashton Vale to Temple Meads and Bristol City Centre Rapid Transit Order 2013 \(S.I. 2013/3244\)](#), arts. 1, [34\(4\)](#) (with arts. 57, 58, Sch. 11 para. 19)

Changes to legislation:

Acquisition of Land Act 1981, Section 19 is up to date with all changes known to be in force on or before 02 December 2025. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations.

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Changes and effects yet to be applied to :

- s. 7(4) inserted by [2023 c. 55 Sch. 18 para. 3\(2\)\(b\)](#)
- s. 26(1A)-(3) substituted for s. 26(1)(2) by [2023 c. 55 Sch. 18 para. 3\(3\)](#)

Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 7(4) inserted by [2023 c. 55 Sch. 18 para. 3\(2\)\(b\)](#)
- s. 26(1A)-(3) substituted for s. 26(1)(2) by [2023 c. 55 Sch. 18 para. 3\(3\)](#)



Local Government (Miscellaneous Provisions) Act 1976

1976 CHAPTER 57

PART I

GENERAL

Land

16 Power of local authorities to obtain particulars of persons interested in land.

- (1) Where, with a view to performing a function conferred on a local authority by any enactment, the authority considers that it ought to have information connected with any land, the authority may serve on one or more of the following persons, namely—
- (a) the occupier of the land; and
 - (b) any person who has an interest in the land either as freeholder, mortgagee or lessee or who directly or indirectly receives rent for the land; and
 - (c) any person who, in pursuance of an agreement between himself and a person interested in the land, is authorised to manage the land or to arrange for the letting of it,

a notice specifying the land and the function and the enactment which confers the function and requiring the recipient of the notice to furnish to the authority, within a period specified in the notice (which shall not be less than fourteen days beginning with the day on which the notice is served), the nature of his interest in the land and the name and address of each person whom the recipient of the notice believes is the occupier of the land and of each person whom he believes is, as respects the land, such a person as is mentioned in the provisions of paragraphs (b) and (c) of this subsection.

- (2) A person who—
- (a) fails to comply with the requirements of a notice served on him in pursuance of the preceding subsection; or

Changes to legislation: There are currently no known outstanding effects for the Local Government (Miscellaneous Provisions) Act 1976, Section 16. (See end of Document for details)

(b) in furnishing any information in compliance with such a notice makes a statement which he knows to be false in a material particular or recklessly makes a statement which is false in a material particular,
shall be guilty of an offence and liable on summary conviction to a fine not exceeding [^{F1}level 5 on the standard scale].

Textual Amendments

F1 Words substituted by virtue of [Criminal Justice Act 1982 \(c. 48, SIF 39:1\)](#), **ss. 38, 46**

Modifications etc. (not altering text)

- C1** S. 16 extended by [Local Government \(Miscellaneous Provisions\) Act 1982 \(c. 30, SIF 81:1\)](#), **s. 33(7)**
S. 16 extended (19.9.1995) by [1995 c. 25, ss. 65\(7\), 125\(2\)](#), **Sch. 8 para. 1(2)(c)(4)** (with ss. 7(6), 115, 117, [Sch. 8 para. 7](#))
S. 16 extended (6.5.2003) by [London Development Agency Act 2003 \(c. i\)](#), ss. 1, **2**
- C2** S. 16: power to transfer functions conferred by [Public Health \(Control of Disease\) Act 1984 \(c. 22, SIF 100:1\)](#), **ss. 3(2)(c)(i), 79**
S. 16: power to apply conferred (1.9.1997) by [1997 c. 50, s. 44\(1\)](#), **Sch. 4 para. (c)(i)**; S.I. 1997/1930, **art. 2(2)(m)**
- C3** S. 16: certain functions transferred (7.8.1991) by S.I. 1991/1773, art. 8(1)(3), **Sch. 2**
S. 16: certain functions transferred (10.1.1992) by S.I. 1991/2913, art. 8(1)(3), **Sch. 2**
- C4** S. 16 modified (7.8.1991) by S.I. 1991/1773, art. 8(2)(3), **Sch. 2**
S. 16 modified (10.1.1992) by S.I. 1991/2913, art. 8(2)(3), **Sch. 2**
- C5** S. 16 restricted (6.3.1992) by [Local Government Finance Act 1992 \(c. 14\)](#), s. 117(1), **Sch. 13 para. 45** (with s. 118(1)(2)(4))
- C6** S. 16 amended (16.11.2000) by S.I. 2000/2853, reg. 3(1), **Sch. 2 para. 17**
- C7** S. 16 extended (2.7.2009) by [Broads Authority Act 2009 \(c. i\)](#), **s. 23** (with ss. 2(3), 16(3), 42, [Sch. 6 Pt. ss. 2, 3](#))
- C8** S. 16 modified (E.) (6.4.2010) by [The Cowes Port Health Authority Order 2010 \(S.I. 2010/1216\)](#), arts. 1(1), 4, **Sch.**
- C9** S. 16 modified (E.) (6.4.2010) by [The Southampton Port Health Authority Order 2010 \(S.I. 2010/1218\)](#), arts. 1(1), 4, **Sch.**
- C10** S. 16 modified (E.) (6.4.2010) by [The Bristol Port Health Authority Order 2010 \(S.I. 2010/1214\)](#), arts. 1, 4, **Sch.**
- C11** S. 16 modified (E.) (6.4.2010) by [The Portsmouth Port Health Authority Order 2010 \(S.I. 2010/1217\)](#), arts. 1(1), 4, **Sch.**
- C12** S. 16 modified (E.) (6.4.2010) by [The Cornwall Port Health Authority Order 2010 \(S.I. 2010/1215\)](#), arts. 1(1), 4, **Sch.** (with art. 2)
- C13** S. 16 applied (with modifications) (E.) (24.3.2011) by [The Hull and Goole Port Health Authority Order 2011 \(S.I. 2011/939\)](#), arts. 1(1), 9, **Sch. 2**
- C14** S. 16 functions transferred and modified (E.) (14.6.2016) by [The River Tees Port Health Authority Order 2016 \(S.I. 2016/644\)](#), arts. 1(1), 9, **Sch. 2**
- C15** S. 16 functions etc. assigned to the port health authority and modified (E.) (31.3.2017) by [The Weymouth Port Health Authority Order 2017 \(S.I. 2017/558\)](#), arts. 1(1), 9, **Sch. 2** (with art. 9(3))
- C16** **Ss. 13-16**: power to amend conferred (26.12.2023) by [Levelling-up and Regeneration Act 2023 \(c. 55\)](#), **ss. 132, 255(3)(a)** (with s. 247)

Changes to legislation:

There are currently no known outstanding effects for the Local Government (Miscellaneous Provisions) Act 1976, Section 16.



Housing and Planning Act 2016

2016 CHAPTER 22

PART 7

COMPULSORY PURCHASE ETC

Power to override easements and other rights

203 Power to override easements and other rights

- (1) A person may carry out building or maintenance work to which this subsection applies even if it involves—
- (a) interfering with a relevant right or interest, or
 - (b) breaching
 - [^{F1}(i)] a restriction as to the user of land arising by virtue of a contract [^{F2}, or
 - (ii) an obligation under a conservation covenant.]
- (2) Subsection (1) applies to building or maintenance work where—
- (a) there is planning consent for the building or maintenance work,
 - (b) the work is carried out on land that has at any time on or after [^{F3}the relevant day] —
 - (i) become vested in or acquired by a specified authority [^{F4}or a specified company acting on behalf of a specified authority], or
 - (ii) been appropriated by a local authority for planning purposes as defined by section 246(1) of the Town and Country Planning Act 1990,
 - (c) the authority could acquire the land compulsorily for the purposes of the building or maintenance work, and
 - (d) the building or maintenance work is for purposes related to the purposes for which the land was vested, acquired or appropriated as mentioned in paragraph (b).
- (3) Subsection (1) also applies to building or maintenance work where—

Changes to legislation: Housing and Planning Act 2016, Section 203 is up to date with all changes known to be in force on or before 14 February 2025. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- (a) there is planning consent for the building or maintenance work,
 - (b) the work is carried out on other qualifying land,
 - (c) the qualifying authority in relation to the land could acquire the land compulsorily for the purposes of the building or maintenance work, and
 - (d) the building or maintenance work is for purposes related to the purposes for which the land was vested in, or acquired or appropriated by, the qualifying authority in relation to the land.
- (4) A person may use land in a case to which this subsection applies even if the use involves—
- (a) interfering with a relevant right or interest, or
 - (b) breaching
 - [^{F5}(i)] a restriction as to the user of land arising by virtue of a contract [^{F6}, or
 - (ii) an obligation under a conservation covenant.]
- (5) Subsection (4) applies to the use of land in a case where—
- (a) there is planning consent for that use of the land,
 - (b) the land has at any time on or after [^{F7}the relevant day] —
 - (i) become vested in or acquired by a specified authority [^{F8}or a specified company acting on behalf of a specified authority] , or
 - (ii) been appropriated by a local authority for planning purposes as defined by section 246(1) of the Town and Country Planning Act 1990,
 - (c) the authority could acquire the land compulsorily for the purposes of erecting or constructing any building, or carrying out any works, for that use, and
 - (d) the use is for purposes related to the purposes for which the land was vested, acquired or appropriated as mentioned in paragraph (b).
- (6) Subsection (4) also applies to the use of land in a case where—
- (a) there is planning consent for that use of the land,
 - (b) the land is other qualifying land, and
 - (c) the qualifying authority in relation to the land could acquire the land compulsorily for the purposes of erecting or constructing any building, or carrying out any works, for that use, and
 - (d) the use is for purposes related to the purposes for which the land was vested in, or acquired or appropriated by, the qualifying authority in relation to the land.
- (7) Land currently owned by a specified authority is to be treated for the purposes of subsection (2)(c) or (5)(c) as if it were not currently owned by the authority.
- (8) Land currently owned by a qualifying authority is to be treated for the purposes of subsection (3)(c) or (6)(c) as if it were not currently owned by the authority.
- (9) Nothing in this section authorises an interference with—
- (a) a right of way on, under or over land that is a protected right, or
 - (b) a right of laying down, erecting, continuing or maintaining apparatus on, under or over land if it is a protected right.
- (10) Nothing in this section authorises—
- (a) an interference with a relevant right or interest annexed to land belonging to the National Trust which is held by the National Trust inalienably, ^{F9} ...

Changes to legislation: *Housing and Planning Act 2016, Section 203 is up to date with all changes known to be in force on or before 14 February 2025. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

- (b) a breach of a restriction as to the user of land which does not belong to the National Trust—
 - (i) arising by virtue of a contract to which the National Trust is a party, or
 - (ii) benefiting land which does belong to the National Trust ^{F10}, or
 - (c) a breach of an obligation under a conservation covenant owed to the National Trust.]
- (11) For the purposes of subsection (10)—
- (a) “National Trust” means the National Trust for Places of Historic Interest or Natural Beauty incorporated by the National Trust Act 1907, and
 - (b) land is held by the National Trust “inalienably” if it is inalienable under section 21 of the National Trust Act 1907 or section 8 of the National Trust Act 1939.

Textual Amendments

- F1** Words in s. 203(1)(b) renumbered as s. 203(1)(b)(i) (30.9.2022) by [Environment Act 2021 \(c. 30\)](#), s. 147(3), **Sch. 20 para. 5(2)(a)** (with s. 144); S.I. 2022/48, **reg. 5(d)**
- F2** S. 203(1)(b)(ii) and word inserted (30.9.2022) by [Environment Act 2021 \(c. 30\)](#), s. 147(3), **Sch. 20 para. 5(2)(b)** (with s. 144); S.I. 2022/48, **reg. 5(d)**
- F3** Words in s. 203(2)(b) substituted (19.7.2017) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), **ss. 37(2)(a)**, 46(1); S.I. 2017/767, **reg. 2(i)**
- F4** Words in s. 203(2)(b)(i) inserted (19.7.2017) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), **ss. 37(2)(b)**, 46(1); S.I. 2017/767, **reg. 2(i)**
- F5** Words in s. 203(4)(b) renumbered as s. 203(4)(b)(i) (30.9.2022) by [Environment Act 2021 \(c. 30\)](#), s. 147(3), **Sch. 20 para. 5(2)(a)** (with s. 144); S.I. 2022/48, **reg. 5(d)**
- F6** S. 203(4)(b)(ii) and word inserted (30.9.2022) by [Environment Act 2021 \(c. 30\)](#), s. 147(3), **Sch. 20 para. 5(2)(b)** (with s. 144); S.I. 2022/48, **reg. 5(d)**
- F7** Words in s. 203(5)(b) substituted (19.7.2017) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), **ss. 37(2)(c)**, 46(1); S.I. 2017/767, **reg. 2(i)**
- F8** Words in s. 203(5)(b)(i) inserted (19.7.2017) by [Neighbourhood Planning Act 2017 \(c. 20\)](#), **ss. 37(2)(d)**, 46(1); S.I. 2017/767, **reg. 2(i)**
- F9** Word in s. 203(10)(a) omitted (30.9.2022) by virtue of [Environment Act 2021 \(c. 30\)](#), s. 147(3), **Sch. 20 para. 5(3)(a)** (with s. 144); S.I. 2022/48, **reg. 5(d)**
- F10** S. 203(10)(c) and word inserted (30.9.2022) by [Environment Act 2021 \(c. 30\)](#), s. 147(3), **Sch. 20 para. 5(3)(b)** (with s. 144); S.I. 2022/48, **reg. 5(d)**

Modifications etc. (not altering text)

- C1** S. 203 restricted (23.9.2016) by [The M4 Motorway \(Junctions 3 to 12\) \(Smart Motorway\) Development Consent Order 2016 \(S.I. 2016/863\)](#), art. 1, **Sch. 9 para. 23(1)**
- C2** S. 203 restricted (9.2.2021) by [The A1 Birtley to Coal House Development Consent Order 2021 \(S.I. 2021/74\)](#), art. 1, **Sch. 11 para. 21(1)** (with art. 5, Sch. 27 paras. 23(3), 36)
- C3** S. 203 restricted (4.11.2022) by [The A47/A11 Thickthorn Junction Development Consent Order 2022 \(S.I. 2022/1070\)](#), art. 1, **Sch. 9 para. 67(1)** (with arts. 4, 52, Sch. 9 para. 82)
- C4** S. 203 restricted (18.7.2023) by [The Longfield Solar Farm Order 2023 \(S.I. 2023/734\)](#), art. 1, **Sch. 15 para. 71(1)** (with art. 19)
- C5** S. 203 restricted (3.8.2023) by [The Hornsea Four Offshore Wind Farm Order 2023 \(S.I. 2023/800\)](#), art. 1, **Sch. 9 Pt. 4 para. 4(1)** (with arts. 42, 43, Sch. 9 Pt. 1 para. 4, Sch. 9 Pt. 3 para. 6(1), Sch. 9 Pt. 4 para. 20, Sch. 9 Pt. 9 para. 4) (as amended (31.1.2024) by S.I. 2024/117, art. 1(2), **Sch.**)
- C6** S. 203 restricted (9.2.2024) by [The A12 Chelmsford to A120 Widening Development Consent Order 2024 \(S.I. 2024/60\)](#), art. 1, **Sch. 11 para. 69(1)** (with arts. 4, 52, Sch. 11 paras. 6, 24, 39(1), 55(1), 71(3), 84)

Changes to legislation: Housing and Planning Act 2016, Section 203 is up to date with all changes known to be in force on or before 14 February 2025. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

- C7** S. 203 restricted (13.3.2024) by The Medworth Energy from Waste Combined Heat and Power Facility Order 2024 (S.I. 2024/230), art. 1, **Sch. 9 para. 95(1)** (with Sch. 11 paras. 5, 22, 37, 47, 82, 110)
- C8** S. 203 restricted (28.3.2024) by The A66 Northern Trans-Pennine Development Consent Order 2024 (S.I. 2024/360), art. 1, **Sch. 9 para. 66(1)** (with arts. 18, 35, Sch. 9)
- C9** S. 203 restricted (11.4.2024) by The HyNet Carbon Dioxide Pipeline Order 2024 (S.I. 2024/436), art. 1(2), **Sch. 10 para. 65(1)** (with arts. 21, 41, Sch. 10)
- C10** S. 203 restricted (9.5.2024) by The Sheringham Shoal and Dudgeon Extensions Offshore Wind Farm Order 2024 (S.I. 2024/564), art. 1, **Sch. 14 Pt. 3 para. 4(1)** (with arts. 35, 36, Sch. 14)
- C11** S. 203 restricted (3.8.2024) by The Mallard Pass Solar Farm Order 2024 (S.I. 2024/796), art. 1, **Sch. 15 para. 76(1)** (with Sch. 15)
- C12** S. 203 restricted (3.8.2024) by The Gate Burton Energy Park Order 2024 (S.I. 2024/807), art. 1, **Sch. 14 para. 116(1)** (with art. 45, Sch. 14)
- C13** S. 203 restricted (3.8.2024) by The Sunnica Energy Farm Order 2024 (S.I. 2024/802), art. 1, **Sch. 12 para. 109(1)(o)** (with art. 44, Sch. 12)
- C14** S. 203 restricted (27.9.2024) by The Cottam Solar Project Order 2024 (S.I. 2024/943), art. 1, **Sch. 15 para. 118(1)** (with art. 48, Sch. 15)
- C15** S. 203 restricted (25.10.2024) by The Associated British Ports (Immingham Eastern Ro-Ro Terminal) Development Consent Order 2024 (S.I. 2024/1014), art. 1, **Sch. 4 para. 71(1)(f)** (with arts. 36, 40, Sch. 4)

Commencement Information

- II** S. 203 in force at 13.7.2016 by S.I. 2016/733, **reg. 3(m)**

Changes to legislation:

Housing and Planning Act 2016, Section 203 is up to date with all changes known to be in force on or before 14 February 2025. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations.

[View outstanding changes](#)

Changes and effects yet to be applied to :

- s. 95(1)(ia) inserted by [2023 c. 36 Sch. 1 para. 2](#)
- s. 100(7)(aa) inserted by [2023 c. 36 Sch. 1 para. 3](#)
- s. 172(1)(a) words renumbered as s. 172(1)(a) by [2017 c. 20 s. 26\(8\)\(a\)\(i\)](#)
- s. 172(1)(b) inserted by [2017 c. 20 s. 26\(8\)\(a\)\(ii\)](#)
- s. 203 restricted by [S.I. 2025/85 Sch. 13 para. 85\(1\)\(p\)](#)

Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 95(1)(ia) inserted by [2023 c. 36 Sch. 1 para. 2](#)
- s. 100(7)(aa) inserted by [2023 c. 36 Sch. 1 para. 3](#)
- s. 172(1)(a) words renumbered as s. 172(1)(a) by [2017 c. 20 s. 26\(8\)\(a\)\(i\)](#)
- s. 172(1)(b) inserted by [2017 c. 20 s. 26\(8\)\(a\)\(ii\)](#)



Human Rights Act 1998

1998 CHAPTER 42

Public authorities

6 Acts of public authorities.

- (1) It is unlawful for a public authority to act in a way which is incompatible with a Convention right.
- (2) Subsection (1) does not apply to an act if—
 - (a) as the result of one or more provisions of primary legislation, the authority could not have acted differently; or
 - (b) in the case of one or more provisions of, or made under, primary legislation which cannot be read or given effect in a way which is compatible with the Convention rights, the authority was acting so as to give effect to or enforce those provisions.
- (3) In this section “public authority” includes—
 - (a) a court or tribunal, and
 - (b) any person certain of whose functions are functions of a public nature, but does not include either House of Parliament or a person exercising functions in connection with proceedings in Parliament.
- ^{F1}(4)
- (5) In relation to a particular act, a person is not a public authority by virtue only of subsection (3)(b) if the nature of the act is private.
- (6) “An act” includes a failure to act but does not include a failure to—
 - (a) introduce in, or lay before, Parliament a proposal for legislation; or
 - (b) make any primary legislation or remedial order.

Textual Amendments

F1 S. 6(4) repealed (1.10.2009) by [Constitutional Reform Act 2005 \(c. 4\)](#), ss. 40, 146, 148, Sch. 9 para. 66(4), [Sch. 18 Pt. 5](#); [S.I. 2009/1604](#), [art. 2\(d\)\(f\)](#)

Changes to legislation: There are currently no known outstanding effects for the Human Rights Act 1998, Section 6. (See end of Document for details)

Modifications etc. (not altering text)

- C1** S. 6 excluded (5.3.2015) by [Infrastructure Act 2015 \(c. 7\)](#), **ss. 8(3)(b)**, 57(1); S.I. 2015/481, reg. 2(a)
- C2** [Ss. 6-9](#) excluded (25.4.2024) by [Safety of Rwanda \(Asylum and Immigration\) Act 2024 \(c. 8\)](#), **ss. 2(5)(b), 3, 10(1)** (with [ss. 4, 10\(2\)](#))
- C3** S. 6(1) applied (2.10.2000) by 1999 c. 33, **ss. 65(2)**, 170(4); S.I. 2000/2444, art. 2, **Sch. 1** (subject to transitional provisions in [arts. 3, 4, Sch. 2](#))
- C4** S. 6(3)(b) modified (1.12.2008 with exception in art. 2(2) of commencing S.I.) by [Health and Social Care Act 2008 \(c. 14\)](#), **ss. 145(1)-(4)**, 170 (with s. 145(5)); S.I. 2008/2994, **art. 2(1)**
- C5** S. 6(3)(b) applied (1.4.2015) by [Care Act 2014 \(c. 23\)](#), **s. 73(2)(3)**127; S.I. 2015/993, art. 2(r) (with transitional provisions in S.I. 2015/995)

Changes to legislation:

There are currently no known outstanding effects for the Human Rights Act 1998, Section 6.

*Changes to legislation: There are currently no known outstanding effects
for the Human Rights Act 1998, Article 1. (See end of Document for details)*

SCHEDULES

SCHEDULE 1

THE ARTICLES

PART II

THE FIRST PROTOCOL

ARTICLE 1

PROTECTION OF PROPERTY

Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.

The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.

Changes to legislation:

There are currently no known outstanding effects for the Human Rights Act 1998, Article 1.

*Changes to legislation: There are currently no known outstanding effects
for the Human Rights Act 1998, Article 6. (See end of Document for details)*

SCHEDULES

SCHEDULE 1

THE ARTICLES

PART I

THE CONVENTION

RIGHTS AND FREEDOMS

ARTICLE 6

RIGHT TO A FAIR TRIAL

- 1 In the determination of his civil rights and obligations or of any criminal charge against him, everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law. Judgment shall be pronounced publicly but the press and public may be excluded from all or part of the trial in the interest of morals, public order or national security in a democratic society, where the interests of juveniles or the protection of the private life of the parties so require, or to the extent strictly necessary in the opinion of the court in special circumstances where publicity would prejudice the interests of justice.
- 2 Everyone charged with a criminal offence shall be presumed innocent until proved guilty according to law.
- 3 Everyone charged with a criminal offence has the following minimum rights:
 - (a) to be informed promptly, in a language which he understands and in detail, of the nature and cause of the accusation against him;
 - (b) to have adequate time and facilities for the preparation of his defence;
 - (c) to defend himself in person or through legal assistance of his own choosing or, if he has not sufficient means to pay for legal assistance, to be given it free when the interests of justice so require;
 - (d) to examine or have examined witnesses against him and to obtain the attendance and examination of witnesses on his behalf under the same conditions as witnesses against him;
 - (e) to have the free assistance of an interpreter if he cannot understand or speak the language used in court.

Changes to legislation:

There are currently no known outstanding effects for the Human Rights Act 1998, Article 6.

*Changes to legislation: There are currently no known outstanding effects
for the Human Rights Act 1998, Article 8. (See end of Document for details)*

SCHEDULES

SCHEDULE 1

THE ARTICLES

PART I

THE CONVENTION

RIGHTS AND FREEDOMS

ARTICLE 8

RIGHT TO RESPECT FOR PRIVATE AND FAMILY LIFE

- 1 Everyone has the right to respect for his private and family life, his home and his correspondence.
- 2 There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.

Changes to legislation:

There are currently no known outstanding effects for the Human Rights Act 1998, Article 8.



Equality Act 2010

2010 CHAPTER 15

PART 11

ADVANCEMENT OF EQUALITY

CHAPTER 1

PUBLIC SECTOR EQUALITY DUTY

149 Public sector equality duty

- (1) A public authority must, in the exercise of its functions, have due regard to the need to—
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- (2) A person who is not a public authority but who exercises public functions must, in the exercise of those functions, have due regard to the matters mentioned in subsection (1).
- (3) Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—
 - (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 - (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Changes to legislation: Equality Act 2010, Section 149 is up to date with all changes known to be in force on or before 28 February 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) [View outstanding changes](#)

- (4) The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.
- (5) Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—
 - (a) tackle prejudice, and
 - (b) promote understanding.
- (6) Compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.
- (7) The relevant protected characteristics are—
 - age;
 - disability;
 - gender reassignment;
 - pregnancy and maternity;
 - race;
 - religion or belief;
 - sex;
 - sexual orientation.
- (8) A reference to conduct that is prohibited by or under this Act includes a reference to—
 - (a) a breach of an equality clause or rule;
 - (b) a breach of a non-discrimination rule.
- (9) Schedule 18 (exceptions) has effect.

Changes to legislation:

Equality Act 2010, Section 149 is up to date with all changes known to be in force on or before 28 February 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations.

[View outstanding changes](#)

Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 40A inserted by [2023 c. 51 s. 1](#)
- s. 120(9) inserted by [2023 c. 51 s. 2\(b\)](#)
- s. 124A inserted by [2023 c. 51 s. 3](#)



Local Government Act 1972

1972 CHAPTER 70

PART VII

MISCELLANEOUS POWERS OF LOCAL AUTHORITIES

Land transactions — principal councils

122 Appropriation of land by principal councils.

- (1) Subject to the following provisions of this section, a principal council may appropriate for any purpose for which the council are authorised by this or any other enactment to acquire land by agreement any land which belongs to the council and is no longer required for the purpose for which it is held immediately before the appropriation; but the appropriation of land by a council by virtue of this subsection shall be subject to the rights of other persons in, over or in respect of the land concerned.
- (2) A principal council may not appropriate under subsection (1) above any land which they may be authorised to appropriate under [^{F1}section 229 of the Town and Country Planning Act 1990] (land forming part of a common, etc.) unless—
 - (a) the total of the land appropriated in any particular common, . . . ^{F2} or fuel or field garden allotment (giving those expressions the same meanings as in [^{F3}the said section 229]) does not in the aggregate exceed 250 square yards, and
 - (b) before appropriating the land they cause notice of their intention to do so, specifying the land in question, to be advertised in two consecutive weeks in a newspaper circulating in the area in which the land is situated, and consider any objections to the proposed appropriation which may be made to them,

^{F4}

[^{F5}(2A) A principal council may not appropriate under subsection (1) above any land consisting or forming part of an open space unless before appropriating the land they cause notice of their intention to do so, specifying the land in question, to be advertised in two consecutive weeks in a newspaper circulating in the area in which the land

Changes to legislation: Local Government Act 1972, Section 122 is up to date with all changes known to be in force on or before 02 December 2025. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

is situated, and consider any objections to the proposed appropriation which may be made to them.

(2B) Where land appropriated by virtue of subsection (2A) above is held—

- (a) for the purposes of section 164 of the Public Health Act 1875 (pleasure grounds); or
- (b) in accordance with section 10 of the Open Spaces Act 1906 (duty of local authority to maintain open spaces and burial grounds),

the land shall by virtue of the appropriation be freed from any trust arising solely by virtue of its being land held in trust for enjoyment by the public in accordance with the said section 164 or, as the case may be, the said section 10.]

^{F6}(3)

- (4) Where land has been acquired under this Act or any other enactment or any statutory order incorporating the Lands Clauses Acts and is subsequently appropriated under this section, any work executed on the land after the appropriation has been effected shall be treated for the purposes of section 68 of the ^{M1}Lands Clauses Consolidation Act 1845 and section 10 of the ^{M2}Compulsory Purchase Act 1965 as having been authorised by the enactment or statutory order under which the land was acquired.

^{F7}(5)

Textual Amendments

- F1** Words substituted by [Planning \(Consequential Provisions\) Act 1990 \(c. 11, SIF 123:1, 2\), s. 4, Sch. 2 para. 28\(1\)](#)
- F2** Words repealed by [Local Government, Planning and Land Act 1980 \(c. 65, SIF 81:1, 2\), s. 194, Sch. 34 Pt. XII](#)
- F3** Words substituted by [Planning \(Consequential Provisions\) Act 1990 \(c. 11, SIF 123:1, 2\), s. 4, Sch. 2 para. 28\(1\)](#)
- F4** S. 122(2)(b) words following repealed by [Local Government, Planning and Land Act 1980 \(c. 65, SIF 81:1, 2\), s. 194, Sch. 34 Pt. XIII](#)
- F5** S. 122(2A)(2B) inserted by [Local Government, Planning and Land Act 1980 \(c. 65, SIF 123:1, 2\), s. 118, Sch. 23 Pt. V para. 12](#)
- F6** S. 122(3) repealed by [Local Government, Planning and Land Act 1980 \(c. 65, SIF 81:1, 2\), s. 194, Sch. 34 Pt. XIII](#)
- F7** S. 122(5)(6) repealed by [Local Government, Planning and Land Act 1980 \(c. 65, SIF 81:1, 2\), s. 194, Sch. 34 Pt. XIII](#)

Modifications etc. (not altering text)

- C1** S. 122 extended (with modifications) (19.9.1995) by [1995 c. 25, ss. 65\(7\), 125\(2\), Sch. 8 para. 1\(1\)\(a\) \(4\)](#) (with [ss.7\(6\), 115, 117, Sch. 8 para. 7](#))
- C2** Ss. 120-123 applied (with modifications) (E.) (24.3.2011) by [The Hull and Goole Port Health Authority Order 2011 \(S.I. 2011/939\), arts. 1\(1\), 7, Sch. 1](#)
- C3** Ss. 120-123 applied (with modifications) (E.) (31.3.2017) by [The Weymouth Port Health Authority Order 2017 \(S.I. 2017/558\), arts. 1\(1\), 8, Sch. 1](#)
- C4** S. 122(4) applied by [Town and Country Planning Act 1990 \(c. 8, SIF 123:1\), s. 232\(5\)](#)

Marginal Citations

- M1** 1845 c. 18.
M2 1965 c. 56.

Changes to legislation:

Local Government Act 1972, Section 122 is up to date with all changes known to be in force on or before 02 December 2025. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations.

[View outstanding changes](#)

Changes and effects yet to be applied to :

- s. 101(6ZA) inserted by [2023 c. 55 Sch. 12 para. 2](#)
- s. 123(2C) inserted by [2023 c. 55 s. 75](#)

Changes and effects yet to be applied to the whole Act associated Parts and Chapters:

Whole provisions yet to be inserted into this Act (including any effects on those provisions):

- s. 101(6ZA) inserted by [2023 c. 55 Sch. 12 para. 2](#)
- s. 123(2C) inserted by [2023 c. 55 s. 75](#)

REPORT TO:	Cabinet 16 November 2022
SUBJECT:	Regina Road Estate, Norwood
LEAD OFFICER:	Susmita Sen, Corporate Director for Housing
CABINET MEMBER:	Councillor Lynne Hale, Deputy Executive Mayor and Cabinet Member for Homes
WARDS:	All

SUMMARY OF REPORT:

This report proposes action to begin the process of addressing the current and recurring unsatisfactory situation at the Regina Road estate where three ageing tower blocks require intervention to ensure modern social housing fit for the 21st Century. The unsatisfactory situation has developed over recent years because of the failure to resolve key maintenance issues and to respond in a timely way to the conditions highlighted at Regina Road.

The report includes a review of studies previously commissioned by the Council, a summary of the experiences of some other local authorities who have faced similar issues with their tower blocks and a review of research conducted by the Building Research Establishment on Large Panel Systems. These lead to a conclusion that the Council must either commit to significant refurbishment works or demolish and rebuild the tower blocks at Regina Road.

The report sets out for approval the Council's draft statutory arrangement for consulting with tenants on housing management matters; the proposal for consultation on the options to refurbish or demolish and redevelop Regina Road estate under these arrangements; the proposal for consultation on draft Resident Offers for tenants and leaseholders/freeholders on the estate. The residents will be consulted on these proposals during December/January and the outcome reported back to Mayor and Cabinet in early 2023.

FINANCIAL IMPACT:

The proposals sit within the Housing Revenue Account (HRA) and therefore will have no direct financial impact on the Borough's General Fund. Some of the recommendations implemented will have an attached financial cost to the HRA. This will be included in the costs of the overall Housing Business Plan being developed for the Council.

Any costs incurred in the future to deliver the plan will have gone through the Council's existing controls to ensure the expenditure is essential and represents good value for Croydon. Any costs in the current year will need to be contained within the existing approved budget for 2022/2023 to ensure Members are sighted.

KEY DECISION REFERENCE NO.: 5122EM

RECOMMENDATIONS:

The Executive Mayor in Cabinet is recommended to:

- i. Consider and approve the proposed arrangements for consulting with secure tenants and introductory tenants on matters of housing management for the purposes of sections 105 of the Housing Act 1985 and 137 of the Housing Act 1996 as set out in Appendix 1
- ii. Agree that residents be consulted in accordance with Section 105 of the Housing Act 1985 and, to the extent relevant, under section 137 of the Housing Act 1996 on the proposals to refurbish or demolish and redevelop those properties within the Regina Road estate, as defined on the plan attached as Appendix 2.
- iii. Note at Appendix 3 the comments arising from early engagement with tenants, leaseholders and freeholders in the Regina Road area at the resident engagement workshops held locally during October.
- iv. Agree that residents (including tenants, leaseholders and freeholders) be consulted on the proposed contents of the Tenant and Leaseholder/Freeholder Offers at Appendices 4 and 5 for those properties within the Regina Road estate, as defined on the plan attached as Appendix 2.
- v. The outcome of the consultations at recommendations ii) and iv be reported back to the Mayor and Cabinet in early 2023.
- vi. Subject to the outcome of the consultations, a report be brought back to the Mayor and Cabinet on a ballot of residents for the purpose of GLA funding.
- vii. Agree that no further tenancies, permanent or temporary, be granted at any of the properties within the Regina Road estate, as defined on the plan attached at Appendix 2, with the exception of properties - nos 89-123, 112,114, 116-126, & 128 Regina Road, & 1-4B & 5-8B Sunnybank - which can only be used for non-secure licensees when vacancies occur because these properties do not suffer from the same conditions and issues as the tower blocks.
- viii. Agree to the appointment of an Independent Tenant and Leaseholder advisor to provide independent support to tenants, leaseholders and freeholders throughout the consultation period and up to and including any ballot/s.
- ix. Approve all necessary expenditure, including architectural fees, surveys, option appraisals, and an Independent Tenant & Leaseholder Advisor, as detailed in paragraph 9.4.

1. LIST OF APPENDICES:

Appendix 1 – Proposed LB Croydon Arrangements for Statutory Consultation under Sections 105 of the Housing Acts 1985 and 107 of the Housing Act 1996

Appendix 2 - Plan No.1 showing location of the three tower blocks and surrounding medium and low-rise development within a boundary

Appendix 3 - Record detailing what residents of the Regina Road area (as defined within the boundary shown on Plan No. 1 in Appendix 2) have said to the Council at the resident engagement sessions held locally during October

Appendix 4 – Draft Tenant Offer for consultation

Appendix 5 – Draft Leaseholder/Freeholder Offer for consultation

Appendix 6 - EQIA

2. BACKGROUND

- 2.1 The Regina Road Estate was developed as social housing by the Borough in the mid-1960s. The estate includes three 11-storey tower blocks built using the Wates Large Panel System (LPS), each with 44 flats. The wider estate contains four medium-rise blocks close to the tower blocks, (with 42 flats) and additional low two-storey housing some of which are included in the scope of this report for consultation on redevelopment. Appendix 2 shows the extent to be considered for inclusion in a potential redevelopment area. This area includes some green space, a play area and a kindergarten.
- 2.2 The three tower blocks were retrofitted with insulated cladding c.1999 as part of a refurbishment project to improve living conditions. However, the flats in the tower blocks – particularly in nos 1-87 - have suffered in recent years from a variety of issues including water penetration, condensation and mould that have proved difficult to rectify. This unsatisfactory situation has developed over recent years because these key maintenance issues, highlighted by residents, were not addressed in a timely way. Major refurbishment works are needed if the blocks are to remain in use longer-term.
- 2.3 This report considers the options open to the Council in working with its residents towards a long-term solution to the difficulties currently being experienced by residents at Regina Road.
- 2.4 There are 39 other HRA owned residential tower blocks in Croydon. These are to be reviewed in the context of the Housing Investment Plan, currently in preparation but fall outside of the remit of this report.

3. REGINA ROAD LPS TOWER BLOCKS

- 3.1 The three tower blocks at Regina Road were built in the 1960s by Wates using a Large Panel System (LPS). LPS blocks were largely built using unskilled

labour and have proved problematic for many local authorities. Extensive research was conducted by the Building Research Establishment (BRE) following the 1968 partial collapse of Ronan Point (built using a different LPS) and resulted in two major reports in 1986 and 1987 which highlighted the need for regular monitoring and structural repair of LPS tower blocks. In the 1987 report BRE highlighted, in their opinion, the major issue of the environment within LPS flats and the need to limit condensation and mould growth at reasonable cost – an issue that flats at Regina Road continue to suffer.

- 3.2 The new Building Safety Regulator has been established within the Health & Safety Executive as a consequence of the 2017 Grenfell Tower fire. The Regulator requires registration of all residential buildings 18 metres and higher or seven storeys and above. Officers expect registration of relevant LBC buildings to be made in January 2023, with a subsequent requirement for each registered building to be licensed for residential use. The licensing process is expected to include a range of issues, but particularly structural stability and fire safety.
- 3.3 In 2012 BRE published its Handbook for the structural assessment of LPS dwelling blocks. This Handbook covers the impact on structural stability of accidental loading, either from explosions that might be caused by non-mains gas or by other reasons, or trauma such as from a refuse vehicle hitting the building. It is expected that the guidance in this Handbook will be used by the new Building Safety Regulator in its forthcoming structural assessments of LPS blocks which will form part of the licencing requirements.
- 3.4 In terms of structural safety, the three Regina Road LPS tower blocks will soon require detailed structural assessment, design and costing, alongside necessary refurbishment and longer-term fire safety works. Structural strengthening of LPS blocks is only likely to extend life for 25 years before further structural works and refurbishment would be needed in accordance with Building Safety legislation and BRE advice.
- 3.5 Regarding fire safety, the three blocks have B2 status EWS1 certificates which means that an adequate standard of safety has not been achieved and that LBC has been advised of the remedial and interim measures required. However, the Fire Engineer signing the EWS1 Forms does ‘...not consider the risk to life safety to be high, in the interim the risk is tolerable. The recommendations have been made to enhance the level of life safety to the occupants considering the occupancy type, building height and single stair core nature.’ Also ‘Based on our findings we consider that there is not an immediate risk to life safety, primarily on the basis of the non-combustible materials used for the main cladding system and sprinklers being present.’ The effect of this is that it is very difficult for funding to be obtained from mortgage lenders pending completion of the necessary works to obtain an A status EWS1 certificate. The recommended works of the greatest priority are currently being undertaken pending decisions on the future of these blocks.
- 3.6 Regarding health safety, BRE has stated that a major issue with LPS flats is that they are prone to condensation and mould growth. The three towers at Regina Road suffer persistently from mould growth. The Housing Ombudsman

Service has published a 'Spotlight on: Damp and Mould' which highlights, for example, that structural factors such as property age, design and modifications affect the risk profile, as does concrete construction, and that significant investment can be required to address the issues.

- 3.7 It would be very difficult to establish exactly why there is persistent mould growth at Regina Road. Most likely it is a combination of circumstances. It might be linked to modern living practices within a building that was built in an earlier era with low-cost energy when such buildings were more comprehensively ventilated. Or it might be related to the original 1960s design that has been adapted over the years to provide increased insulation and different heating systems. Interstitial condensation might be occurring unnoticed within the structure of the building and causing hidden mould growth which then spreads with air movement. There might even be local factors such as a particular microclimate around Regina Road involving, for example, differing air movement and temperature patterns arising from localised ground conditions and nearby buildings. An appropriate conclusion might be that the tower blocks are no longer fit for purpose and that the most effective remedy may be to demolish.
- 3.8 A desk top review was conducted on recent surveys commissioned by LBC for Regina Road, the above EWS1 Certificates, together with further discussions with structural engineers, BRE and four major Councils - three in London and one on the South Coast - relating to decisions on post-Ronan Point LPS blocks. This research indicates that there is sufficient technical information on which to base a decision on whether the three tower blocks at Regina Road have reached the end of their economic life.
- 3.9 It is not clear from records that remain with LBC as to the works carried out to the three towers as part of the refurbishment c. 1999, or post-Ronan Point. What is clear is that the recent issues at the Regina Road Tower Blocks now require longer-term addressing either through significant refurbishment (including structural works) and or through demolition and rebuild. Both options will require residents to move out whilst the work is being undertaken.
- 3.10 On decisions by other Councils, Council A chose to demolish some of its LPS blocks following structural surveys carried out in 2019. Their structural consultants pointed out the age of the buildings and the need for regular, invasive testing of LPS buildings. Council B and Council C also chose to demolish some, depending on wider considerations as well as remaining life while also noting that 'strengthening works to retain the blocks is practically difficult and financially unviable.' Council B estimated structural strengthening works at £74,721 per flat in January 2020 while Council C estimated £316,176 per flat in January 2019.

4. REFURBISHMENT OR REBUILD

- 4.1 LBC's consultant Ridge & Partners in 13/12/21 estimated the refurbishment costs at nos 1-87 Regina Road. Fire Risk Assessment associated works were costed, but did not include structural works pending further investigation nor any additional fire safety works that might be required by the Building Safety

Regulator. It is not known without major and invasive structural investigations what reasonable remaining life might be achievable on these tower blocks which are now nearly 60 years old. To rebuild as 44 x 1-bed flats were estimated by Ridge to cost £14,105,000. However, the new build would be to current standards and have a life of at least 60 years.

4.2 **Table 1 - Comparing potential Refurbishment with Rebuilding for a block of 44 flats on the same site at 2021 prices**

	Refurbish	Per unit	Rebuild	Per unit
Ridge	£8,733,000	£198,500*	£14,105,000**	£320,500**
Extra structural works	£3,600,000 – £13,912,000 (average £8,756,000)	£82,000 - £316,000 (average £199,000)	-	-
Total (with structural average)	£17,489,000	£397,500*	£14,105,000**	£320,500**
GLA grant possible	Unlikely	Unlikely	Yes	Yes
Expected life	25 years		60 years minimum	
EWS1 A Fire Safety	probably		Yes	
Modern space standards	no		Yes	
Outdoor space/balcony	no		Yes	
Pas2035 thermal comfort	no		Yes	
Wheel-chair friendly	no		Yes	
Family-sized homes	no		Dependent on housing need	

* potential leaseholder liability **includes demolition

Since December 2021 £370,000 (excluding on-costs - £8,410 per unit) basic refurbishment works have been carried out - not included in above totals.

Table 1 shows that, on current desk-top assessment, refurbishment is likely to cost more than like-for-like rebuild and that there will be substantial liabilities for leaseholders. When considering the options to refurbish vs rebuild it is worth noting that a key point arising from refurbishment is the potential charge to leaseholders. This charge would not arise with rebuilding, where leaseholders would be able to realise market value. Please note that the prices referred to are historic and future prices are likely to be higher.

Note : The only way to be more confident over costings over structural and service stack issues is to conduct invasive tests that will require residents to move out. This will cost significant sums in fees, building work and lost rent, as

well as disruption to tenants, while also adding many months to the decision-making process. This desk top review judges that there is sufficient evidence that the structural issues are such to demonstrate that the towers are at the end of their economic and structural lives. The impact of the persistent mould problems separately points to a similar conclusion that the towers are no longer fit-for-purpose.

4.3 On quality of outcome, refurbished flats would fall short on some current space standards, have lower ceilings, no outdoor balcony space, probably not meet the new Pas2035 retrofit standards for thermal comfort, and have limited life. The carbon cost of refurbishment, plus poorer insulation relative to new build, may also be higher – a detailed assessment is being progressed. There are no family-sized homes in the tower blocks, nor wheelchair adapted homes.

4.4 In moving forward, it is important to follow a proper process in resident consultation on the future of Regina Road. This is important for at least three reasons:

- Firstly, it is a legal requirement under Section 105 of the Housing Act 1985 and section 137 of the Housing Act 1996 for statutory arrangements regarding consultation with residents to be adopted and adhered to prior to the Council progressing with decisions on what the appropriate course of action ought to be.

- Secondly, one of the Council's priorities is to listen to residents to work out the outcome achievable together which will deliver the best quality and best value for money. This is reinforced by the Residents' Charter which gives a clear commitment and undertaking to 'Fully involving our residents in decisions which impact their housing or housing services.' The report to members reiterating the Charter contents stated that:

'The Council is therefore committing to fully involve residents in:
* all major policy decisions impacting on residents

* the monitoring of the Council and Housing Department's performance on services impacting on residents

* any changes materially impacting residents either individually, in their block or their estate.'

- Thirdly, in obtaining the best value for money outcome, it becomes possible, depending on the outcome of the statutory consultation referenced above, to work with the GLA and Government to maximise the amount of financial support that might be forthcoming. Since July 2018 the GLA has required any landlord seeking GLA funding for estate regeneration projects which involve the demolition of any social homes (and the construction of 150 or more homes of any tenure) to show that residents have supported their proposals through a ballot. This is to make sure that GLA funding only supports estate regeneration projects if residents have a clear say in plans and support them going ahead.

- 4.5 The GLA has published good practice guidance and principles to achieve successful Estate Regeneration. This guide includes requirements for full and transparent consultation and involvement with those affected by the project from the outset. The GLA are aware of the position at Regina Road. Subject to the outcome of consultation on the option of refurbishment or demolition and redevelopment, it should be possible for LBC to apply for GLA funding from the GLA's 2021-2026 Programme, which would mean new homes must be completed during 2028 at the latest. Apart from funding for additional social housing, there may be the opportunity for a scheme like Regina Road to qualify for grant to assist replacement social housing (which adds to the cost effectiveness of rebuilding over refurbishment). There are likely to be further GLA funding programmes for completions after 2028, but as yet undetermined. Subject to the outcome of the consultation, an early ballot is feasible and would enable application for GLA funding towards rebuilding costs.
- 4.6 For successful resident engagement LBC will need to be up-to-date with best practice across London as well as national and regional guidance. Inner Circle were commissioned recently to update earlier work with regard to best practice on resident offers that can be applied at Regina Road. Subject to the outcome of consultation at Regina Road and its application, these policies might be capable of being applied across the Borough, subject to Borough-wide consultation.

5. RESIDENT ENGAGEMENT & CONSULTATION

- 5.1 The Regina Road tower blocks have lacked investment for several years. The Council has undertaken a series of actions since March 2021 to address the concerns of residents and try to start to re-build trust with the local community. The initial response included a team of housing officers who spoke to residents at the door to get an understanding of the issues residents were experiencing in their homes. Several meetings - to which all residents were invited - have taken place and a drop-in has been operational since September 2021. A regular newsletter and bulletin for Regina Road are produced for residents. These contain contact details for key housing officers for Regina Road, ways to get involved, and who to talk to if there are problems. Noticeboards are updated with new information and bulletins as they are published. It is worth noting that 23 flats are now empty due to the unsatisfactory conditions.
- 5.2 A reference group was also formed at the beginning of 2022 consisting of a small group of residents representing all three blocks on the estate. It was created to support and engage with residents about repairs, works and improvements taking place at Regina Road over the short, medium and looking ahead to the future.
- 5.3 A Walkabout was held with residents of the three tower blocks on the evening of Wednesday, 13 July 2022. The main issues raised were repair issues, some dating back several years and related to general whole block fabric/service failures which keep re-occurring despite repeated attempts to fix. Residents present understood the difficulties associated with blocks nearly 60 years old and emphasised they would appreciate new homes in preference to the

continuous process of patching old homes. Some residents said they would be happy to move away from Regina Road.

- 5.4 What has become very clear in recent months is that the tower blocks are in a poor state of general repair and this situation is causing frustration for residents. Recent engagement sessions have focused on hearing the views of residents and trying to establish channels for communication and consultation going forward on the future of Regina Road.

Three listening meetings with residents were held on 7, 13 & 17 October, including those of homes within the area of Plan No. 1. These meetings aligned with the objectives listed in the Residents' Charter agreed by the Council in June. The purpose of the meetings was to share with residents the findings of our research so far and to commence discussions on the future of Regina Road and to hear their initial views and concerns. The outcome of these listening meetings are detailed in Appendix 3 and cover areas such as:

- a preference for continuing to live in South Norwood, convenient & friendly
- disappointment with the past Housing service
- enjoy the view of the green space
- general support for rebuilding (although some prefer refurbishment)
- timescale
- many questions about the detail of what it means for them personally as a tenant/leaseholder/freeholder
- housing need questions
- issues about mould

A letter is being sent to all residents who attended thanking them for their time, summarising key points made and setting out next steps.

- 5.5 It is important that going forward we engage in additional sessions with residents of the estate to discuss the potential future options.
- 5.6 Subject to Mayor in Cabinet agreement, next steps include formal consultation on the future of the Regina Road estate with all the residents affected (as defined on Plan No. 1) in accordance with Housing Act obligations. This will involve approving the proposed arrangements for consulting with secure tenants and introductory tenants on matters of housing management at Appendix 1 under Section 105 of the Housing Act 1985 and Section 137 Housing Act 1996.
- 5.7 The next few months will see extensive work involving many meetings with residents. The first consultation is regarding residents' views on refurbishment as opposed to demolition and rebuilding. Table 1 in section 4 demonstrates that comprehensive refurbishment is likely, on the current costings, to cost more than rebuilding to modern standards and may not deliver the longevity and modern standards desired. In addition, there remain uncertainties over mould eradication, potential for falling short on key areas such as expected life, modern fire safety, space standards, balcony/outdoor space, thermal comfort, wheelchair-friendly and family sized homes. These shortcomings outlined in Table 1 will be explained to residents. Equally, residents will want to be assured about the potential benefits of having a new, well-built modern home, so a basic specification for a modern home will be shared during consultation alongside

some assessment of how rebuilding might be carried out. Regardless of whether residents favour refurbishment or demolition and redevelopment, they will wish to know how the options impact on them and their families.

5.8 The statutory consultation will be in parallel with the consultation on the draft Tenant and Leaseholder/Freeholder offers for the Regina Road estate, which are set out in Appendices 4 and 5 for Mayor in Cabinet to approve as drafts for consultation purposes.

5.9 Regardless of whether residents favour refurbishment or demolition and redevelopment, they will wish to know how the options impact on them and their families. It is common practice for schemes such as at Regina Road to set out separately defined and clear offers for tenants and homeowners, outlining what they can expect from the Council as their homes undergo refurbishment or redevelopment. These commitments (sometimes called a Resident offer or Key Guarantees/Commitments) will then guide the rehousing process but critically, if a ballot is appropriate at a later stage, it will also form the basis for the Resident Offer for any resident ballot that may take place. The forming of a Resident Offer is critical in any estate regeneration programme to:

- Give certainty to residents as to how the proposals will affect them.
- Reassure them that an appropriate housing option will be in place.
- Set out how they will be compensated for the disruption.
- Provide a basis for negotiation to achieve vacant possession.
- Provide the foundation to build support for a resident ballot (if required).
- Provide an evidence base for obtaining possession through CPO or Ground 10a action of the Housing Act 1985, if required.
- Ensure adequate resources are secured from the outset to deliver on the commitments.

5.10 The proposed key commitments for Regina Road residents are based on nine guiding principles:

1. Exemplar and inclusive engagement and involvement of residents from the start
2. High quality homes that meet or exceed minimum space standards
3. Resident involvement in design and a choice of fixtures and fittings
4. Keep the community together - one move where possible and Right to Return if required to move temporarily
5. A home for secure tenants that meets their need (or need +1 if over-occupying) and the same tenancy rights
6. A fair deal for leaseholders – including buying back at full market value and options for resident homeowners to purchase.
7. Compensation for the costs and disturbance for moving home
8. Access to free independent advice
9. Support residents with the move, with dedicated support for those with additional needs

- 5.11 The proposed commitments have been developed through an in-depth analysis of resident offers from estate regeneration schemes across London including Tower Hamlets, Hackney, and the following schemes in South London:
- Alton, Wistanley and York Road, Wandsworth
 - High Oath, Eastfields and Ravensbury, Merton
 - South Thamesmead Estate, Bexley
 - Achilles Street Estate, Lambeth
Pike Close, Bromley
 - Lambeth Estate, Lambeth
- 5.12 The review has ensured that the proposed Regina Road tenant and leaseholder commitments are in line with best practice and will provide a strong basis to ensure the proposals have a positive impact on existing residents. The commitments are either legally required or are the minimum standard offered by all the case studies reviewed.
- 5.13 An important point to highlight is that of assessed Housing Need. When the decanting of residents from the tower blocks proceeds, whether for refurbishment or demolition, tenants should be offered a replacement home, whether temporary or permanent, on the basis of their Housing Need at the point of decant.
- 5.14 The formal period for the consultations is recommended as 6 weeks with the intention to have the necessary documents available in late November/December; an extra 2 weeks have been included because of the Christmas holiday period. The intention is to have the outcome of the consultations reported back to Mayor in Cabinet to allow final Resident Offer documents agreed by Cabinet in February 2023.
- 5.15 Subject to the outcome of the consultations, the next stage could be an early ballot of residents, as recommended by the GLA, on whether to proceed with rebuilding. If rebuilding is supported, delivery might be by a range of partnership options involving the Council, Housing Associations and private developers. This will be further elaborated on should the outcome of the consultation suggest re-building is an appropriate option to pursue.
- 5.16 There will in addition be a significant amount of extra work falling on the Council itself. To date, the project has been progressed since July using a part-time senior officer who draws on existing resources across the Council. This needs supplementing going forward with all the additional work falling on the resident engagement team, the decanting of residents, the researching of rebuilding options, dealing with a range of different organisations and developing policies for wider application for what is a major project for the Council. There will need to be a budget for the costs involved, funded from HRA reserves and this is addressed further in the financial implications.
- 5.17 For projects of this nature, it is usual for the Council to appoint an Independent Tenant & Leaseholder Adviser (ITLA) who can give independent advice to residents. A recommendation is made to appoint one.

6. IMPACT ON HRA HOUSING STOCK

6.1 The three tower blocks have suffered for several years from a range of problems. There have been continuous repairs and refurbishments in attempts to tackle water penetration, damp and mould. This is a growing problem. As at 26 October 2022, 23 flats are being held vacant – nearly 18% of the total – as shown by Table 2:

Table 2 – Occupancy of the Three Tower Blocks, as at 26 October 2022

REGINA ROAD	TENANTS	LEASEHOLDERS	VOID	TOTALS
1-87 (1 bed flats)	31	1	12	44
2-56A (2 bed flats)	38	2	4	44
58-108A (2 bed flats)	37	0	7	44
TOTALS	106	3	23	132

Note that this table applies only to the three tower blocks. There are 51 further homes in the low and medium buildings within the area covered by the plan at Appendix 2, with additional tenants and additional leaseholder/freeholders.

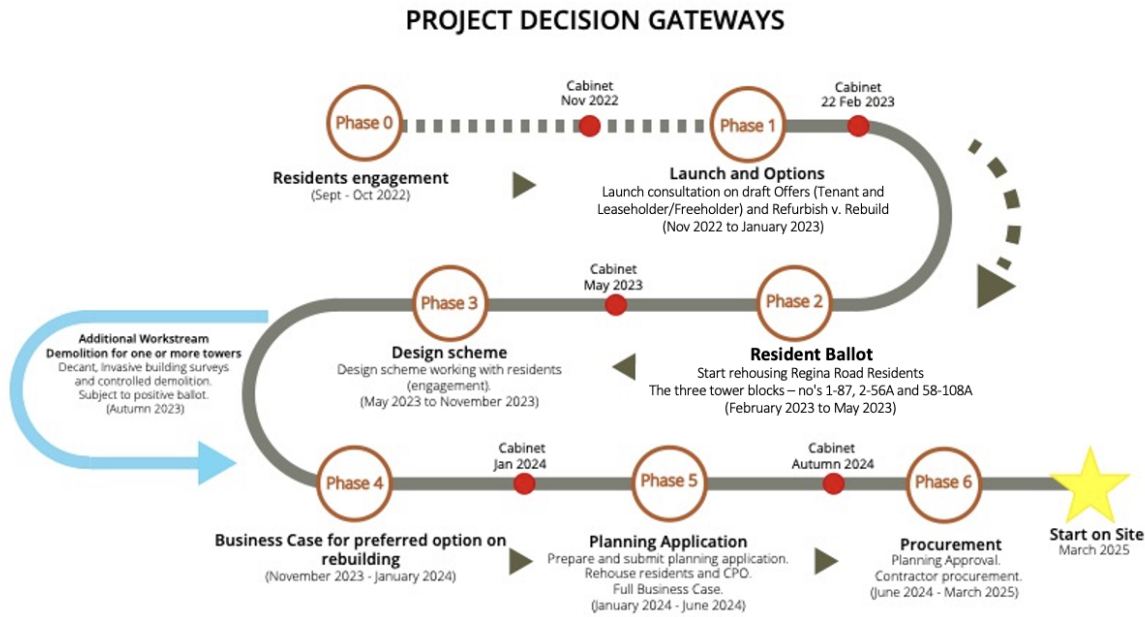
- 6.2 In the light of the growing structural and other issues now apparent, it makes sense not to let any homes that become available pending the outcome of the consultation on refurbishment or demolition and any subsequent decisions. The current 23 vacant flats will need to be secured and there will be a loss of rental income, but there will also be a significant saving on continuous reactive repairs.
- 6.3 There is also the issue of what to do should tenancies end in any of the low and medium rise surrounding properties within the area covered by Plan No.1. These properties - nos 89-123, 112, 114, 116-126, & 128 Regina Road, & 1-4B & 5-8B Sunnybank - do not have the same disrepair issues as the three tower blocks. It is recommended that any new lettings should be on a non-secure basis and therefore the homes would be available for the time being to those households requiring emergency accommodation.
- 6.4 The methodology of the consultation will be important. Apart from taking account of relevant legislation and GLA requirements, consultation will need to follow the principles in the Residents’ Charter agreed by the Council earlier this year. As the section on Equalities Impact makes clear, Regina Road is home to a wide range of residents, including families, all ages and a mix of backgrounds, needs and ethnicities. Greater emphasis on data collection in relation to protected characteristics to inform decision making will be developed in the imminent Housing Needs survey for Regina Road.

7. NEXT STEPS

- 7.1 The next step is formal statutory consultation, as detailed above, with tenants, leaseholders and freeholders within the area defined by the plan at Appendix 2 on the issue of refurbishment as opposed to demolition and redevelopment and on the draft documents at Appendices 4 and 5.
- 7.2 An EQIA is attached to this report as Appendix 6 which will be updated as the project progresses, especially through the Housing Needs survey to be conducted shortly. Collating data about the protected characteristics of residents living at Regina Road will take time as the information is likely to either not exist or exist in different places, relating to different services. Privacy statements will also need to be prepared to request information about protected characteristics and this will be built into the resident engagement plan as the project progresses.
- 7.3 Equally important is to manage the current situation better. The immediate focus is making sure that residents are experiencing better management than previously. Accordingly, an officer working party on Regina Road has been established to co-ordinate officer decisions and oversee rebuilding confidence.
- 7.4 A corporate working party is also being established to ensure this major project is supported corporately across the Council.
- 7.5 The Council will also need to be mindful of the costs of delivery at Regina Road relative to the needs of the housing stock generally throughout the Borough and the need for additional homes. Any decisions on building extra capacity beyond replacement homes will need to accord with the Local Development Plan and may need to involve a mix, which could potentially include the Council (to ensure all existing tenants are rehoused), a Housing Association (to increase housing options for local residents), and a private housebuilder (with options for leaseholders/freeholders).
- 7.6 Subject to the outcome of the consultation, should the Council agree in due course, after ballot, to demolish the three LPS blocks at Regina Road, it will be important for the Council to gain information relevant to its remaining LPS blocks which would be the subject of future reports as and when necessary. This could inform future decisions on whether to refurbish or rebuild these other blocks. Some Councils have done this by building into demolition specifications the ability of structural engineers to examine some of the key structural elements, normally hidden from sight without major intrusive building works. The focus would be on structural elements which are known to be potentially weak in LPS structures. While no two tower blocks are identical, this approach would give crucial information on how best to tackle the 13 remaining LPS blocks in Council ownership and what their remaining structural life might be. Residents of these tower blocks are receiving a letter drawing their attention to this Cabinet Report and assuring them that they will be kept informed of the information that the Council may be able to obtain from structural testing of any demolitions at Regina Road and the relevance, if any, to the block in which they live.

8. TIMESCALE

- 8.1 If Cabinet agrees to proceed, resident consultation required by the Housing Acts 1985 and 1996 will proceed immediately. The first stage will be formal consultation for six weeks on the option to demolish or refurbish, together with consulting on proposed tenant, leaseholder and freeholder offers at Appendices 4 and 5. The documents will inform residents on what the process will mean for them as they potentially move from one home to another. Subject to the outcome of the consultations and a report back to Members on the outcome, the second stage could involve a ballot of affected residents during early 2023. All this takes time and so it may be Summer 2023 before any final decision on refurbishment or rebuilding might be taken.
- 8.2 The roadmap below indicates the main phases and gateways for possible future stages of the project. There is the key date of Cabinet in February 2023 when the results of statutory consultation will be reviewed and decisions taken on any ballot. The potential timescale is also shown if decisions were to be taken to rebuild instead of refurbishing:



9. FINANCIAL AND RISK ASSESSMENT CONSIDERATIONS

- 9.1 There are several options that can be considered in due course on how any scheme at Regina Road might be delivered. These range from refurbishment to a Council-led rebuild project which would replace and add to the Council's stock of social housing as well as partnership options with Housing Associations and/or private housebuilders with different cost profiles. Or a mix of options.
- 9.2 At this very early stage some very broad headline costing has been undertaken on a Council-led project, whether refurbishment or rebuilding. Because the Council would be the sole client, this should be the quickest way to achieve early delivery.

9.3 At current prices, for very broad costing purposes on what refurbishment or rebuilding might cost, a figure of £50 million has been assumed for funding a maximum of 140 Council homes (the number of homes expected to be needed at Regina Road if every existing secure tenant within the area defined on the plan attached as Appendix 2 wanted a new Council home at Regina Road). This figure is before any grants or capital receipts. A high-level review of the existing HRA Business Plan shows a project of £50m could be afforded by the HRA but would significantly increase the level of borrowing within the plan. This opinion is based on the below assumption:

- An additional £10m of expenditure/borrowed funding is added each year for 5 years to the current/existing property development programme
- Assuming the current development plans remain & this regeneration is in addition to it,
- The model has assumed borrowing requirement in future years to be able to meet the development requirements of the existing housing stock therefore this is an additional £50m of borrowing
- No changes to the number of properties has been assumed
- An average interest rate of 3% PA over the 30 year business plan life was assumed at the time of modelling. A higher interest rate now seems likely and will need to be scenario tested as part of feasibility work. Use of HRA reserves, Right to Buy receipts and GLA grant all to be considered as part of the funding mix alongside the borrowing required.
- The HRA CFR (Capital Financing Requirement) currently is £334m opening for 22/23 will be £334m
- The borrowing cap was lifted for the HRA but on a prudent basis most LA's would set a debt cap (to be agreed with the S151 officer) but if we assume the £500m per last year's plan then it is within the limit
- Business plan would remain viable as the revenue income continues to meet the borrowing requirement
- Plan assumes debt increases on the HRA with no planned repayment of the debt just maintenance of the debt (interest repayments).

9.4 There is currently no budget for progressing a solution to Regina Road. Estimated spend in 2022/23 is £300k and feasibility work can be expected to continue into 2023/24 at a similar pace. This will be part of the overall project capital cost although must remain funded by in-year revenue (which makes up around £10m of the capital funding each year). This spend can be included as part of the financial modelling work required to set a capital budget for the overall project.

9.5 The Council will be proceeding at risk in not granting new tenancies in the tower blocks pending a final decision on demolition/major refurbishment. While some of this expenditure will be necessary to demonstrate to residents what refurbishment or rebuilding would mean for them, there is the possibility that residents might not support redevelopment.

9.6 Other risks include:

- Economic uncertainty particularly around the possibility of a further rent freeze or cap restricting the financial flexibility within the HRA
- Viability as seen by any development partners such as Housing Associations or private developers, coupled with site attractiveness relative to other development opportunities in South London
- Residents might not support rebuilding of the three tower blocks
- Residents of medium and low-rise development within the plan at Appendix 2 might prefer refurbishment to address the obsolescence of their homes rather than rebuilding
- Critics might argue that refurbishment is more sustainable than redevelopment, so whole life carbon assessments will be needed alongside option development to refute any criticism
- Leasehold/freehold properties might in due course require Compulsory Purchase Orders which would delay progress
- Some tenants may need to move more than once, with a right-to-return

9.7 Approved by Orlagh Guarnori/Sarah Attwood, Head of Finance Housing

10. LEGAL CONSIDERATIONS

- 10.1 The Head of Litigation and Corporate Law comments on behalf of the Director of Legal Services and Monitoring Officer that the Council is required, under Section 105 of the Housing Act 1985 to maintain such arrangements as it considers appropriate to enable those of its secure tenants who are likely to be substantially affected by a matter of housing management (a) to be informed of the authority's proposals in respect of the matter, and (b) to make their views known to the authority within a specified period; and the Council shall, before making any decision on the matter, consider any representations made to it in accordance with those arrangements.
- 10.2 For the purposes of section 105, a matter is one of housing management if, it relates to the management, maintenance, improvement or demolition of dwelling-houses let by the authority under secure tenancies, or the provision of services or amenities in connection with such dwelling-houses; but not so far as it relates to the rent payable under a secure tenancy or to charges for services or facilities provided by the authority. It applies to all matters of housing management which represent a new programme of maintenance, improvement or demolition, or a change in the practice or policy of the authority, and are likely substantially to affect either its secure tenants as a whole or a group of them who form a distinct social group or occupy dwelling-houses which constitute a distinct class (whether by reference to the kind of dwelling-house, the housing estate or other larger area in which they are situated).
- 10.3 The Council as landlord is required to publish details of the arrangements which it makes under section 105, and a copy of the documents published under this subsection shall be made available at the authority's principal office for inspection at all reasonable hours, without charge, by members of the public, and be given, on payment of a reasonable fee, to any member of the public who asks for one.

- 10.4 Section 137 of the Housing Act 1996 places the same duties on the Council as Section 105 referenced above except that these provisions relate to introductory tenancies and require arrangements to be adopted and published for that purpose prior to the Council adhering to those arrangements before making any decisions on a housing management issue covered by the section.
- 10.5 In undertaking consultation, the Council must adhere to the following principles: a) consultation must be at a time when proposals are still at a formative stage; b) proposer must give sufficient reasons for any proposal to permit of intelligent consideration and response; c) adequate time must be given for consideration and response; and d) the outcome of consultation must be conscientiously taken into account in finalising any statutory proposals.
- 10.6 In respect of the draft Tenant and Leaseholder/Freeholder Offers (“Offers”) which is proposed to be the subject of a consultation if consultation is agreed as part of the recommendations to this report: Where the Council is preparing an Offer for the purposes of complying with potential future GLA funding requirements (subject to the outcome of the statutory consultation for housing management matters referred to above and eligibility for GLA funding in respect of the project) the Offer document needs to comply with the following requirements which are specified by the GLA:

Offer documents must contain sufficient information for eligible residents to make an informed decision about the future of their estate. As a minimum, the Offer must include the following:

- The broad vision, priorities and objectives for the estate regeneration, including information on:
 - o Design principles of the proposed estate regeneration.
 - o Estimated overall number of new homes.
 - o Future tenure mix.
 - o Proposed associated social infrastructure.
 - Details of the full right to return or remain for social tenants living in homes that are to be demolished.
 - Details of the offer for leaseholders and freeholders of homes that are to be demolished.
 - Commitments relating to ongoing open and transparent consultation and engagement.
- 10.7 The need to rehouse tenants arises because of the Council’s actions and not because of transfer applications made by them. Therefore, the provisions of Part 6 Housing Act 1996 do not apply to the transfers under these proposals by virtue of section 159(4A) Housing Act 1996. The duty on the local authority to rehouse the displaced person is separate from an authority's homelessness duties under the Housing Act 1996.
- 10.8 The Council’s Allocation scheme (“the Scheme”) provides that the scheme nonetheless accords secure tenants Band 1 priority where they are required to be decanted (moved from their current property) where it is necessary to allow the carrying out of major works to their block (refurbishment), or it is part of a regeneration scheme which requires demolition and redevelopment and the secure tenant cannot remain in occupation while the works are carried out. In

addition, the Allocations scheme provides that they will be offered temporary accommodation in suitable alternative accommodation while the refurbishment or demolition and redevelopment work is carried out. The Scheme also provides that in such circumstances the secure tenant will be given the choice to return.

- 10.9 Whether a decision is taken to demolish any of the blocks or to undertake refurbishment works, the Council is entitled to possession under Ground 10 Schedule 2 Housing Act 1985. When relying on Ground 10, it is required to secure that there is suitable alternative accommodation available to the tenant.
- 10.10 Any Local Lettings Plan which is proposed to be adopted by the Council as provided for in the Council's Allocation Scheme is governed by the provisions of section 166A(6)(b) Housing Act 1996 (as amended). Section 166A(6)(b) of the 1996 Act enables housing authorities to allocate particular accommodation to people of a particular description, whether or not they fall within the reasonable preference categories and the draft Local Lettings plan as part of the Offer documents sets out the principles and procedures proposed to be adopted, subject to consultation, by the Council for the allocation of housing to Council tenants who will be affected by the refurbishment or demolition and redevelopment at the Regina Road Estate.
- 10.11 The Land Compensation Act 1973, and regulations published thereunder makes provision for compensation including via homelessness payments, disturbance payments and basic loss payments which secure tenants, leaseholders and freeholders on the affected estate may be entitled to in certain circumstances and sets the statutory limits for some of these compensation entitlements.
- 10.12 Whilst the Building Safety Act 2022 will place requirements on the Council as Accountable Person under the Act in respect of "higher risk" buildings under that Act to develop and produce a "residents' engagement strategy" for promoting the participation of relevant persons in the making of building safety decisions, those provisions are not yet in force although their requirements may come into force during the lifetime of this proposed project and officers will need to be mindful of the potentially changing and/or additional obligations these requirements would place on the Council, including in terms of additional statutory consultation with affected residents.
- 10.13 Approved by Stephen Lawrence-Ormense, Director of Legal Services and Monitoring Officer

11. HUMAN RESOURCES IMPACT

- 11.1 The only immediate human resources impact in regard to this report is the recruitment of a small team to focus on Regina Road, the costs of which are included in the Financial implications. This will be managed under the Council's Recruitment Policy. If any other issues should arise these will be managed under the Council's policies and procedures.

11.2 Approved by Jennifer Sankar, Head of HR for Housing Directorate and Sustainable Communities, Regeneration and Economic Recovery, for and on behalf of Dean Shoesmith, Chief People Officer

12. EQUALITIES IMPACT

12.1 The Council has a statutory duty, when exercising its functions, to comply with the provisions set out in the Sec 149 Equality Act 2010. The Council must, in the performance of its functions, therefore have due regard to:

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

12.2 Regina Road is home to a wide range of residents, including families, ageing residents, and a mix of backgrounds, needs and ethnicities. The location was placed in the public arena during 2021 when news of the poor housing conditions at the location were in the media. There were several allegations of racial discrimination from residents regarding how housing staff behaved towards them when they expressed their complaints. This had led to a lack of trust between residents and the Council. This is therefore relevant to the consultation and outlines the necessity for the Council to pay due regard to the Public Sector Equality Duties detailed in paragraph 12.1.

12.3 There is little data on the protected characteristics of the residents at the location held by the service. It is essential that data is collected in future to ensure due regard to the Public Sector duties.

12.4 The Council has undertaken a series of actions since March 2021 to address the concerns of residents and try to start to re-build trust and relationships with residents on the estate. Details of the engagement are in both the report and the EQIA.

12.5 During summer 2022, the service has undertaken a small engagement survey and collected data across some protected characteristics. The key findings were that both females and African/African Caribbean. Mixed heritage and other groups were less satisfied with the housing service provided in general. The consultation should take these factors into account and ensure that the service is accessible for residents that do not have English as a first language. Residents with mental health needs, neurodiverse conditions and those who may be less accessible due to employment should also be considered.

12.6 The service will be unable to ascertain the true equality impact of its improvement programme until it is able to understand the thoughts and lived experience of all protected characteristics in the homes that it manages. It will be primarily important to build trust to encourage residents to be comfortable

sharing their data with the Council. It is noted that some responses where residents were more dissatisfied, they had declined to share their protected characteristics. Future engagement should outline the positive intention behind sharing data and the positive outcomes that it may bring to the resident's experience. In view of the historical difficulties at Regina Road, equalities and residents voice should be at the forefront of improvement plans.

12.7 An EQIA is attached to this report at Appendix 6 which will be updated periodically when data gaps can be filled. It is also imperative that work continues in relation to the action plan outlined in the EQIA.

12.8 Approved by: Denise McCausland Equalities Programme

13. ENVIRONMENTAL IMPACT

13.1 Refurbishment or demolition of the ageing tower blocks and rebuilding in a way that includes neighbouring older housing in a sensitive way that includes green space would have a positive impact on the local environment.

13.2 Approved by Susmita Sen, Corporate Director Housing

14. CRIME AND DISORDER REDUCTION IMPACT

14.1 There is some minor-level anti-social behaviour on the estate, as reported by residents. Any modern well-planned refurbishment or redevelopment should reduce the incidence of such behaviour. By working with the specialist Police Design Out Crime officers we can look to build modern crime prevention techniques and designs into the state which will help prevent crime and ASB.

14.2 There are no crime prevention and reduction implications because of the recommendations in this report.

14.3 Approved by Kristian Aspinall, Director of Community Safety.

15. DATA PROTECTION IMPLICATIONS

15.1 The report contains no sensitive or personal data.

15.2 The recommendations will involve the processing of personal data or special category data. There will be the need to complete a Data Protection Impact Assessment for review by the Data Protection Officer in relation to the data to be collected.

15.3 Approved by Susmita Sen, Corporate Director of Housing

CONTACT OFFICER: Robin Smith, Housing Projects Adviser *telephone number* 0208 726 6000 ext 26081

APPENDICES TO THIS REPORT:

Appendix 1 – Proposed LB Croydon Arrangements for Statutory Consultation under Sections 105 of the Housing Acts 1985 and 107 of the Housing Act 1996

Appendix 2 - Plan No.1 showing location of the three tower blocks and surrounding medium and low-rise development within a boundary

Appendix 3 - Record detailing what residents of the Regina Road area (as defined within the boundary shown on Plan No. 1 in Appendix 2) have said to the Council at the resident engagement sessions held locally during October

Appendix 4 – Draft Tenant Offer for consultation

Appendix 5 – Draft Leaseholder/Freeholder Offer for consultation

Appendix 6 - EQIA

BACKGROUND DOCUMENTS – LOCAL GOVERNMENT ACT 1972

None other than referred to in this report. Documents from Councils A, B and C contain exempt and confidential information relevant to the Council concerned.

LONDON BOROUGH OF CROYDON

REPORT:	CABINET
DATE OF DECISION	22 March 2023
REPORT TITLE:	Regina Road Estate, South Norwood – Outcome of Statutory Consultation and Arrangements for a Ballot of Residents on the Landlord Offer
CORPORATE DIRECTOR	Susmita Sen, Corporate Director for Housing
LEAD OFFICER:	Robin Smith, Housing Projects Adviser
LEAD MEMBER:	Councillor Lynne Hale, Deputy Mayor and Cabinet Member for Homes
KEY DECISION?	YES 8622EM
CONTAINS EXEMPT INFORMATION?	NO
WARDS AFFECTED:	All

1. SUMMARY OF REPORT:

- 1.1 This report proposes action to continue the process of addressing the current and recurring unsatisfactory situation at the Regina Road estate where three ageing tower blocks require intervention to ensure modern social housing fit for the 21st Century. The unacceptable condition of the estate resulted from years of decline, a failure to resolve key maintenance issues and a failure to respond in a timely manner to the worsening conditions highlighted by residents at Regina Road. The Council is now taking action to address past failures and to move forward at pace and ensure that this is done in consultation with residents and in adherence with the Residents Charter which was approved at Cabinet on 16 November 2022.
- 1.2. The report reviews the outcome of the statutory consultation with residents undertaken by the Council over the period 13 December 2022 to 26 January 2023, as authorised by Cabinet on 16 November 2022 (Key Decision ref 5122EM) in accordance with Section 105 of the Housing Act 1985 and, to the extent relevant, under section 137 of the Housing Act 1996 on proposals to refurbish or demolish and redevelop the three tower blocks and certain other properties within the Regina Road estate.
- 1.3. Cabinet also agreed that affected residents (including tenants, leaseholders and freeholders) be consulted on draft Tenant and Leaseholder/Freeholder Offers, with the outcome of these consultations to be reported back to the Mayor and Cabinet in early 2023. The outcome of this consultation has informed the proposed final Landlord Offer, Appendix 4 to be made to residents, in the event that it is decided

that it is appropriate to proceed with redevelopment rather than refurbishment, and in line with GLA funding requirements which requires a ballot of residents.

- 1.4. In summary, the outcome of the statutory consultation shows that there is support for demolition and redevelopment. The outcome of this statutory consultation is detailed at Appendix 1.
- 1.5. In summary the outcome of the consultation in respect of draft Tenant and Leaseholder/Freeholder Offers, which were based on research into best practice, seeks improvement to the final Offer for ballot purposes. The outcome of this consultation is also detailed in Appendix 1. Proposed amendments to the Landlord Offer are detailed within the body of the report and set out at Appendix 4 which is recommended for adoption as the final offer for purposes of Ballot.

2. FINANCIAL IMPACT:

- 2.1 The proposals sit within the Housing Revenue Account (HRA), with an estimated cost of £80m, and there will be no direct financial impact on the Borough's General Fund. This is an increase on the figure reported to Cabinet in November 2022 as following on from the consultation process the scheme plans now include additional homes, together with the costs of buying back 25 leasehold/freehold properties and demolition costs for 191 properties. The intention is to ensure that there is no loss of Council housing. 120 new social rent council homes are planned at Regina Road in Phase 1, with a further 80 social rent council homes in future phases. This would deliver a minimum of 200 new social rent council homes at Regina Road – a net gain on what exists at present. All of these proposals are however subject to necessary planning permission and other relevant permissions being in place.
- 2.2 The full options available for Regina Road and financial implications will be set out following the outcome of the Ballot. These will be included in the costs of the overall Housing Investment Plan being developed and will form the update to the next iteration of the HRA Business Plan. The future options will need to ensure the expenditure is essential and represents good value for Croydon.

3. RECOMMENDATIONS:

For the reasons set out in the report and its appendices, the Executive Mayor in Cabinet, is recommended to:

- 3.1. Consider the outcome of the statutory consultation with tenants, leaseholders and freeholders in the Regina Road area set out at Appendix 1 over the six weeks from 13 December 2022 to 26 January 2023.
- 3.2. Consider the outcome of the consultations in respect of draft Tenant and Leaseholder/Freeholder Offers which was undertaken with tenants, leaseholders and freeholders in the Regina Road estate over the six weeks from 13 December 2022 to 26 January 2023 and as set out at Appendix 1 and in the Landlord Offer at Appendix 4.

Having due regard to the outcome of the statutory consultation at Appendix 1, the outcome of the consultation on the Offers as detailed in Appendix 1 and in light of the consideration of the equalities matters and public sector equality duty as detailed in section 19 of this report and the financial implications as detailed in section 16.

- 3.3. Agree that demolition and redevelopment of the three towers and immediately surrounding area is the Council's preferred way forward for the area that has been subject to statutory consultation, as defined on the plan attached as Appendix 2, but that a final decision on the approach will not be undertaken prior to the outcome of the proposed ballot.
- 3.4. Agree the content of the Landlord Offer at Appendix 4 for purposes of Ballot, that this offer be effective from 16 November 2022 and that this Offer be published and circulated to eligible residents in advance of any proposed Ballot as required by GLA requirements. Also, that any minor changes, such the correction of typographical errors within the content or updates due to statutory changes be delegated to the Corporate Director of Housing in consultation with the Cabinet Member for Homes.
- 3.5. Agree that a Ballot of eligible residents as defined by the GLA funding guidelines and requirements, be held for a period of at least 21 days during April and May on the Landlord Offer, Appendix 4 to this report, and to note that the Ballot will be undertaken by an appropriately qualified Independent Party. The outcome of the Ballot be reported back to the Mayor and Cabinet.
- 3.6. Agree that no further tenancies, permanent or temporary, be granted at any of the properties within the Regina Road estate, as defined on the plan attached at Appendix 2, pending the outcome of the ballot and further report.

4. BACKGROUND

- 4.1. The Regina Road Estate was developed as social housing by the Borough in the mid-1960s. The estate shown on the plan attached at Appendix 2 includes three 11-storey tower blocks (each containing 44 flats), 5 medium rise blocks (containing 50 flats) and 9 two-storey properties all of which are included in the scope of this report. The towers were built using the Wates Large Panel System (LPS). The three towers are one of three clusters of LPS blocks in Norwood, as shown at Appendix 5. This area in Appendix 2 has been subject to statutory consultation for possible inclusion in a redevelopment programme. The area includes some green space, a play area and a kindergarten.
- 4.2. Only the three tower blocks were retrofitted with insulated cladding c.1999 as part of a refurbishment project to improve living conditions. However, the flats in the tower blocks – particularly in nos 1-87 - have suffered in recent years from a variety of issues including water penetration, condensation and mould that have proved

difficult to rectify. This unsatisfactory situation has developed over recent years because these key maintenance issues, highlighted by residents, were not addressed in a timely way.

4.3. This report considers the outcome of the consultations:

- refurbishment or redevelopment (statutory)
- draft Tenant Offer
- draft Leaseholder/Freeholder Offer

4.4. Appendix 3 summarises the results of the consultations. A key issue is that, at the start of the formal consultations, only 163 of the 191 properties within the consultation area were inhabited, and numbers are declining. The formal consultations followed numerous resident engagement sessions where residents attending voiced strongly their view that demolition was the way forward. The formal consultation ran for a period of just over six weeks from 13 December 2022 to 26 January 2023 to allow for the Christmas holidays and several well-publicised events were held on-site, at Stanley Arts (formerly Stanley Halls) nearby, and on-line. Direct responses to formal consultation were lower than expected and this may have been because:

- Historic perceptions of a lack of action from the Council resulting in possible indifference.
- Visual elements of the potential future design of the area, if a regeneration option were to be progressed, were yet to be developed in conjunction with residents for residents to engage with
- Residents had already engaged with the Council via early engagement activity and through outreach
- Some residents have engaged through the Regina Road Support Group using WhatsApp. The Support Group provided a collective response to the consultations which is included in Appendix 3

4.5. To help ensure better involvement, consultation events are continuing, and will continue, right up to any ballot that the Council might authorise. Evening events, daytime surgeries, a Saturday family event, letters, leafleting, posters, website information and door knocking are all being planned for the next few weeks.

5. STATUTORY CONSULTATION WITH RESIDENTS

5.1. The Regina Road tower blocks have lacked investment for several years. Following the election of the Executive Mayor, engaging with residents began to gather pace to address the concerns of residents and try to start to re-build trust with the local community. As detailed to Cabinet in the 16 November 2022 report, a Walkabout

was held with residents of the three tower blocks on the evening of Wednesday, 13 July 2022. The main issues raised were repair issues, some dating back several years and related to general whole block fabric/service failures which keep re-occurring despite repeated attempts to fix. Residents present understood the difficulties associated with blocks nearly 60 years old and emphasised they would appreciate new homes in preference to the continuous process of patching old homes. Some residents said they would be happy to move away from Regina Road.

- 5.2. What has become very clear in recent months is that the tower blocks are in a poor state of general repair and this situation is causing frustration for residents. This unacceptable situation needed to be addressed at pace. Engagement sessions focused on hearing the views of residents and trying to establish channels for communication and consultation going forward on the future of Regina Road.
- 5.3. Three listening meetings with residents were held on 7, 13 & 17 October, including those of homes within the area of Plan No. 1 (Appendix 2). These meetings aligned with the objectives listed in the Residents' Charter agreed by the Council in June 2022. The purpose of the meetings were to share with residents the findings of our research so far, to commence discussions on the future of Regina Road and to hear their initial views and concerns. Residents expressed:
 - a preference for continuing to live in South Norwood, convenient & friendly
 - disappointment with the past Housing service
 - enjoy the view of the green space
 - general support for rebuilding (although some prefer refurbishment)
 - timescale
 - many questions about the detail of what it means for them personally as a tenant/leaseholder/freeholder
 - housing need questions
 - issues about mould
- 5.4. Having regard to the above, Cabinet on 16 November 2022 decided to authorise statutory and formal consultations. The statutory consultation was in relation to Housing management matters in accordance with the arrangements adopted by the Council under section 105 of the Housing Act 1985 and 137 of the Housing Act 1996 and asked for residents' views on refurbishment as opposed to demolition and rebuilding.
- 5.5. In addition, the Council simultaneously consulted residents on draft Tenant and Leaseholder/Freeholder offers for the Regina Road estate. Regardless of whether residents favour refurbishment or demolition and redevelopment, they need to know how the options impact on them and their families. The draft offers were prepared on the basis of best practice, as summarised in the report to Cabinet on 16 November 2022. Feedback from residents has been taken into account in the redrafting of the Tenant and Leaseholder/Freeholder Offers which are incorporated into the Landlord Offer (attached at Appendix 4).
- 5.6. At Appendix 3 is the report prepared by Altair Ltd – the Council's Lead Consultant - on Resident Engagement and Preparations for Ballot.
- 5.7. In the light of the support for demolition and rebuilding, as opposed to refurbishment, approval in principle is sought to proceed with a demolition and rebuilding option as

the Council's preferred option. As the Council wishes to apply for GLA funding for the demolition and rebuilding, subject to Cabinet approval, the next stage will be to undertake a ballot of residents on the Landlord Offer. Such ballot must be undertaken in accordance with the GLA requirements as set out in the GLA funding agreement and associated guidance. This is proposed for April/May. If the majority of the residents eligible to vote in the ballot who cast their vote are in favour of the Landlord Offer – Appendix 4 to this report - then the Council may be eligible to apply for and receive GLA funding.

- 5.8. Delivery of such new building might be by a range of partnership options involving the Council, Housing Associations, private developers and charities/community groups, but it is important to be clear that the Landlord Offer proposes new Council housing for existing residents at Regina Road, either at Regina Road or nearby. This will be further elaborated in future reports should acceptance of the Landlord Offer be the outcome of the Ballot.

6. OUTCOME OF STATUTORY CONSULTATION

6.1. Refurbish v Redevelop

In the previous Cabinet report on 16 November 2022, it was demonstrated that comprehensive refurbishment is likely to cost more than rebuilding to modern standards and may not deliver the longevity and modern standards desired. In addition, there remain uncertainties over mould eradication, potential for falling short on key areas such as expected structural life, modern fire safety, space standards, balcony/outdoor space, thermal comfort, wheelchair-friendly and family sized homes. These shortcomings have been explained to residents, particularly during two Tower Block Information sessions held on 13 & 16 January 2023. Equally, residents want to be assured about the potential benefits of having a new, well-built modern home, so the drafting of a basic specification for a modern home is being progressed at design workshops alongside a preliminary assessment of how rebuilding might be carried out.

- 6.2. The outcome of the statutory consultation recorded at Appendix 1 shows that a majority of residents responding to the statutory consultation in favour of demolition and rebuilding of, not only the three towers, but also most if not all of the surrounding medium and low rise housing.

7. OUTCOME OF CONSULTATIONS ON TENANT AND LEASEHOLDER/FREEHOLDER OFFERS

- 7.1. The outcome of the consultation on the offers is set out in Appendix 1. The main themes from the responses are:
- Rights of temporary tenants
 - Rehousing options for tenants

- concerns about rent balances
- Bedroom entitlement for tenants
- anti-social behaviour and rent clauses
- The number of offers of accommodation
- Tenant improvement
- Allocation of homes and waiting list prioritisation
- Concerns about the decant process
- Valuation and the lack of External Wall System (EWS1) forms
- Whether choice is available for returning to the estate for shared equity/ownership solutions

7.2. It is important to note that the final Landlord Offer for which approval is sought via this report, is for the purposes of the ballot at Regina Road and in light of the circumstances there. Households, regardless of tenure who have their principal home on the Estate and who have been on the housing register for at least one year prior to the date the Landlord Offer is published, will be able to vote in the ballot. The offer is available only to tenants, leaseholders and freeholders living in eligible households occupying properties within the red line shown on the map in Appendix 2, on or after 16 November 2022 when Cabinet authorised consultation. They do not apply to any other parts of the Borough. Any other rebuilding schemes that the Council might wish to progress will be subject to separate offers, whether specific to the individual scheme or a Borough wide approach.

7.3. Having regard to the views expressed, Cabinet is asked to approve the proposed Landlord Offer which includes key commitments to residents that are based upon feedback from consultation and have been drawn up in discussion with the Resident Working Group. If the vote at ballot is “yes” from the majority of residents, these commitments will include, subject to planning and other relevant permissions where relevant the following:

The Tenant Offer
<ul style="list-style-type: none"> ● Aims to decant as many existing residents as possible in “One Move”. ● 3 offers of accommodation with a right of review ● Households in temporary accommodation on licence to be converted in secure tenancies. ● Statutory Home loss payment of £7,800 ● Disturbance compensation ● Help with removals ● Compensation available to Tenants for home improvements ● Tackle overcrowding and re-assessing households housing needs ● Extra Care or Sheltered housing available ● Right to return to a new home in Regina Road if tenant has left after 16 November 2022

- Right to choose either a secure tenancy or assured tenancy near the area of Regina Road or to another part of the Borough
- Downsizing to a smaller home if agreed
- Dedicated support for tenants

Leaseholder and Free Holder Offer

- Dedicated support for Leaseholder and Freeholders
- Market Valuation plus 10% Homeloss payment
- Valuation will take into account acceptable fire rating and good external repair (based on EWS1 with an A2 risk rating)
- Home loss at 10% of the value of the property to a maximum of £75000
- Disturbance compensation
- Legal costs, stamp duty and surveying fees covered by the Council
- Basic Loss Payments for Non-Resident Leaseholders – 7.5% of market value, to a maximum of £75000

8 DAMP & MOULD SURVEYS AT REGINA ROAD

8.1 Damp and mould have been a significant issue within the three tower blocks. In the light of the review of relevant policies required by both the Secretary of State and the Regulator for Social Housing following the Rochdale case, damp and mould surveys have been commissioned for every inhabited tenanted property within the area subject to statutory consultation where access could be obtained. These were undertaken by specialist surveyors, attended by a Tenancy Officer, and concluded by 1 February.

8.2 The results of the surveys according to the Housing Health & Safety Rating Scheme (HHSRS) are shown in Table 1:

Table 1 – Damp & Mould Surveys at Regina Road, January/February 2023

Tower	Total Homes	Void	Leasehold	Tenant	Inspected	I Severe	II Moderate	III Slight	IV Typical
1-87	44	15	1	28	14	0	2	5	7
2-56A	44	5	2	37	20	0	6	8	6
58-108A	44	8	0	36	17	0	8	5	4
Tower Totals	132	28	3	101	51	0	16	18	17
89-123	18	0	8	11	12	0	2	8	2
112-128	9	0	4	5	5	0	2	1	2
110a	8	0	1	7	6	0	1	3	2
Sunnybank	24	3	9	12	10	0	5	1	4
Totals	59	3	22	35	33	0	10	13	10

Grand Totals	191	31	25	136	84	0	26	31	27
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- 8.3 Class I – Severe means immediate threat to life. Class II - Moderate means a risk which is likely to, but not immediately cause moderate harm: early action is needed to remove the risk and these actions are being taken. Class III - Slight is where the particular hazard is unlikely to cause harm, but there is a small element of risk and therefore some action is needed and this being programmed. Class IV - Typical means no risk and no further action needed.
- 8.4 Residents were notified in advance and alternative appointments offered, in attempts to visit all 136 properties. Properties inspected total 84 households. The low/medium rise homes show a slightly higher percentage prevalence of mould in Class II and III – 69% relative to 66% of properties inspected.

9 FUTURE OF PROPERTIES IN THE CONSULTATION AREA

- 9.1 The Regina Road project provides an excellent opportunity for new modern housing to the latest standards to be built for local residents, replacing ageing housing built to the lower standards of a past era.
- 9.2 This is an excellent opportunity for the council to work with internal and external partners to meet the housing needs of the whole community. The Council's Public Health Officers have already expressed an interest in the Regina Road project with a view to assessing the impact on local public health over time.
- 9.3 As highlighted in the 16 November 2022 Cabinet report, the three tower blocks at Regina Road were built in the 1960s by Wates using a Large Panel System (LPS). LPS blocks have proved problematic for many local authorities, including Croydon. The conclusion reported on 16 November was that the Regina Road towers are at the end of their economic and structural lives. As has been widely documented, the Regina Road LPS blocks have significantly structural and damp challenges which require resolution. With resident support for their demolition from the recent statutory consultation, and also from other recent engagements, it is recommended that this be the Council's preferred option in the Landlord Offer.
- 9.4 There was also support from the medium and low rise properties within the consultation area for demolition and rebuilding. It is important to note that the future of each of these blocks needs to be carefully assessed based on a thorough options appraisal of potential designs. The outcome of any refurbishment within the consultation area should be a building fit for comfortable living for the next 60 or so years because the building will sit alongside new development. The cost of refurbishing ageing properties relative to the community and environmental gain

achievable with rebuilding options is being assessed on behalf of the Council for a future report.

- 9.5 The report to Cabinet on 16 November 2022 demonstrated the very high costs of refurbishment for the tower blocks, higher than the costs of rebuilding, while not delivering modern homes built to the latest GLA space standards. The costs of refurbishing low and medium rise housing are also high, while also not delivering modern homes built to the latest GLA space standards. Taking the opportunity to include surrounding housing creates the opportunity to boost investment in the local area by increasing the number of new homes, public and private, while providing attractive open space and play areas. There are various options on the extent of rebuilding medium/low rise housing within the consultation area. Meetings with residents of these medium/low rise blocks are ongoing to ascertain the views of individual residents and will be reported alongside the results of any Ballot so that final decisions may be considered.
- 9.6 **Site adjacent nos 1-87 & nos 89-157 Regina Road.** This cleared site is being acquired (subject to relevant decision making processes) and is planned to be incorporated into redevelopment of the tower, nos 1-87.
- 9.7 **Nos 89-123 Regina Road (two maisonette blocks).** These ageing blocks need significant refurbishment work for an extended life. Incorporation of these two blocks into a rebuild scheme would significantly increase the capacity of the former Brick-by-Brick site above.
- 9.8 **Nos 112-128 Regina Road (9 houses/flats).** These two storey buildings on the edge of the consultation area also in need of significant refurbishment if they are to remain. They were incorporated partly because their current access utilises a significant amount of land and partly because they are adjacent taller, more modern buildings.
- 9.9 **No. 110a Regina Road (8 modern flats in one block).** This is a modern block with poor access/parking arrangements that utilise a significant amount of land. Rearrangement would be beneficial in any rebuilding project. There appear to be specification and repairs issues with this block and a meeting is being arranged with the eight households.
- 9.10 **No 110 Regina Road – Kindergarten.** This single-storey former community centre is leased by the Council to a privately-operated kindergarten. The entire property covers a significant amount of land and has a protected tree. Reprovision within any rebuild scheme is an important consideration.
- 9.11 **Sunnybank nos 1-8 (24 flats in two blocks).** These ageing blocks need significant refurbishment work for an extended life. Incorporation of these two blocks into a rebuild scheme would increase the capacity for new housing.

10 GLA REQUIREMENTS FOR THE LANDLORD OFFER

10.1 The GLA have very specific requirements for the contents of the Landlord offer if the Council is to comply with their Funding requirements and in turn potentially be eligible for GLA funding. Under these requirements the Council is required to make Landlord Offer documents easily accessible and must contain sufficient information for eligible residents to make an informed decision about the future of their estate. As a minimum, the Landlord Offer *must* include the following:

The broad vision, priorities and objectives for the estate regeneration, including information on:

- Design principles of the proposed estate regeneration.
- Estimated overall number of new homes.
- Future tenure mix.
- Proposed associated social infrastructure.
- Details of the full right to return or remain for social tenants living in homes that are to be demolished.
- Details of the offer for leaseholders and freeholders of homes that are to be demolished.
- Commitments relating to ongoing open and transparent consultation and engagement.

10.2 The Landlord Offer should include a map showing the boundary of the existing social housing estate. The Landlord Offer should also include a map showing the proposed boundary for the Strategic Estate Regeneration Project. The map at Appendix 2, shows the boundary of the existing social housing estate, which is the same as the proposed Strategic Estate Regeneration Project.

10.3 The Landlord Offer will involve, subject to Planning permission and other relevant permissions:

- Rehousing all secure tenancies as soon as practicable in a Council-rented property at or near Regina Road in a new Council home at social rent levels, ideally in a single move.
- A Phase 1 at Regina Road of approximately 120 homes on existing vacant land, and 21 new homes nearby.
- 25 shared equity homes, available for resident leaseholders/freeholders
- A significant increase in density from 191 homes to over 400 homes which will assist local housing supply
- Rehousing elsewhere is a possibility if that is what the household wishes
- The right-of-return for households who have left Regina Road after 16 November 2022
- A mix of tenures to help offset the cost of rebuilding homes for existing residents
- Council homes to be built to GLA space standards and to a good specification
- Enhanced, usable open space and play area

– Re-provision of kindergarten in a way that allows some community meeting facility

- 10.4 In its Landlord Offer to residents, the Council must explain the arrangements for casting votes in a ballot. As a minimum, the offer should explain:
- the question that will be put to eligible residents in the ballot;
 - details of the timing of the ballot;
 - details of the different ways in which eligible residents may cast their vote in the ballot;
 - details of when the results of the ballot will be announced;
 - details of how the ballot will be undertaken by an Independent Body; and
 - contact details for further advice and guidance on any issues related to the Estate Regeneration Project and/or the ballot.
- 10.5 The Council must publish one Landlord Offer document containing all the required information and send a copy of the document to the GLA. While it is important for transparency purposes that all information pertaining to a Landlord Offer is captured in one document, the Council may additionally wish to produce separate offer documents for distribution to residents that are tailored to the three following different groups of residents that may be eligible to vote in the ballot namely Social tenants, Resident leaseholders and freeholders, and Residents living on the estate that are on the local authority's housing register. The Council should only produce separate offer documents in order to highlight information that is only relevant to a particular group of residents. For example, the offer document sent to social tenants must explain details of the full right to return or remain for social tenants, but it need not include details of the offer for leaseholders and freeholders. Information in tailored offer documents must be consistent with the overall Landlord Offer document.
- 10.6 The Landlord Offer should be written in a way that residents are capable of understanding. Technical jargon should be minimised and the Council should consider the requirements of different groups of residents including elderly residents, those whose first language is not English, and/or those who have disabilities when preparing and distributing offer documents.
- 10.7 There must be an appropriate amount of time between publishing a Landlord Offer and holding a ballot. The Council must publish the Landlord Offer and offer documents must be distributed to eligible residents sufficiently in advance of the vote to allow them a reasonable amount of time to consider the proposals. The ballot period – during which time eligible residents may cast their vote – should run for at least 21 days to maximise voter turnout. The ballot period must end within six months of the date the Landlord Offer was published.

11 BALLOT ARRANGEMENTS

- 11.1 If a ballot on the Landlord offer is approved via this report, the Independent Body will work with PublicVoice – the Independent Tenant & Leaseholder Adviser – appointed

last year, with involvement from resident representatives, to give advice to residents on the potential Ballot process, voting, relevant legislative requirements and best practice. The Independent Body will manage the Ballot, independent of the Council, handle voter enquiries and voter technical issues relating to voting channels, and provision of business hours Customer Services Helpline. They will provide the complete process through to reporting Ballot results. They are also responsible for certifying to the GLA that the Council has followed the GLA requirements in terms of the ballot.

- 11.2 In order to be eligible for GLA funding, the ballot must be conducted in accordance with GLA requirements and funding guidelines. These set out not only who is eligible to vote in any ballot undertaken but also matters pertaining to how the ballot is framed. Assurance that the Council has complied with the GLA requirements and that the ballot has been undertaken in a fair and appropriate manner must be provided by an Independent Body appointed by the Council for this purpose.
- 11.3 The GLA requirements set out the principles which must apply to such ballots, which include that:
- Ballots must offer a “yes or no” vote to eligible residents on the Landlord Offer
 - A positive ballot is one where there is a simple majority of those eligible residents voting that choose “yes” – that is, in favour of the Landlord Offer to regenerate the estate. There is no minimum threshold for turnout in a ballot.
 - The question posed in a ballot must be as unambiguous and as direct as possible and compliance with this requirement will be confirmed through the completion of the GLA Resident Ballot Compliance Checklist which must be signed by the Independent Body.
 - Where residents are invited to cast their votes in a ballot box, such a box should be placed in a neutral venue and not in the vicinity of any publicity encouraging a vote either way.
 - Ballot papers should be delivered to eligible residents under separate cover from any consultation material and/or the Landlord Offer.

- 11.4 Accordingly, as set out in the Landlord offer, the question which is proposed to be put to eligible voters at ballot is as follows:

Are you in favour of the proposal to demolish and rebuild homes as shown within the red line boundary on the Regina Road Estate?

- 11.5 One issue that has been raised by some residents is whether tenants who had moved out prior to Ballot because of the poor condition of their home could still be eligible to vote in the ballot. This has been discussed with the GLA. The GLA have indicated that any household that has or will move out after 16 November 2022 – the date Cabinet agreed to consult on the way forward – can be eligible to vote in the ballot, with a right of return to a new home at Regina Road if that is their wish when

new homes are available. At the time of writing this affects two households, but it is probable that more households will move ahead of the ballot.

- 11.6 A second issue relates to the twelve households in temporary accommodation at Regina Road, five of which will not have been resident for 12 months at Regina Road by the expected time of ballot. Households currently in temporary accommodation will have their homelessness duty discharged by the council by converting their license to accommodation into a secure tenancy within the Estate. They will then have the same rights as others on the Estate to the provisions within the offer.

12 REHOUSING RESIDENTS

- 12.1 As at 20 February 2023, 31 homes are being held vacant – over 16% of the total – as shown in Table 2: There are 135 occupied rented homes and 25 leaseholders/freeholders.

Table 2 – Occupancy of the Regina Road Project Homes, as at 20 February 2023

REGINA ROAD	TENANTS			L/H*	VOID	TOTALS
Tower Blocks	SECURE	TA	5 Year Flexi (Secure)			
1-87 (1 bed flats)	24	5	0	1	14	44
2-56A (2 bed flats)	30	4	2	2	6	44
58-108A (2 bed flats)	28	2	6	0	8	44
Tower Block Totals	82	11	8	3	28	132
89-123 Regina Road	10	0	0	8**	0	18
1-8 Sunny Bank	10	1	1	9	3	24
110a Regina Road	7	0	0	1	0	8
112-128 Regina Road	4	0	1	4*	0	9
Low/Medium Rise Totals	31	1	2	22	3	59
Grand Totals	113	12	10	25	31	191

*Includes three freeholders

** One of these is leased by the leaseholder to LBC as Emergency Temporary Accommodation

- 12.2 In the light of the consultation responses in favour of demolition and redevelopment, it is recommended to not let any homes in the consultation area that become available pending final decisions on the future of the area. The current 31 void properties will need to be secured and there will be a loss of rental income, but there will also be a significant saving on continuous reactive repairs.
- 12.3 One of the issues arising from statutory consultation is where residents might be moved. Efforts have been made through the design workshops with residents to explore how to address this issue so that, wherever possible, residents only have a single move within the local area, if continuing to live in the local area is their preference.
- 12.4 Initial design studies discussed at recent design workshops with residents indicate that a Phase 1 accommodating around 120 new homes within the consultation area may be feasible independently of any Estate demolition of the towers. The intention is to progress this as promptly as possible as direct build by the Council procuring a contractor under Joint Contract Tribunal (JCT) contract arrangements. Planning permission is required for this in the context of an indicative masterplan prepared through continuing resident engagement and the planning process.
- 12.5 The Council is completing the purchase of twelve new build properties nearby (10 x 1 bed and 2 x 2 bed). In addition, there is also a small site nearby that is being purchased with a valid Planning permission for nine homes that could be developed by the Council through a local contractor using JCT contract arrangements. These could be set aside to facilitate the decanting of the tower blocks.
- 12.6 It should therefore be feasible to rehouse up to around 140 households locally within a reasonable time frame. This approximates with the current 135 occupied rented homes. This means that the Council is close to a position where, with careful phasing, most residents of all currently rented homes can be rehoused in a single move locally. Where this might not be possible, e.g. a tower block needs to be emptied for early investigation of LPS structural life, residents may face a double move, but with the right-of-return to a new home in Phase 1.
- 12.7 There are also 25 leaseholders/freeholders within the red line boundary. While some of these households may choose to move elsewhere with the compensation available through the Landlord Offer, some may prefer a Shared Equity option with the Council. Accordingly, the financial implications include for building 25 Shared Equity homes that could be made available to resident leaseholders/freeholders.
- 12.8 To ensure no loss of Council housing, a minimum of 80 further social rent homes will be built in later phases, subject to Planning. This might include extra capacity to meet local housing or decant needs.

13 NEXT STEPS

- 13.1 The recommended next step is a ballot in April/May on the Landlord Offer as set out in Appendix 4 which has been prepared for members consideration in light of the outcome of the consultation and for approval for ballot purposes.
- 13.2 The EQIA presented to Cabinet on 16 November 2022 continues to be updated as additional information is obtained through ongoing engagement at Regina Road. Privacy statements have been prepared to request information about protected characteristics and this has been built into the resident engagement plan as the project progresses. Although we have been able to collect some equalities information and protected characteristics, as detailed below, we will need to continue to collect information through additional engagement opportunities, such as the housing needs assessment which will be undertaken at the appropriate time. We are also reviewing the information collated in relation to disabilities, language and neuro-diversity to ensure we tailor communications to the needs of residents involved in the consultation. This is critical to ensure all residents have equal access to the final Tenant and Leaseholder offers and information relating to the ballot. All materials produced for the consultation to date invite residents to request information in a different language or other formats if needed. This provision will be ongoing throughout the project.

Ethnicity	
Asian background	8%
White background	19%
Black British/Caribbean/African	48%
Mixed multiple	8%
Other ethnic group	8%
Prefer not to say/non disclosure	8%
*Rounded to the nearest decimal point	
Disability	
Yes	29%
No	16%
Non disclosure	55%
Sexual orientation	
Bisexual	0%
Heterosexual/Straight	70%
Homosexual	0%
Prefer not to say/non disclosure	29%
Other	1%
Gender	
Male	27%
Female	72%
Prefer not to say/Other	1%
Other (Tenants/leaseholders)	

Elderly (65+)	13%
Under (<65+)	74%
prefer not to say/ undisclosed	13%
Religion/belief	
Muslim	8%
Christian	2%
Other	2%
Not Known	83%
Prefer not to say	5%
Tenure	
Freeholder	2%
Leaseholder	12%
Secure tenants	80%
Temporary Accommodation resident	5%
Not known	1%

- 13.3 The Council will also need to be mindful of the costs of delivery at Regina Road relative to the needs of the housing stock generally throughout the Borough and the need for additional homes. Building extra housing capacity will need to accord with the Local Development Plan. A mix of tenures will be essential to offset the costs to the Council of what is a substantial project, involving not only the Council but with partners that may include a private housebuilder, a Housing Association, or potentially a charity or community-led organisation.
- 13.4 Funding, subject to ballot, will be sought from the GLA in June/July 2023 for Phase 1 to accord with GLA bidding timetables. Further financial support for subsequent phases will also be sought in due course.

14 BALLOT TIMESCALE

- 14.1 The next stage is a ballot of eligible residents during April/May 2023, with the results to be reported back to Cabinet when any final decision that might be taken. The proposed timetable, which is after Easter and includes the Coronation weekend, is as follows:

Table 3 – Proposed Ballot Timetable

Activity	Date
Landlord Offer published	Tuesday 11 April 2023
Ballot dispatch	Wednesday 26 th April 2023
Voting period	Wednesday 26 th April– Monday 22 nd May
Ballot results	Tuesday 23 rd May 2023
Ballot results posted	Friday 26 th May 2023

15 RISK MANAGEMENT

- 15.1 The Regina Road project is a major project involving major expenditure over several years. It is not without risk. It is important to consider risks, both existing and potential, carefully so that appropriate mitigations can be considered as early as possible and put in place where necessary.
- 15.2 Accordingly, risk workshops have been held corporately using the Council's risk management methodology. The current Regina Road Risk Register is at Appendix 6. Risks are scored according to Probability and Impact, both in relation to current and future risks. Control measures for mitigating impact are also set out.
- 15.3 The highest current risks relate to:
- The Council needs to resolve outstanding compliance issues on historic projects – no GLA grant available until these are resolved
 - lack of trust because of recent Section 114 notice – failure to engage
 - the possibility of a Compulsory Purchase Order – causing delay
 - heavy costs to leaseholders for refurbishment – unaffordable to leaseholders
 - The scheme requires planning permission(s) and will be determined against the London Plan 2021 and Croydon Local Plan 2018 unless material considerations indicate otherwise.
 - viability - ensuring the Council has sufficient funding to deal with other housing areas requiring investment as well as partners being willing to participate
 - construction cost inflation – increased costs and delay
 - insurance risks – increased costs
 - project management capability – increased costs and delay
 - early procurements to save time – potential abortive costs
- 15.4 None of these are seen as insurmountable at this early stage. As a major project, risks at Regina Road will be monitored monthly through the corporate Project Board for the project.
- 15.5 Viability is flagged above as one of the highest current risks. Much of this will relate to balancing the costs of the project with the appropriateness of the scheme and tenure of development when assessed against the Local and London Plan 2021 Planning Policies through the planning process. The project is seeking to ensure a good quality scheme that will be a credit to the Borough and its residents. As mitigation the pre planning application process has commenced, is in its early stages and will be followed by the submission planning application(s).

16 FINANCIAL CONSIDERATIONS

- 16.1 The HRA Business Plan, which Cabinet approved on 22 February 2023, currently allows for borrowing of £50m (in 2024-25) to fund the initiation of capital projects, including initial spend of £15m at Regina Road.
- 16.2 To provide 141 new replacement social rent homes at Regina Road (120 on the estate + 21 nearby) plus 25 shared equity homes suitable for leaseholders/freeholders would cost a maximum of £80m at current prices. For the purposes of this paper we have assumed this would be fully funded from borrowing. The HRA Business Plan demonstrates that this would be viable over the 30 year business plan life provided the profiling of future years borrowing is also reviewed. This includes the purchase of 12 units at Trellis Mews as referenced in the 30 November 2022 Cabinet report entitled 'Brick by Brick Croydon Ltd Update Report'.
- 16.3 There are several options that can be considered on how any scheme at Regina Road might be delivered. These range from a Council-led rebuild project which would replace and add to the Council's stock of social housing as well as possible partnership options with Housing Associations and/or private housebuilders with different cost profiles. The options will consider the wider social need within the borough such as social care need and the demand for key worker accommodation and the intention to maintain the number of council houses on the estate.
- 16.4 Leaseholder buybacks may also be required should the outcome of the ballot result in the rebuild option being approved. These costs are included in the estimated £80m project costs, as are all demolition costs.
- 16.5 Financial modelling on the design options available for Regina Road is being undertaken for discussion with Planners at GLA and the Council. The 16 November 2022 Cabinet Report demonstrated that refurbishing the towers is the option that delivers poor value-for-money and current financial modelling confirms this. The redevelopment of the full site offers better value-for-money and is the recommended option on a financial basis.
- 16.6 Detailed work will be carried out following the outcome of the ballot to ensure that all options for maximising value to the HRA are investigated for this redevelopment project.
- 16.7 Use of HRA reserves, Right to Buy receipts and GLA grant are all to be considered as part of the funding mix alongside the borrowing requirement referenced. This will reduce the estimated £80m cost. A detailed options appraisal for the entire site will be progressed as feasibility and design work progress; and in the light of the ballot result.
- 16.8 The HRA Capital Financing Requirement (CFR) stands at £365.4m and the HRA currently has 40 fixed PWLB loans in place totalling £334.3m. The rest of the CFR is funded by holding internal balances.

- 16.9 The HRA Business Plan assumes debt increases on the HRA with appropriate debt management provision in place. This will be reviewed over the coming months as the HRA Business Plan is updated to reflect new stock condition data.
- 16.10 The Housing Investment Plan is being developed and will form the update to the next iteration of the HRA Business Plan and will include the costs of Regina Road following the outcome of the ballot as well as other projects including our other LPS blocks and their future options.
- 16.11 Approved by Orlagh Guarnori, Head of Finance Housing

17 LEGAL CONSIDERATIONS

- 17.1 The Director of Legal Services and Monitoring Officer comments that the Council is required, under Section 105 of the Housing Act 1985 to maintain such arrangements as it considers appropriate to enable those of its secure tenants who are likely to be substantially affected by a matter of housing management (a) to be informed of the authority's proposals in respect of the matter, and (b) to make their views known to the authority within a specified period; and the Council shall, before making any decision on the matter, consider any representations made to it in accordance with those arrangements. This report details the outcome of the statutory consultation to which members must have regard in deciding how to proceed with the proposals.
- 17.2 For the purposes of section 105, a matter is one of housing management if, it relates to the management, maintenance, improvement or demolition of dwelling-houses let by the authority under secure tenancies, or the provision of services or amenities in connection with such dwelling-houses; but not so far as it relates to the rent payable under a secure tenancy or to charges for services or facilities provided by the authority. It applies to all matters of housing management which represent a new programme of maintenance, improvement or demolition, or a change in the practice or policy of the authority, and are likely substantially to affect either its secure tenants as a whole or a group of them who form a distinct social group or occupy dwelling-houses which constitute a distinct class (whether by reference to the kind of dwelling-house, the housing estate or other larger area in which they are situated).
- 17.3 Where the Council is preparing an Offer for the purposes of complying with potential future GLA funding requirements (subject to the outcome of the statutory consultation for housing management matters referred to above and eligibility for GLA funding in respect of the project) the Offer document needs to comply with the following requirements which are specified by the GLA:
- 17.3.1 Offer documents must contain sufficient information for eligible residents to make an informed decision about the future of their estate. As a minimum, the Offer must include the following:
- The broad vision, priorities and objectives for the estate regeneration, including information on:

- Design principles of the proposed estate regeneration.
- Estimated overall number of new homes.
- Future tenure mix.
- Proposed associated social infrastructure.
- Details of the full right to return or remain for social tenants living in homes that are to be demolished.
- Details of the offer for leaseholders and freeholders of homes that are to be demolished.
- Commitments relating to ongoing open and transparent consultation and engagement.

17.3.2 In addition, the Offer should include a map showing the boundary of the existing social housing estate and include a map showing the proposed boundary for the Strategic Estate Regeneration Project (if this is different to the boundary of the existing social housing estate). For these purposes a project is a strategy estate regeneration project if it is involving:

- demolition of any affordable or leasehold homes whose freehold or long leasehold a Registered Provider owns on an existing social housing estate, and/or the demolition of any freehold properties previously acquired under the Right to Buy, Right to Acquire, or Social HomeBuy schemes on an existing social housing estate; and
- construction of at least 150 new homes, regardless of tenure, within the boundaries of an existing social housing estate.

17.3.3 Finally, relation to the Offer to residents the Council must explain the arrangements for casting votes in a ballot. As a minimum, the Offer should explain:

- the question that will be put to eligible residents in the ballot;
- details of the timing of the ballot;
- details of the different ways in which eligible residents may cast their vote in the ballot;
- details of when the results of the ballot will be announced;
- details of how the ballot will be undertaken by an Independent Body; and
- contact details for further advice and guidance on any issues related to the Strategic Estate Regeneration Project and/or the ballot.

17.4 In respect of which residents are eligible to vote in the ballot (if a ballot is necessary and subject to the outcome of the statutory consultation on housing management matters detailed above), the Council does not have discretion to set the voter eligibility criteria for ballots. Ballots must be open to all residents on the existing social housing estate – not just those currently occupying homes that are potentially due to be demolished – that fall into one or more of the following three eligibility criteria:

- Social tenants (including those with secure, assured, flexible or introductory tenancies named as a tenant on a tenancy agreement dated on or before the date the Landlord Offer is published.

- Resident leaseholders or freeholders who have been living in their properties as their only or principal home for at least one year prior to the date the Landlord Offer is published and are named on the lease or freehold title for their property.
- Any resident whose principal home is on the estate and who has been on the local authority's housing register for at least one year prior to the date the Landlord Offer is published, irrespective of their current tenure.

- 17.5 Eligible residents are entitled to one vote per person. Individuals meeting more than one of the eligibility criteria must receive only one vote but there is no limit to the number of eligible voters per household. Only residents aged 16 or above are eligible to vote (provided they also meet the eligibility criteria defined in the bullet points above).
- 17.6 The need to rehouse tenants arises because of the Council's actions and not because of transfer applications made by them. Therefore, the provisions of Part 6 Housing Act 1996 do not apply to the transfers under these proposals by virtue of section 159(4A) Housing Act 1996. The duty on the local authority to rehouse the displaced person is separate from an authority's homelessness duties under the Housing Act 1996.
- 17.7 The Council's Allocation scheme ("the Scheme") provides that the scheme nonetheless accords secure tenants Band 1 priority where they are required to be decanted (moved from their current property) where it is necessary to allow the carrying out of major works to their block (refurbishment), or it is part of a regeneration scheme which requires demolition and redevelopment and the secure tenant cannot remain in occupation while the works are carried out. In addition, the Allocations scheme provides that they will be offered temporary accommodation in suitable alternative accommodation while the refurbishment or demolition and redevelopment work is carried out. The Scheme also provides that in such circumstances the secure tenant will be given the choice to return.
- 17.8 Whether a decision is taken to demolish any of the blocks or to undertake refurbishment works, the Council is entitled to possession under Ground 10 Schedule 2 Housing Act 1985. When relying on Ground 10, it is required to secure that there is suitable alternative accommodation available to the tenant.
- 17.9 Any Local Lettings Plan which is proposed to be adopted by the Council as provided for in the Council's Allocation Scheme is governed by the provisions of section 166A(6)(b) Housing Act 1996 (as amended). Section 166A(6)(b) of the 1996 Act enables housing authorities to allocate particular accommodation to people of a particular description, whether or not they fall within the reasonable preference categories and the draft Local Lettings plan as part of the Offer documents sets out the principles and procedures proposed to be adopted, subject to consultation, by the Council for the allocation of housing to Council tenants who will be affected by the refurbishment or demolition and redevelopment at the Regina Road Estate.
- 17.10 The Land Compensation Act 1973, and regulations published thereunder makes provision for compensation including via homeloss payments, disturbance payments and basic loss payments which secure tenants, leaseholders and freeholders on the

affected estate may be entitled to in certain circumstances and sets the statutory limits for some of these compensation entitlements.

- 17.11 A person does not qualify for a home loss payment unless they were in occupation of the dwelling as their only or main residence throughout a one-year period ending on the date of displacement, and that occupation must be as a result of an interest or right in the property. Interests that qualify are:
- any interest in the dwelling
 - a right to occupy the dwellings as statutory tenant or under a restricted contract
 - a right to occupy the dwelling under a contract of employment
 - a right to occupy the dwelling under a licence where either it is a right to occupy as a protected occupier, or the statutory provisions relating to secure tenancies apply to the licence, or the licence is an assured agricultural occupancy, or where the statutory provisions relating to introductory tenancies apply to the licence
- 17.12 A person occupying at the date of displacement, and who has at that time a qualifying interest in the property, is entitled to add to the period of occupation any time when they were occupying the dwelling as their only or main residence but without a qualifying interest.
- 17.13 Home loss payment is only payable where a displacement is compulsory. However, by virtue of section 32(7) LCA 1973 an authority possessing compulsory powers has a discretionary power to make a payment corresponding to Home Loss Payment to a person from whom an interest in a dwelling is being acquired by agreement. In addition, there is case law which indicates that where a resident moves voluntarily in anticipation of a redevelopment, they may be regarded as being displaced as a consequence of a redevelopment within the meaning of the statute but a causal link must be established between the redevelopment and one of the grounds under which statutory homelessness is payable.
- 17.14 Similar powers apply when, under section 32(7B) LCA 1973 (inserted by section 9(4) Housing and Planning Act 1986), a landlord obtains possession of a secure tenancy by agreement in circumstances where it could have obtained a court possession order under Grounds 10 or 10A Part II Schedule 2 HA 1985.
- 17.15 Discretionary payments are calculated in the same way as Home Loss Payments had dispossession been the result of compulsory acquisition or a possession order.
- 17.16 Disturbance payments are made to compensate a residential occupier for reasonable expenses in moving from the house or land. People who do not qualify for a home loss payment, for example because they do not satisfy the residence requirement, may be entitled to a disturbance payment.

- 17.17 The situations in which a disturbance payment can be made are broadly the same as those for home loss payments. The main difference is that any acquisition of land by an authority with compulsory purchase powers is sufficient; the acquisition itself need not be compulsory. Qualification is cumulative and occupiers may be entitled to both home loss payments and disturbance payments.
- 17.18 Disturbance payments can be paid to someone who is in lawful possession of the land. Lawful possession does not include lodgers or those with merely a licence to occupy.
- 17.19 Eligibility for disturbance payments is also affected by the reason for the displacement. Where the displacement is due to acquisition by a local authority possessing compulsory purchase powers, disturbance payments are only payable where the applicant is not entitled to compensation through any other Act. This does not include home loss payments, which are payable at the same time.
- 17.20 Where displacement is due to a housing order, resolution or undertaking, no disturbance payment can be made if compensation is payable under section 584A of the Housing Act 1985. This compensation is available to owners of property subject to a Closing or Demolition Order so this exception will only apply to owner-occupiers.
- 17.21 Disputes concerning the amount of disturbance payment can be heard by the Upper Tribunal (Lands Chamber).
- 17.22 Whilst the Building Safety Act 2022 will place requirements on the Council as Accountable Person under the Act in respect of “higher risk” buildings under that Act to develop and produce a “residents’ engagement strategy” for promoting the participation of relevant persons in the making of building safety decisions, those provisions are not yet in force although their requirements may come into force during the lifetime of this proposed project and officers will need to be mindful of the potentially changing and/or additional obligations these requirements would place on the Council, including in terms of additional statutory consultation with affected residents.
- 17.23 In relation to existing freeholders/ leaseholders, the Council should aim to reach agreements with those impacted by any proposals for the Regina Road estate. However, the Council may need to seek a compulsory purchase which is a legal function that allows the Council to acquire land, for a specific purpose such as redevelopment, if the landowner is not willing to sell by agreement. There are various statutory provisions relating to Compulsory Purchase Orders (CPO). The procedure for making and confirming CPOs is, in most cases, governed by the

Acquisition of Land Act 1981 (as amended by the Planning and Compulsory Purchase Act 2004). There are various stages to a CPO process, such as confirmation by the Secretary of State and implementation, including issuing relevant notices, before powers to take possession of land can be exercised. Compensation will need to be paid (primarily governed by the Compulsory Purchase Act 1965 and the Land Compensation Act 1973) and disputes in relation compensation can be referred to the Upper Tribunal (Lands Chamber). The Council may also be required to secure alternative accommodation for freeholders/ leaseholders if suitable alternative residential accommodation on reasonable terms is not otherwise available (section 39 of the Land Compensation Act 1973). Given the complexity of CPOs and the lengthy process, it is important to consider CPOs early and plan carefully. Legal advice will need to be obtained prior to making a CPO and throughout the process, including considering claims for compensation which can be made up to a period of 6 years.

17.24 Approved by Stephen Lawrence-Ormense, Director of Legal Services and Monitoring Officer

18 HUMAN RESOURCES IMPACT

- 18.1 A small team to focus on Regina Road is currently being recruited under the Council's Recruitment Policy. If any other issues should arise these will be managed under the Council's policies and procedures.
- 18.2 Approved by Jennifer Sankar, Head of HR for Housing Directorate and Sustainable Communities, Regeneration and Economic Recovery, for and on behalf of Dean Shoesmith, Chief People Officer.

19 EQUALITIES IMPACT

- 19.1 The Council has a statutory duty to comply with the provisions set out in Sec 149 of the Equality Act 2010. The Council must therefore have due regard to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act.
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 19.2 The department have sought to collate some data on protected characteristics at Regina Road and now hold some data on: ethnicity, sex, sexual orientation and religion. Over the course of the forthcoming months more data will be gathered on the remaining characteristics and efforts will be made to build trust which will support residents sharing their data. During the consultation efforts have been made to pay

due regard to all equality characteristics by ensuring that the consultation was accessible to all residents in particular those who may not have English as a first language and residents who are non-neurotypical.

19.3 The EQIA produced in November 22 is a live document and has been updated by the department with the data outlined in section 13 above – it is attached at Appendix 7.

19.4 Approved by: Denise McCausland Equalities Programme Manager

20 ENVIRONMENTAL IMPACT

20.1 Demolition of the ageing tower blocks and surrounding medium/low rise property for rebuilding in a way that includes more effective utilisation of green space would have a positive impact on the local environment. This will involve extensive discussions with both the GLA as strategic planning authority and Croydon as Local Planning Authority. Pre-application planning application discussions have started, but are in their infancy.

20.2 Approved by Susmita Sen, Corporate Director Housing

21 CRIME AND DISORDER REDUCTION IMPACT

21.1 There is some minor-level anti-social behaviour on the estate, as reported by residents. Any modern well-planned redevelopment should reduce the incidence of such behaviour. By working with the specialist Police Design Out Crime officers we can look to build modern crime prevention techniques and designs into the estate which will help prevent crime and ASB.

21.2 There are no crime prevention and reduction implications because of the recommendations in this report.

21.3 Approved by Kristian Aspinall, Director of Community Safety.

22 DATA PROTECTION IMPLICATIONS

22.1 The report contains no sensitive or personal data.

22.2 The recommendations will involve the processing of personal data or special category data. A Data Protection Impact Assessment was completed on 28 November 2022 and this was agreed by the Data Protection Officer on 9 December 2022 in relation to the data to be collected up to and including any ballot.

22.3 Approved by Susmita Sen, Corporate Director of Housing

23 CONTACT OFFICER:

23.1 Robin Smith, Housing Projects Adviser

telephone number 0208 726 6000 ext 26081

24 APPENDICES TO THIS REPORT:

Appendix 1 – Report on Outcome of Statutory and other Consultations (attached)

Appendix 2 - Plan showing location of the three tower blocks and surrounding medium and low-rise development within a boundary (attached)

Appendix 3 - Report on Resident Engagement and Ballot Preparation (attached)

Appendix 4 – Landlord Offer for Ballot (attached)

Appendix 5 – Location of Large Panel System Tower Blocks in Norwood (attached)

Appendix 6 – Regina Road Risk Register (attached)

Appendix 7 – EQIA update (attached)

25 BACKGROUND DOCUMENTS – LOCAL GOVERNMENT ACT 1972

None

LONDON BOROUGH OF CROYDON

REPORT:	CABINET	
DATE OF DECISION	26 July 2023	
REPORT TITLE:	REGINA ROAD PROJECT – OUTCOME OF BALLOT AND NEXT STEPS	
CORPORATE DIRECTOR / DIRECTOR:	Susmita Sen Corporate Director, Housing Robin Smith Regina Road Project Lead	
LEAD OFFICER:	Robin Smith Regina Road Project Lead Email: robin.smith@croydon.gov.uk	
LEAD MEMBER:	Cllr Lynne Hale Deputy Mayor and Cabinet Member for Homes	
KEY DECISION 3823EM	Yes	REASON: Meeting of Financial Criteria £1m+ for Key Decision
CONTAINS EXEMPT INFORMATION?	No	Public
WARDS AFFECTED:	All	

1. SUMMARY OF REPORT

- 1.1** This report gives the outcome of the Ballot of residents at Regina Road held between 26 April and 22 May 2023. Residents voted ‘Yes’ to the Council’s Landlord Offer agreed by Cabinet on 22 March 2023 (Key decision ref. 8622EM). The Landlord Offer proposed the demolition of the three ageing towers and properties in the immediately surrounding area shown within the red line boundary on the Regina Road estate as the Council’s preferred way forward for rebuilding the area.
- 1.2** The report sets out the next steps towards rebuilding the area covered by the Ballot. This includes actions following on from the approval of the landlord offer at ballot: the purchase of leaseholder/freeholder interests; the decision around declaring existing homes obsolete; ensure decant capacity; progressing necessary planning applications and permissions and demolitions; and seeking

authority to secure GLA funding towards rebuilding. It emphasises the importance of the continuing dialogue with residents throughout the rebuilding process.

- 1.3 A further report is planned for Cabinet on 25 October in relation to consideration and selection of the best delivery model.

2. RECOMMENDATIONS

For the reasons set out in the report and its appendices, the Executive Mayor in Cabinet is recommended:

- 2.1 To consider the outcome of the Ballot (“Are you in favour of the proposal to demolish and rebuild homes as shown within the red line boundary on the Regina Road estate) in which the majority of eligible residents voted “Yes” as detailed at Section 4 of this report.
- 2.2 Subject to statutory processes for obtaining suitable Planning Permissions and other relevant permissions/ consents for the purposes of the project and having due regard to the equalities considerations, the financial and legal implications and risks set out within the report :
 - 2.2.1 To agree the demolition of the three towers and immediate surrounding area included within the red line shown in the Landlord Offer;
 - 2.2.2 To confirm and approve the Landlord Offer in Appendix A;
 - 2.2.3 To approve the project to deliver a minimum of 200 new social rented/shared equity homes on the Regina Road Estate, the exact split to be decided by the Corporate Director of Housing taking into account any needs of the existing leaseholders/freeholders for shared equity homes within the red line area;
- 2.3 In accordance with the Landlord Offer, approve the commencement of acquisition of freehold/ leasehold interests on the properties within the red line area via negotiation in the first instance and under terms that would apply pursuant to a Compulsory Purchase Order (CPO).
- 2.4 Delegate authority for the approval of compensation packages for the acquisition of individual freehold/leasehold interests to the Corporate Director of Housing in consultation with the Corporate Director of Finance and Section 151 Officer.
- 2.5 To authorise preparation in due course of a Compulsory Purchase Order to cover all properties within the red line shown in the Landlord Offer.
- 2.6 For the reasons set out in section 4, to delegate authority to the Corporate Director of Housing to agree whether or not homes within the red line shown in the Landlord Offer are considered to be obsolete in accordance with the definition used by the Greater London Authority in their Affordable Housing Capital Funding Guide.

- 2.7** To approve the continued rehousing of all secure tenants remaining in the properties within the red line area to enable vacant possession of the blocks in accordance with the Landlord Offer in order that the delivery of the proposed redevelopment of the Regina Road Estate can proceed, including, if necessary, by way of service of the requisite statutory notice seeking possession from secure tenants under Ground 10 of Schedule 2 of the Housing Act 1985.
- 2.8** To delegate authority to the Corporate Director of Housing, in consultation with the Cabinet Member for Homes, to serve demolition notices under the Housing Act 1985, as amended, in order to suspend qualifying tenants from exercising their Right to Buy (RTB) for a period of up to 5 years from the date of service. Further, in consultation with the Director of Legal Services and Monitoring Officer, to settle any claims pursuant to the service of such notices.
- 2.9** To note the following actions to provide early decant capacity for residents:
- (i) Allocation of the 12 new homes at Trellis Mews to residents of nos 1-87 Regina Road wherever possible, according to their Housing Need.
 - (ii) Subject to internal governance processes, purchase up to 50 homes suitable for rehousing sufficient residents on a temporary or permanent basis, according to Housing Need.
 - (iii) To ensure nos 1-87 Regina Road and other properties within the red line area are emptied as may be necessary as detailed design progresses through ongoing design engagement with Croydon Local Planning Authority, with the financial implications to be addressed via the Housing Investment Plan.
 - (iv) Subject to internal governance processes, build up to 9 new build homes at Malton House as part of Phase 1 social rent/shared equity homes at Regina Road
- 2.10** To authorise officers to apply to the Greater London Authority for Investment Partner Status, and for funding towards new homes, both social rented and shared equity, to be built to rehouse existing residents in phases at Regina Road and Malton House in accordance with the Landlord Offer in Appendix A.
- 2.11** To authorise the Corporate Director of Housing to apply to the Local Planning Authority for all the necessary Planning Permissions and other statutory consents for the demolition of all properties within the red line area and for the rebuilding on a phased basis within the context of an indicative Masterplan for the area within the red line in the Landlord Offer in Appendix A.

3. REASONS FOR RECOMMENDATIONS

- 3.1** Following the 'Yes' vote outcome of the Ballot of residents at Regina Road, the Council needs to consider future actions to progress the rebuilding of the area and associated implications.
- 3.2** This report follows on from the statutory consultation undertaken with residents over the period 13 December 2022 to 26 January 2023, as authorised by Cabinet on 16 November 2022 (Key Decision ref 5122EM) in accordance with Section 105 of the Housing Act 1985 and, to the extent relevant, under section 137 of the Housing Act 1996 on proposals to refurbish or demolish and redevelop the three tower blocks and certain other properties within the Regina Road estate.
- 3.3** Cabinet subsequently agreed on 22 March 2023 (Key decision ref 8622EM), based on the outcome of the statutory and other consultations, that a Landlord Offer be put to a Ballot of residents eligible to vote under the rules of the Greater London Authority. The Ballot result has now been received from the Independent Party which conducted the Ballot - Civica Election Services - as detailed below in section 4 and the Council needs to consider the impact and next steps.

4. BALLOT RESULT AND NEXT STEPS

- 4.1** As previously reported, the Regina Road Estate was developed as social housing by the Borough in the mid-1960s. The area includes three 11 storey tower blocks (each containing 44 flats), 5 medium rise blocks (containing 50 flats) and 9 two-storey properties, all of which are included in the scope of this report. The towers were built using the Wates Large Panel System (LPS), firstly nos 1-87 in 1964 and then the other two towers. The background to this matter is set out in previous reports to members on [16 November 2022](#) and [22 March 2023](#) which can be accessed here for Members' information.
- 4.2** On 22 March 2023 Cabinet authorised a Ballot of eligible residents to be undertaken in accordance with GLA funding guidelines on the Landlord Offer agreed at that meeting. The Ballot subsequently took place between 26 April and 22 May and was run by an Independent Party, Civica Electoral Services, in accordance with GLA funding guidelines.
- 4.3** The Ballot results, independently verified and summarised by Civica Electoral Services in response to the ballot question set out below, are:

QUESTION: Are you in favour of the proposal to demolish and rebuild homes as shown within the red line boundary on the Regina Road Estate?

RESULT	No. votes	% of valid vote
Yes	118	88.1%
No	16	11.9%

Number of eligible voters		164
Votes cast by post:	40	
Votes cast online:	81	
Votes cast by telephone:	13	
Total number of votes cast:		134
Turnout:		81.7%
Number of votes found to be invalid:		0
Total number of valid votes to be counted:		134

The result was that 88.1% of eligible residents voted ‘Yes’ with a turnout of 81.7% of eligible voters.

- 4.4** Subject to statutory processes for obtaining suitable Planning Permissions and other relevant permissions/consent for the purposes of the project and having due regard to the equalities considerations and public sector equality duty requirements as set out in section 11 and in Appendix A, the financial and legal implications set out within the report and in light of the outcome of the Ballot, Cabinet is recommended to agree the demolition of the three towers and immediately surrounding area included within the red line shown in the Landlord Offer and to confirm and approve the Landlord Offer, Appendix A, and the commitments made therein, for the purposes of the rebuilding of the site.
- 4.5** Bearing in mind that several households appear to wish to move away from Regina Road, whether because of poor housing conditions, concerns about building or demolition works, or other reasons, further properties should be considered for acquisition by purchase or lease to boost supply. At this stage it is considered that budget allocation should be made for the purchase of up to 50 suitable properties for decant purposes as set out in the report recommendations.
- 4.6** On 31 May the Executive Mayor attended a public meeting held at the nearby Stanley Halls attended by many residents to discuss next steps. The feeling of many residents at that meeting was that the Council should make early progress on rebuilding homes. There were specific concerns about living next to a building site while the new homes are being built, how demolition might be phased, whether Planning Permission would be granted and whether the GLA would actually provide grant funding.
- 4.7** Assurances were given at the meeting that residents would continue to be engaged fully in developing the design work commenced at the end of last year through to the submission of Planning Applications for the entire site and during the rebuilding.

- 4.8** Subject to Planning Permission and other relevant permissions/ consents and the requirements of associated authorities (such as the GLA), the proposal is to build Phase 1 as soon as practicable, and discussions are ongoing with the Local Planning Authority on its location. The intention is to enable most residents who wish to remain at Regina Road the ability to move from their existing homes directly in a single move to new ones built to the latest standards.
- 4.9** The location of Phase 1 within the site is complex and subject to design and statutory processes for Planning Permission and other relevant permissions/ consents. In the Landlord Offer, Appendix A, the Design Process was broadly explained and that the Architects would continue to work with the Resident Working Group to draft a Masterplan for the area and to prepare a Planning Application for a Phase 1 project which will be developed ahead of any demolition, meaning that the necessary Planning Applications for Phase 1 would be prepared for submission ahead of any demolitions. It is not possible at the earliest stages of design to be precise about what might arise from a complex process that involves detailed discussions and advice from statutory authorities such as the Local Planning Authority.
- 4.10** The Council has appointed Arup structural engineers to review its Large Panel System (LPS) tower blocks and to undertake intrusive examinations on an empty block at Regina Road which will inform the Council's strategy on the future of similar LPS tower blocks across the Borough. Arups have established that nos 1-87 tower was the first to be built in 1964 and that the other two towers were built about two years later to a modified design.
- 4.11** As previously reported to members on 16 November 2022 the flats in the tower blocks – particularly in nos 1-87 Regina Road – have suffered in recent years from a variety of issues including water penetration, condensation and mould that have proved difficult to remedy and it was agreed at that meeting that no further tenancies, permanent or temporary, would be granted in the three tower blocks.
- 4.12** Since summer 2022 households have been moved from the tower blocks to the extent that the current situation is as shown in the following table:

Table 1 - Occupancy of the Regina Road Tower Blocks, as of 13 July 2023

REGINA ROAD	TENANTS			L/H*	VOID	TOTALS
	SECURE	TA	5 Year Flexi (Secure)			
Tower Blocks						
1-87 (1 bed flats)	28	0	0	1	15	44
2-56A (2 bed flats)	35	0	1	2	6	44
58-108A (2 bed flats)	31	0	2	0	11	44
Tower Block Totals	94	0	3	3	32	132

Table 1 shows that, as at 13 July 2023, nos 1-87 tower block has the highest number of empty flats at 15 flats, leaving only 29 flats still occupied in that tower. Bearing in mind the situation as reported on 16 November 2022 and the current number of voids, nos 1-87 tower block is suitable candidate for early decanting, intrusive examination and subject to the Landlord Offer, demolition.

- 4.13** To facilitate early demolition the Council has purchased 12 newly-built homes at nearby Trellis Mews, comprising 10 x 1 bedroom flats and 2 x 2 bedroom flats, as part of the re-provision of new homes. These will be reserved for Regina Road residents and allocated wherever possible to the residents in nos 1-87. For the remaining households, it is recommended that the Council purchase or lease several suitable properties, either local or where households might wish to move, to speed the process of decanting.
- 4.14** It is therefore possible that nos 1-87 tower block might be empty towards the end of 2023.
- 4.15** There is also the site recently purchased by the Housing Revenue Account at Malton House, South Norwood, which has a valid Planning Permission for up to nine small homes, although some variation may be needed because of the presence of an electricity sub-station. It should therefore be possible to build up to nine new social rent or shared equity homes for completion as part of Phase 1.
- 4.16** The principal next step, however, is the design and delivery of approximately 129 new homes (and replacement kindergarten) at Regina Road and Malton House in Phase 1 to enable decanting, according to housing need, to be progressed as soon as practicable. Resident engagement will be vital throughout the design and rebuilding process in accordance with the Council's Residents Charter and the Landlord Offer, Appendix A.
- 4.17** The preferred timeline for Phase 1 is a start on site just before Christmas 2024. This enables access to the current round of GLA funding to support the construction of new social rented housing and would enable most residents to move directly into their new homes during the summer of 2026. In order to access funding from the GLA, the Council needs to apply for Investment

Partner status, and this is reflected in the recommendations to this report. This indicative timeline is based on Council-led rebuild project by the Council for social rented, and shared equity replacement for leaseholders, using a Design/Build process with a main contractor. Planning Permission will be needed, and the intention is to progress a detailed Planning Application for Phase 1 of 120 homes at Regina Road (both social rented and shared equity) and replacement kindergarten at Regina Road in the context of an outline Masterplan for the whole of the red line area. Below are the main steps of a possible timeline to the essential outcome of Planning Permission, but please note that the timeline is tight and dependent on immediate full resourcing of the project, both internally and through the consultant team:

Event	Start	End
ITV feature on nos 1-87	March 2021	
ARK Report	June 2021	
Commissioning of Ridge reports on the tower blocks	December 2021	
Election of Executive Mayor	May 2022	
Resident Walkabout	July 2022	
Resident engagement meetings	October 2022	November 2022
Cabinet authorises formal consultation	16 November 2022	January 2023
Cabinet proposes Landlord Offer	22 March 2023	
Ballot	April 2023	May 2023
PPA/ Pre application meeting No.1	14 June 2023	
Cabinet Meeting	26 July 2023	
Application to GLA for Investor Partner and funding for new social rented homes	July 2023	August 2023
Residential Engagement, Masterplan	July 2023	July 2023
Place Review Panel No. 1	August 2023	August 2023
Public Exhibition on initial proposals	September 2023	September 2023
Informal Pre-Application Workshops/ Meetings	September 2023	February 2024
Additional resident/ public workshops and Exhibitions	October	December 2024
Place Review Panel No.2	November 2023	November 2023
Design Freeze & Preparation of Supporting Documentation	15 December 2023	February 2024
Pre-App Committee presentation	December 2023	January 2024
Place Review Panel No.3	January 2024	February 2024
RIBA Stage 4a (tender) Design Development	January 2024	April 2024
Planning Application – Ghost submission to test processes	February 2024	March 2024

Final Approval by Corporate Director of Housing to Submit Planning Application	March 2024	End of March 2024
Planning Application -Statutory Determination Period (13 weeks)	April 2024	July 2024
Planning Application - Statutory Consultation	April 2024	May 2024
Planning Application - GLA Stage 1 Response	May 2024	May 2024
Contractor Tender Process	May 2024	July 2024
Planning Application - Agreement of S106 equivalent	May 2024	July 2024
Planning Application - LB Croydon Planning Committee, determination of application by Borough	July/August/September 2024	July/August/September 2024
Planning Application - GLA Stage 2 Referral	August/September 2024	September 2024
Preparation of Details for Pre-Commencement Conditions	July 2024	September 2024
Issue of Planning Permission (if granted by the Planning Committee)	August 2024	September 2024
Judicial Review Period of 6 weeks (if the Planning Permission is granted by the Planning Committee)	October 2024	November 2024
Contractor Award	October 2024	October 2024
Submission and Discharge of Pre-Commencement Planning Conditions	September 2024	December 2024
Start on Site	December 2024	
Build Phase 1 homes	January 2025	August 2026

4.18 In parallel with obtaining Planning Permissions and other relevant permissions/consents, decisions need to be made regarding the best method of delivery of the new homes and how best to finance them, considering all the issues and risks involved in a balanced way. Provisional costings and method of delivery options were outlined in the March Cabinet Report, with the assumption that the private housing element of the rebuilt Regina Road would be developed separately by a housebuilder. Paragraph 16.3 from March Cabinet report is relevant:

‘There are several options that can be considered on how any scheme at Regina Road might be delivered. These range from a Council-led rebuild project which would replace and add to the Council’s stock of social housing as well as possible partnership options with Housing Associations and/or private housebuilders with different cost profiles. The options will consider the wider social need within the borough such as social care need and the demand for

key worker accommodation.’

- 4.19** Savills have been engaged to advise on viability and delivery options. They confirm that rebuilding is the best option, as already demonstrated in the 16 November 2022 Cabinet Report because refurbishment is more costly than rebuilding. Savills also outline the challenge of designing a developer-led scheme that a developer would want to build without subsidy in the current market. The latest estimate of the deficit in this model needs further review if a developer-led approach is to be considered.
- 4.20** In summarising the issues that the Council faces regarding choice of the delivery option, it would appear unlikely that the deficit on a developer-led scheme can be eliminated in today’s market. There is also the need for a selection and negotiation process for a Developer-led scheme through a Development Agreement. This can take time and may extend beyond current GLA funding scheme timelines, thereby creating another risk.
- 4.21** Quality is paramount. If speed is also paramount, a Council-led Rebuild scheme with 200 social rent/shared equity homes in two phases may be the most practicable and quickest replacement option, using a Design/Build approach whereby the Council obtains Planning Permission (in the context of an indicative Masterplan) and designs to RIBA Stage 4a to procure a main contractor who will then complete the detail design and build, monitored by the Council’s agent.
- 4.22** The question then becomes the best way to dispose of the remainder of the site, whether to a private housebuilder for a capital receipt when market conditions improve, or even perhaps retain part of the site for an extra care sheltered housing scheme, possibly in partnership with a specialised provider. There would be risks that the undeveloped area might not sell quickly, or a purchaser might seek to landbank.
- 4.23** There is no easy nor quick answer. The Pros and Cons of the two main options above are summarised below:

OPTION	PROS	CONS/RISKS
Delivery Option A – Developer-led with Development Agreement	<ul style="list-style-type: none"> * Potential to achieve a better price for the affordable housing as a result of a single development partner delivering across the whole site/economies of scale * Potential share of any profits resulting from the programme, by way of a planning and sales overage clause * Benefit from the expertise of 	<ul style="list-style-type: none"> * May need an element of Council subsidy over and above the cost of the affordable housing * Developer profit in this option may be between 20%-25% of cost (or 18.5% - 20% of Gross development Value) weighed against lower professional fees of 10% (although need to consider this against the likely

	<p>a developer partner bringing specialist resource to optimise the value from the scheme</p> <ul style="list-style-type: none"> * Less risk to the Council compared to direct delivery of the affordable homes where the Council would be fully exposed to construction risks 	<p>higher costs in the Option B which could be significant)</p> <ul style="list-style-type: none"> * Council would still have some element of control over the affordable housing delivery, through signoff and approval gateways etc within the contract documentation. * Specification would need to be negotiated/agreed, and may result in less choice for residents Although less direct risk, there remains the exposure to developer failure * Potential that developers might not be interested in the opportunity (although Savills consider this risk to be small) * Potential longer procurement & therefore longer timescale for replacement homes delivery * Complexity of Development Agreement not to be underestimated * GLA grant route potentially more complex
<p>Delivery Option B – Council-led process with a Design/Build tender of the affordable housing only, and disposal of remainder of the site</p>	<ul style="list-style-type: none"> * Direct control on timescale, quality and programme * Ability to provide early delivery * Bespoke home options possible for residents (although this would be budget dependent) * Ability to sell the remaining cleared site(s) with planning permission when market conditions improve, and receive a better land receipt compared to disposal now, when land value is nil * Funding already allocated in HIP * Simple later phase option for extra care social housing * Potential to package the remaining site(s) with other Council owned regeneration sites for a more attractive opportunity to the market 	<ul style="list-style-type: none"> * Most likely to be a higher cost for the affordable housing due to higher build costs on smaller sites * Need for a larger consultant team, and additional internal resource to support the Council with competent clienting * Professional fees (including framework levies) up to 18% * Risk of land remaining unsold for a long period of time * Risk of land remaining vacant by developer land banking pending improved market conditions * Potential that some developers may not be interested in a fully market sale scheme, where they normally seek mixed tenure for a preferable cash flow profile * Direct exposure to contractor risk, cost inflation and contractor failure risk

	* Potential to benefit from any profit associated with the market sale and (once the land is sold) through a planning and sales overage	
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- 4.24** The key issue now is to avoid delay by progressing the design of the rebuilding scheme, to obtain Planning Permission and to apply for GLA grant funding. Steps are being taken to procure the teams necessary for this work.
- 4.25** Over the summer market testing can be carried out with major developers as to the possibilities that might arise, not only at Regina Road, but also at neighbouring sites with similar issues in South Norwood and where other LPS blocks are present.
- 4.26** Turning now to the existing homes within the red line of the Landlord Offer, GLA have indicated that the Council should consider declaring existing homes obsolete in accordance with their current condition and GLA funding criteria. If the GLA criteria are satisfied, this could enable the Council to access GLA grant for every new social rent home. Normally GLA grants are only available for additional social housing, not for replacement social housing. However, where existing social housing has been declared obsolete according to the GLA definition, it is possible, on an exceptional basis, to achieve grant for replacement social housing. Paragraph 2.3.6 of the GLA Capital Funding Guide (Section 2, London.gov.uk/cfg) sets out the GLA definition of, and approach to, obsolete homes:
 “AHP 21-26 grant can be used for new homes which are replacing existing homes, only where those existing homes are obsolete. An obsolete home is defined as one where an affordable home is no longer considered by the landlord to be capable for letting for long term tenancies for reasons pertaining to condition, type or building standards, regulations, or safety. The replacement of obsolete homes will only be funded when they are part of a project that also delivers a net increase in affordable housing. The GLA will only provide funding for replacement of obsolete homes on an exceptional basis.”
- 4.27** It is therefore recommended that authority be delegated to the Corporate Director of Housing to consider and as necessary agree on behalf of the Council as landlord, whether or not homes within the red line shown in the Landlord Offer are considered to be obsolete in accordance with the definition used by the Greater London Authority in their Affordable Housing Capital Funding Guide.
- 4.28** Under Schedule 5A of the Housing Act 1985 as inserted by clause 182 of the Housing Act 2004 and amended by the Housing and Regeneration Act 2008, the Council is able to issue demolition notices. There are two different types of demolition notice – initial demolition notices and final demolition notices. The purpose of demolition notices is to either suspend or end a qualifying tenant's

Right to Buy (RTB) claim, this will not affect homeowners who've already bought their homes.

- 4.29** In light of the proposed redevelopment and implications arising, it is also recommended that the Corporate Director of Housing, in consultation with the Cabinet Member for Housing be authorised to serve initial demolition notices under the Housing Act 1985, as amended, to suspend the progression of Right-to-Buy applications for the dwellings within the red line shown in the Landlord Offer. The only impact that the service of such a notice has is that it suspends the obligation on the Council to complete a Right to Buy purchase for a period of time. If a resident has already applied for the Right to Buy, they can still complete the purchase if demolition does not subsequently take place. Residents can also make a new application while an initial demolition notice is in force, but the Council would not be required to complete the sale under those circumstances.
- 4.30** However, if the Council serves a final demolition notice, then any existing Right to Buy claims are ended and no new applications can be made. The Council can only serve such a notice if all other premises which are to be demolished within the red line area have been acquired or are subject to binding agreements to acquire. This is to prevent tenants from being disadvantaged by unresolved compulsory purchase issues. A final demolition notice is valid for two years and can be extended by an application from the Council to the Secretary of State for DLUHC. If a tenant has established a valid claim to exercise the Right to Buy before either an initial demolition notice or a final demolition notice is served, the tenant has three months in which to claim compensation for expenditure connected with the conveyancing process, such as legal or survey fees.
- 4.31** If the Council subsequently decides not to demolish the property, a revocation notice must be served on the tenant as soon as is reasonably practicable. If it appears to the Secretary of State that the Council has no intention of demolishing properties, the Secretary of State may serve a notice revoking the initial or final demolition notice which has been served. It is important to note that Right-to-Buy carries over from the existing secure tenancy to a new secure tenancy on a new home.
- 4.32** In relation to existing freeholders/ leaseholders, while every effort will be made to reach agreements with those impacted by proposals for Regina Road, including the offer of shared equity homes where appropriate in accordance with the Landlord Offer, the Council may need to seek a compulsory purchase order which is a legal function that allows the Council to acquire land, for a specific purpose such as redevelopment, if the owner is not willing to sell by agreement. There are various statutory provisions relating to Compulsory Purchase Orders (CPO). The procedure for making and confirming CPOs is, in most cases, governed by the Acquisition of Land Act 1981 (as amended by the Planning and Compulsory Purchase Act 2004). There are various stages to a CPO process, such as confirmation by the Secretary of State and implementation, including issuing relevant notices, before powers to take

possession of land can be exercised. Compensation will need to be paid (primarily governed by the Compulsory Purchase Act 1965 and the Land Compensation Act 1973) and disputes in relation compensation can be referred to the Upper Tribunal (Lands Chamber). The Council may also be required to secure alternative accommodation for freeholders/ leaseholders if suitable alternative residential accommodation on reasonable terms is not otherwise available (section 39 of the Land Compensation Act 1973), hence the provision for shared equity housing in the Landlord Offer. Given the complexity of CPOs and the lengthy process, it is recommended that initial steps be taken to prepare to make a CPO whilst Planning Permission is sought for the rebuilding. Legal advice will need to be obtained prior to making a CPO and throughout the process, including considering claims for compensation which can be made up to a period of six years.

5. ALTERNATIVE OPTIONS CONSIDERED

- 5.1** The report to Cabinet on 16 November 2022 explained in detail why it is better for all parties to demolish and rebuild. The Council considered this to be its preferred option and put the proposal forward to residents for formal consultation, subsequently leading to the proposals in the Landlord Offer for new modern homes fit for the 21st Century which have now been approved by residents via the ballot outcome. Rebuilding is also better for the Council in that the costs of refurbishment to meet the requirements of the Building Safety Act and other legislation exceeds the cost of rebuilding as new homes meeting modern standards.

6. CONSULTATION

- 6.1** Consultation with residents in accordance with the Residents Charter has been extensive and ongoing since July 2022. Previous statutory consultation and engagement with residents is also detailed in previous reports, most recently to Cabinet on 22 March. A key element of the Landlord Offer, Appendix A, is the emphasis on resident engagement throughout the design and development process.
- 6.2** Plans are also being prepared to engage with the wide range of local businesses and organisations that will be impacted by the rebuilding of Regina Road.
- 6.3** The Improvement & Assurance Panel have been consulted on the approach in this report.

7. CONTRIBUTION TO COUNCIL PRIORITIES

- 7.1** Resolving the future of the Regina Road homes contributes to Priority 4: 'Croydon is a cleaner, safer and healthier place, a borough we're proud to call

home’

7.2 More specifically:

- Invest in council homes to drive up standards and develop a more responsive and effective housing service.
- Ensure new homes are safe, well-designed and in keeping with the local area.

8. IMPLICATIONS

- 8.1** There are many risks associated with a major rebuilding scheme. Many of these have been outlined in the paragraphs above. Risk identification, and then especially mitigation of risks, will be key to the management of the scheme. A Risk Register has been produced and regular corporate workshops are held to review risks – these are reported to Members as appropriate. These will continue to be held until the rebuilding is complete.

9. FINANCIAL IMPLICATIONS

- 9.1** The costs approved by Cabinet on 22 March 2023 (Key Decision ref 8622EM) were based on best estimates and current market prices of £80m. Included within this is the purchase of the properties at Trellis Mews, a provision for demolition works and a provisional sum for leaseholder buybacks. This will need to be increased to allow for the increased number of leaseholders across the projects that maybe impacted, an additional £5m is requested to be added to this provision.
- 9.2** The purchase of an additional 50 properties to decant residents to would require an additional investment of £15m from the Council HRA and assumes that other grants would be available to support the purchases.
- 9.3** The purchase price for the site at Malton House was included in the 22 March paper estimate. The provision of £3m needs to be added to that for the estimated cost of building out of up to nine homes.
- 9.4** The additional funding request of £23m for Phase 1 is therefore assumed. The gross costs are prior to any grant or other funding. The funds would be borrowed by the HRA as and when draw down for the projects is required.
- 9.5** The request to agree to apply to restore the Councils Investment Partner Status with the GLA would allow the Council to access potentially £200k per unit (£24m for Phase 1 of 120 new homes).
- 9.6** The proposals are capital delivery projects with distinct elements that will need to be costed and have the funding profiled once agreement on the delivery options has been reached.

10. LEGAL IMPLICATIONS

- 10.1** The Greater London Authority (GLA) Affordable Housing Capital Funding Guide (CFG) contains the rules and procedures for Investment Partners (IPs) providing housing under the Affordable Housing Programmes (AHPs) with funding from GLA.
- 10.2** The GLA is empowered in the Greater London Authority Act 1999 inter alia, to make grants available for the development and provision of affordable housing. If the GLA enters into a Funding Agreement or Contract with investment partners (IPs) for a housing investment programme, pursuant to which the GLA agrees to provide grant funding to the IP this is done for the purpose of delivery by an agreed date of the number of affordable dwellings specified in the programme offer. Grant paid by the GLA to the IP pursuant to those Agreements/Contracts constitutes social housing assistance as defined in the Housing and Regeneration Act 2008. Any such funding is subject to not only the specific terms of the GLA Agreements and Contracts but is also subject to the requirements of the CFG.
- 10.3** The GLA funding guidance, compliance with which is necessary for applying for and receiving GLA funding in support of this project, provides that IPs must complete the GLA Resident Ballot Compliance Checklist, which must then be signed by the Independent Body, to confirm the resident ballot was held in accordance with the requirements of the Capital Funding Guide prior to claiming grant. In addition, the GLA will undertake further compliance checks at key points throughout each project.
- 10.4** The GLA may terminate a funding allocation and/or reclaim any funding paid (plus interest) on a project if in its view:
- the planning permission secured for a project materially deviates from the proposals set out in the Landlord Offer to residents;
 - a progress report to residents highlights that a project materially deviates from the proposals set out in the Landlord Offer to residents; and/or
 - the completed project materially deviates from the proposals set out in the Landlord Offer to residents.
- 10.5** Examples of material deviations include, but are not limited to, changes to:
- the right to return for social tenants;
 - the offer to leaseholders and/or freeholders;
 - the scale of demolition and number of units to be demolished;
 - the number of new homes; and/or
 - the tenure mix of the new development.

- 10.6** There is an Investment Partner qualification process, the requirements of which the Council will need to satisfy, in order to be eligible to apply for and receive Grant Funding. There is also an annual continuing partner qualification process with which the Council would need to comply. These requirements are set out as part of the GLA. Investment Partners are required to adhere to specific standards and requirements and provide specific information to residents.
- 10.7** The CFG defines obsolete in the context of the GLA funded projects as follows: “An obsolete home is defined as one where an affordable home is no longer considered by the landlord to be capable for letting for long term tenancies for reasons pertaining to condition, type or building standards, regulations or safety. The replacement of obsolete homes in the 21- 26 Affordable Housing Programme will only be funded when they are part of a project that also delivers a net increase in affordable housing. The GLA will only provide funding for replacement of obsolete homes on an exceptional basis.”
- 10.8** In relation to the acquisition of leasehold and freehold interests, the Council has power under s120 of the Local Government Act 1972 (the 1972 Act) to acquire land by agreement for the purposes of any of their functions under the 1972 Act or any other enactment, or for the benefit, improvement, or development of their area. Subsection (2) provides that even if the land is not immediately required for the purpose for which it is being acquired, it may be acquired and used for the purpose of any of the council’s functions.
- 10.9** In addition, the Council has power to acquire land by agreement under s227 of the Town and Country Planning Act 1990 (the 1990 Act) for any purpose for which a local authority may be authorised to acquire land under s226. That section includes purposes of development and redevelopment.
- 10.10** In this report the recommendation is that land is being acquired by agreement in order to facilitate the proposed redevelopment of the Regina Road Estate, which falls within the purposes set out in s120(1) of the 1972 Act and s226 of the 1990 Act. Accordingly, the Council has power to acquire leasehold and freehold interests by agreement as recommended by this report.
- 10.11** In relation to compensation payments, persons with a qualifying legal interest displaced from their properties because of demolition, such as tenants, leaseholders and freeholders, will be eligible for mandatory or discretionary statutory compensation and disturbance. These will be made in line with the applicable legislation and council policy (including the Landlord Offer) at the appropriate time.
- 10.12** Whilst the report makes clear that in accordance with the Landlord Offer, the council will seek to re-house remaining secure tenants by agreement, where agreement is not achieved the Council has the ability, following service of the requisite statutory notice seeking possession, to bring a claim for possession against its secure tenants under Ground 10 of Schedule 2 of the Housing Act 1985, which provides as follows: “The landlord intends, within a reasonable time of obtaining possession of the dwelling- house to demolish or reconstruct the

building or part of the building comprising the dwelling-house, or to carry out work on that building or land let together with, and thus treated as part of, the dwelling-house, and cannot reasonably do so without obtaining possession of the dwellinghouse.” The court will not make an order for possession of a dwelling-house let under a secure tenancy under Ground 10 unless it is satisfied that suitable alternative accommodation will be available for the tenant when the order takes effect. Accordingly, the council will need to ensure suitable alternative accommodation is offered to secure tenants.

- 10.13** Under Schedule 5A of the Housing Act 1985 as inserted by clause 182 of the Housing Act 2004 and amended by the Housing and Regeneration Act 2008, the Council is able to issue demolition notices. The purpose of demolition notices is to either suspend or end a qualifying tenant's Right to Buy (RTB) claim, this will not affect homeowners who've already bought their homes.
- 10.14** Demolition notices are issued in two stages: Initial Demolition Notices (IDNs), which is a notice served on a secure tenant stating that the Landlord intends to demolish the premises and usually issued when the local authority intends to demolish the property but has not yet planned precisely when it will take place. Whilst the IDN remains in force the Council will not be obliged to convey the premises to the secure tenant. It is important to note that the IDN does not prevent a claim being made to exercise the Right to Buy (RTB). The IDN served must state that there is a right to compensation. The right to compensation under Section 138C of the 1985 Act is subject to: (i) the RTB claim having been established before the IDN comes into force; (ii) the claim for compensation being made within 3 months of the IDN coming into force; (iii) that claim for compensation being made for expenditure reasonably incurred by the tenant, before the coming into effect of the IDN, in respect of legal and other professional costs and fees in connection with the exercise of the RTB; and (iv) that expenditure being evidenced by receipts or other documents showing that it was in fact incurred by the tenant.
- 10.15** A Final Demolition Notice may be issued before the demolition can take place. This will suspend the council's obligation to complete the Right to Buy claim. The period of suspension must not allow the Council more than what is, in the circumstances, a reasonable period to carry out the proposed demolition but in any case, must expire no more than seven years after the date of service of the IDN on the tenant. Final Demolition Notices (FDNs) when issued will replace the Initial Demolition Notice and are usually issued when a date is set for the demolition to take place. Final Demolition Notices will end any existing Right to Buy claims and enable the Council to refuse new applications. The notice will be valid for up to 24 months. There is a statutory restriction on service of a further demolition notice in that no further demolition notice may be served during the period of 5 years following the time when the IDN comes in to force unless the further notice is served with the consent of the Secretary of State, who when consenting to an extension may impose further conditions. If the Council decides not to demolish properties affected by a notice, a Revocation Notice will be served.

10.16 Each demolition notice should clearly identify the properties affected by it, explain the reasons why those properties have been earmarked for demolition, give a broad indication of when the properties will be demolished, the date when the notice or notices will cease to be in force and that compensation is payable for certain reasonable expenditure incurred in respect of existing Right to Buy claims (as set out above).

10.17 The recommendations in this report indicate potential future decisions in respect of a Compulsory Purchase Order. Compulsory purchase is a legal mechanism by which certain bodies (known as 'acquiring authorities', such as the Council) can acquire land without the consent of the owner. This may be required if agreement cannot be reached with freeholders/ leaseholders for the purchase of their properties in accordance with the Landlord Offer. At the relevant time, this will require legal advice and following statutory processes under:

- the Acquisition of Land Act 1981 governs the procedures which applies to such an acquisitions and may require the conduct of a public inquiry if there are objections.
- the Compulsory Purchase Act 1965, which governs post confirmation procedures and;
- the Land Compensation Acts 1961 and 1973, which governs the amount and assessment of compensation.

10.18 As set out in this report, the proposals to bring forward a development of the Regina Road site will be dependent upon Planning Permission and other necessary permissions/ consents being granted. The Planning application, once submitted, will be determined on by the Local Planning Authority via Planning Committee on planning merits of the scheme.

Comments approved by the Director of Legal Services and Monitoring Officer,
17/07/2023

11. EQUALITIES IMPLICATIONS

11.1. The Council has a statutory duty to comply with the provisions set out in Sec 149 of the Equality Act 2010. The Council must therefore have due regard to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act.
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

11.2. The department have sought to collate some data on protected characteristics at Regina Road and now hold some data on: ethnicity, sex, sexual orientation

and religion. Over the course of the forthcoming months more data will be gathered on the remaining characteristics and efforts will be made to build trust which will support residents sharing their data. During the consultation efforts were made to pay due regard to all equality characteristics by ensuring that the consultation was accessible to all residents in particular those who may not have English as a first language and residents who are non-neurotypical.

- 11.3.** An equality analysis has been carried out in respect of resident consultation at Regina Road. The data collected via the consultation at Regina Road indicates that the proposal will have a positive impact on age, disability, sex, race and religion and belief. This is a live document and will be updated with further data when available.
- 11.4.** The department will continue to consider equality implications throughout the duration of the project including the needs of disabled residents affected through any transitions.

Comments approved by Denise McCausland on behalf of Denise McCausland, the Equalities Programme Manager. Date 08/06/23

12. APPENDICES

- A Landlord Offer agreed by Cabinet on 22 March 2023 prior to Ballot
- B EQIA

13. PREVIOUS CABINET REPORTS

Cabinet, 16 November 2022– Regina Road Estate, Norwood,
Key Decision: 5122 EM

Cabinet, 122 March 2023 – Regina Road Estate, Norwood, Outcome of Statutory Consultation and arrangements for a Ballot of residents on the Landlord Offer
Key Decision: 8622 EM

LONDON BOROUGH OF CROYDON

REPORT:	EXECUTIVE MAYORAL KEY DECISION	
DATE OF DECISION:	12 th March 2026	
REPORT TITLE:	Regina Road Regeneration Project Compulsory Purchase Order	
CORPORATE DIRECTOR:	Susmita Sen – Corporate Director of Housing Email: susmita.sen@croydon.gov.uk	
LEAD OFFICER:	David Baptiste - Regeneration Lead Email: David.Baptiste@croydon.gov.uk	
LEAD MEMBER:	Cllr Lynne Hale Deputy Executive Mayor and Cabinet Member for Homes	
DECISION TAKER:	Executive Mayor Perry	
KEY DECISION?	Yes	Key Decision Ref. 0925EM Decision to proceed will lead to commitment to incur expenditure of more than £1,000,000
CONTAINS EXEMPT INFORMATION?	No	N/A
WARDS AFFECTED:	South Norwood	

1 SUMMARY OF REPORT

- 1.1 This report concerns the proposed redevelopment of the Regina Road Estate at Regina Road, London, SE25 4TU (the '**Estate**') which is subject to the Planning Permission granted on 12 January 2026 under reference 25/02016/OUT (the '**Planning Permission**'). It details the properties and land which must be acquired by the Council as part of its land assembly needs, to enable the proposed redevelopment; the decanting and rehousing of Council tenants; and the compulsory acquisition of freehold and leasehold interests (including secure tenants) in residential properties, non-residential properties and any other legal property rights to facilitate the land assembly (if such property cannot be acquired by agreement).
- 1.2 The Planning Permission was granted for the demolition of existing buildings (except 1-87 Regina Road) and phased mixed-use development for the provision of nine blocks of 3 to 6 storeys (Blocks A, part of B, C, E, F, G.1, G.2, H and I), one block which is up to 6 storeys (Block J (part)), one block which is in part up to 6 storeys and in part up to 14 storeys (Block J (part)), three 2 storey dwellinghouses (Block D) and two 3 storey dwellinghouses (part of Block B) containing up to 340 residential units comprising:
- 1.2.1 Full application for all demolition (including 1-4 Sunny Bank, within the boundary of the Outline application¹) and the construction of nine blocks and five dwellinghouses (Blocks A to I) containing 225 residential units (Class C3), a pre-school (Class E(f)), a community space (Class F2), a Multi-use Games Area and associated public realm, landscaping, play space, refuse/recycling, car and cycle parking facilities and other associated works; and
- 1.2.2 Outline application for the construction of two blocks (Blocks J) of up to 115 residential units (Class C3) and associated public realm, landscaping, refuse/recycling, cycle parking facilities and other associated works with all matters reserved.
- 1.3 The Estate is currently further broken down as follows:
- 1.3.1 eight blocks (including one eleven-storey tower block; two twelve-storey tower blocks constructed in the 1960s, each containing 44 flats; five low-rise blocks constructed between the 1960s and 2011 containing 56 flats; and three three-bedroom houses);
- 1.3.2 of the 191 residential dwellings, 166 are provided for social rent and 25 are privately-owned;
- 1.3.3 of the market housing dwellings, three freehold properties and 22 leasehold properties were purchased from the Council under the Right to Buy scheme; and

¹ A Non-Material Amendment Application was approved by the Local Planning Authority on 11 February 2026 to rectify the minor typographical error in the description of the development which should read 1-4b Sunny Bank. In addition to this, a number of conditions have been updated to reflect this typographical error. The plans to the redevelopment clearly demonstrate the intention to include 4b Sunny Bank as part of the redevelopment.

- 1.3.4 currently there are 75 tenanted homes, 91 voids, 3 private freehold properties, 14 leasehold properties and 8 void leasehold properties.



Figure 1 – Google Earth image of the Estate

- 1.4 The purpose of this report is to seek approval to make a compulsory purchase order ('CPO'), to acquire all land and property interests not in the Council's ownership and all rights within the red-line boundary of the Estate should acquisition by agreement not be possible and for the delegation of powers to officers to enter into the agreements listed in paragraph 2.1. This is to support the Council in delivering the Regina Road redevelopment project (the 'Project') in its entirety and in alignment with the conditions of the Greater London Authority ('GLA') grant funding awarded to the Project which is detailed further at paragraph 3.4 of this report.
- 1.5 This report sets out several decisions required by the Council in order to progress with the preparation and the authorisation to make a CPO and to manage a CPO public inquiry should it be necessary.
- 1.6 The redevelopment of the Estate is a key priority for the Council, aligning with its commitment to improving Council housing and the need to drive up standards and develop a more responsive and effective service. Delivering new homes that are safe, well-designed and in keeping with the local area supporting the Council's strategic goals and the Council's priorities and Executive Mayor policies. The necessity for regeneration is outlined in both the Council's Local Plan and the London Plan.

2 RECOMMENDATIONS

- 2.1 For the reasons set out in this report and the draft Statement of Reasons ('SOR'), the Executive Mayor is recommended to:
 - 2.1.1 Approve the making of a CPO under section 226(1)(a) of the Town and Country Planning Act 1990 (the '1990 Act') for the acquisition of the land, property and rights situated within the Estate as shown edged red on the draft CPO Order

Map attached as Appendix 1 to this report for the purpose of assisting in bringing forward the Project;

- 2.1.2 Delegate authority to the Corporate Director of Housing to take all necessary steps to effect the making, confirmation and implementation of the CPO and take all necessary steps to give effect to the CPO in respect of the Estate including, but not limited to, the following procedural steps;
- (a) finalise a Statement of Reasons (“SOR”) setting out the Council’s reason for making the CPO (including making any necessary additions, deletions or amendments to the current draft). A current draft of the SOR is attached as Appendix 2 to illustrate the case for and benefits of progressing the CPO;
 - (b) making the CPO, the publication and service of any press, site and individual notices and other correspondence for such making;
 - (c) acquire for planning purposes all interests in land required within the Estate as may be necessary to facilitate the Project, either by agreement or compulsorily, including entering negotiations with third parties for the acquisition of their land interests, the payment of compensation and dealing with any blight notices served in connection with the CPO;
 - (d) approve agreements with landowners or statutory undertakers as applicable, setting out the terms for withdrawal of any objections to the CPO, including where appropriate seeking exclusion of land from the CPO;
 - (e) make any necessary additions, deletions, or amendments to the draft CPO Order Map at Appendix 1 and to seek any requisite modifications to the CPO;
 - (f) the preparation and presentation of the Council’s case at any public inquiry which may be necessary;
 - (g) seek confirmation of the CPO by the Secretary of State (or, if permitted, by the Council pursuant to Section 14A of the Acquisition of Land Act 1981) (the ‘**1981 Act**’);
 - (h) in the event the CPO is confirmed, publication and service of notices of confirmation of the CPO and thereafter to execute and serve any general vesting declarations and/or notices to treat and notices of entry, and any other notices or correspondence to acquire those interests within the area, including, if required, High Court Enforcement Officer notices;
 - (i) negotiate and settle any compensation claims made in respect of the CPO; and

- (j) all steps in any legal proceedings related to the CPO including referral and conduct of disputes, relating to compulsory purchase compensation, at the Upper Tribunal (Lands Chamber) and/or the courts and any appeals

3 REASONS FOR RECOMMENDATIONS

- 3.1 The Cabinet, on 22 March 2023, agreed the Council's Landlord Offer (key decision ref. 8622EM). A ballot was held between 26 April and 22 May 2023 and 87.1% of the residents (eligible voters) turned out, and those voters voted 88.1% in favour of the Council's Landlord Offer to redevelop their homes. The report to Cabinet on 26 July 2023 sought recommendation on several matters including to approve:
 - 3.1.1 the commencement of the acquisition of freehold/leasehold interests in the properties within the red line area via negotiation in the first instance and under terms that would apply pursuant to a CPO; and
 - 3.1.2 the preparation in due course of a CPO to cover all properties within the red line shown in the Landlord Offer.
- 3.2 The Planning Permission relates to the redevelopment of the Regina Road Estate for the following:
 - 3.2.1 redevelopment of the housing estate of up to 340 residential units;
 - 3.2.2 a pre-school facility;
 - 3.2.3 community space and a flexible games area;
 - 3.2.4 along with associated public realm, landscaping, refuse/recycling and car and cycle parking facilities.
- 3.3 The Council will implement the Planning Permission by the end of March 2026 through commencing new build works on land already owned by the Council. However, the delivery of much of the Project remains at risk without the acquisitions of the remaining interests.
- 3.4 Following a decision made by Cabinet on 25th October 2023 approving the direct delivery of 225 new affordable homes for Phase 1 of the redevelopment on the Estate by the Council, the Council was awarded GLA affordable housing grant funding in the sum of £52,250,000 (see GLA Grant Funding Agreement at Appendix 3) and the Ministry of, Housing Communities and Local Government (MHC&LG) grant funding in the sum of £1,258,800 (see Appendix 4), with specific milestones required to be achieved. A key milestone is to achieve a 'start on site' by March 2026 (hereafter "Start on Site").
- 3.5 Start on Site is defined as meaning any work of construction or demolition in relation to any dwelling, this could involve trench works for foundations, laying of underground pipes, road construction or demolition/service diversion works. Whilst the Council has completed the demolition of block 1–87 this will not be classed as Start on Site as it was completed under a separate contract. The Council are seeking to commence the construction of Block A and/or demolition works for the pre-school (anticipated to be acquired and vacant by mid-February 2026); and to enter into a construction contract with the appointed contractor for the Project before 31st March 2026.

- 3.6 The total grant funding allocated to the Project is therefore approximately £54m. Further details of this grant funding are included at paragraph 7.1.1 of this report.
- 3.7 The Project is to be delivered in two phases:
- 3.7.1 Phase 1 contains the 225 affordable homes against which the Council has been allocated the grant funding. The delivery of Phase 1 requires all existing properties on the Estate to be acquired and demolished. The Project is at considerable risk if the Council does not obtain ownership and control of all privately owned properties and rights within the Estate at a reasonable cost and in line with the Project programme requirements. In the absence of a CPO, or the authority to make and implement a CPO if required, negotiations with owners of privately owned properties could become much more difficult and protracted, and the Council would not possess the legal authority to secure control of the land. This would prevent the delivery of all or part of the Project. In addition, if the Council is not able to obtain vacant possession of the Estate, this would impact the delivery of future sub-phases and the ability to deliver the Project in general.
- 3.7.2 The current proposal for Phase 2 is the delivery of a maximum 14 storey tower, together with a perimeter block (the current number of units proposed of up to 115 homes is based on that perimeter block being 6 storeys, although this is subject to change). The current proposed Phase 2 layout parameter plan submitted under the Planning Permission for the Estate requires Phase 2 to come forward in the form of two separate buildings (hence the tower and perimeter block proposed). The current proposed open space parameter plan identifies the extent of Phase 2 which would be delivered as a landscaped buffer between buildings and the edge of the Phase 2 boundary which is currently under review. The proposals for Phase 2 of the Project remain in outline and therefore, there is still flexibility for the Council to consider the delivery of the same as well as the chosen funding mechanisms.
- 3.7.3 The Council is seeking to progress this CPO now as it requires the land to deliver Phase 1 to ensure that the benefits associated with that phase come forward. The Council has included the Phase 2 land within the Order as block 1-4b Sunny Bank, which falls within the Phase 2 Land, needs to be demolished in order to bring forward to development under Phase 1 (which will deliver significant benefits to the Estate and Croydon more widely). The detail of the proposals for Phase 2 will be developed in due course.
- 3.8 The anticipated total number of residential units proposed to be delivered was reduced from an initial estimated figure of 380 to up to 340. This was the result of extensive feasibility studies, optioneering review and testing against National Design Guidelines, alongside rigorous pre-application meetings with the planning and design officers at the Council. There were many factors that ultimately led to arriving at 340 units, including ensuring overall exemplar quality of residential amenity and excellent public realm and open space. At all iterative stages of the design process, the building placement and height was tested for compliance against relevant planning policies, and assessed for technical outcomes, including microclimate and daylight and sunlight matters. Ultimately all these factors led to an arrival at an optimum number of residential units in an environment that ensured residential quality.

- 3.9 Eight properties have been purchased since February 2024. Current negotiations are ongoing with 17 leaseholders and freeholders who remain on the Estate. Whilst negotiations are ongoing, these at times have been protracted, and some leaseholders have openly expressed a lack of willingness to sell their property at a market rate in line with the Council's process. The Council will not be able to deliver the Project without obtaining vacant possession of all the remaining third-party legal interests within the Estate.
- 3.10 A CPO can be used to achieve 'clean' title and to ensure the Project can progress as planned. However, if the decision is made to exercise CPO powers, the Council needs to be satisfied that proceeding with the CPO is in accordance with MHCLG's non statutory guidance on the compulsory purchase process – *Guidance on the Compulsory Purchase Process ('the CPO Guidance')* – that there is a compelling case in the public interest for the use of compulsory purchase powers and the use of CPO powers is progressed as a last resort. As set out in the draft SOR at Appendix 2 the Council is satisfied that such a compelling case exists, specifically in a planning context this can be demonstrated as follows:
- 3.10.1 The Project is strongly supported in planning policy both locally and nationally:
- 3.10.2 Specifically with regard to National Planning Policy, the proposals align with the following aspects of the National Planning Policy Framework 'NPPF' and more detail can be found in the draft SOR:
- (a) Chapter 2 of the NPPF, specifically dealing with 'Achieving sustainable development'
 - (b) Chapter 5 of the NPPF, 'Delivering a sufficient supply of homes'
 - (c) Chapter 8 of the NPPF, 'Promoting healthy and safe communities'
 - (d) Chapter 11 of the NPPF, 'Making effective use of the land'
 - (e) Chapter 12 of the NPPF, 'Achieving well-designed places'
 - (f) In relation to Local Planning Policy, there are many policies which align with the Project and are detailed significantly in the draft Statement of Reasons however, these include:
 - (g) The London Plan adopted in March 2021, and more specifically, policies H1, S3, S4, S5, H4, H6, H8, GG2, D1, D3, D4, D5, D6, D7, D8, D9.
 - (h) The Council's Local Plan adopted in February 2018 and more specifically, policies SP5, DM16, DM18, DM19, DM23, SP2, DM1, DM10, SP4, DM15.
- 3.11 The Project will deliver significant economic, social and environmental benefits to the area and these are detailed in the draft SOR. These benefits further demonstrate that the Project will contribute to several of the Council's policy priorities as outlined in the Mayor's Business Plan 2022-2026, that will bring a welcome boost to the local economy. The new development will lead to job creation, increased commercial activity and investment in the

area, as well as providing new housing, community facilities and improved public realm environment. The Project will also improve access to essential services and to the promotion of social inclusion, with the design of a sustainable development contributing to the improvement to the quality of life for residents. Phase 1 alone will deliver all of these benefits, and Phase 2 will increase the scale of these benefits.

- 3.12 The Project (including the cost of land acquisition and payment of compensation) will be funded by the following sources of income:
- 3.12.1 GLA Grant funding in the sum of £52.25 million;
 - 3.12.2 DLUH&C Grant funding in the sum of £1.258 million; and
 - 3.12.3 The remainder of the Project will be funded by the Council and the current project budget has been estimated at £171m. The Council is funding the Project through the Housing Revenue Account and debt funding from the Public Works Loan Board.
- 3.13 The Council have undertaken the relevant financial assessments including a viability assessment against the projected Project costs and the Council are confident they have sufficient approved budget to deliver the Project as well as to fund the acquisition of land interests and payment of compensation. The use of CPO powers to secure vacant possession of the Estate is required for the Council to move the Project forward and in turn will provide much greater certainty as to the delivery of the Project and ultimately the aims and benefits sought by the Council.
- 3.14 Any landowners which are affected by the CPO would be compensated for their land interests in accordance with the CPO Compensation Code.
- 3.15 The CPO Guidance states that powers to compulsorily purchase land are intended to be used as a method of last resort. The Council are expected to take reasonable steps to acquire the Estate by agreement. Attempts have been made to acquire the interests in the Estate by agreement for near to three years. Whilst the Council continues to negotiate with interest holders, to ensure that the land and interests in the Estate are acquired, if they cannot be acquired by agreement in a timely manner to enable the redevelopment of the Estate to proceed, the Council considers that a CPO will now need to be prepared in parallel.
- 3.16 The Council are currently working towards the following timescale for the Project, which is based on the phased construction plan submitted with the Planning Application:

Existing Block Names	Resident Relocation Back	Decant Dates	VP Date	New Build Blocks	New Build Start	New Build Completion
1-87		Vacant	Vacant	Block A	31 March 2026	22 November 2027
Preschool		18 February 2026	23 February 2026			
110a		13 April 2026	20 April 2026			
89-123		01 December 2026	25 January 2027	Blocks B/ C/ D	18 May 2027	19 February 2029
112-128 & 58-108a	Relocate 27 No. back to Block A (4 No. off site)	23 November 2027	14 February 2028	Block G/ MUGA	09 November 2028	31 July 2030
1-4b & 5-8b	Relocate 11 No. back to B, C & D	20 February 2029	14 May 2029	Blocks H/ I	20 November 2029	11 August 2031
2-56a	Relocate 21 No. back to Block B, C, D (11 No. off site)	20 February 2029	14 May 2029	Blocks E/ F	15 January 2030	23 February 2032

Figure 2 - note: these dates are illustrative and are subject to change.

- 3.17 It can take c. 12-24 months from preparing the CPO documents to vesting of the land, properties and rights within the Estate. Therefore, based on the proposed phasing programme, the Council must now proceed with making a CPO so that the timescales indicated above can be achieved.
- 3.18 If the making of the CPO is approved, the Council will undertake all necessary steps to finalise the documents and carry out all relevant statutory notification procedures.
- 3.19 The Estate currently has two active private sector temporary accommodation units. The Council has a set of arrangements to identify and manage the issues affecting and enabling the rehousing of these residents whose homes will be specifically impacted by the Project. The rehousing of these residents will be in line with the Council's allocation policy, good practice and legal requirements.

4 BACKGROUND AND DETAILS

- 4.1 The Council is currently the freehold owner of almost all of the Estate. The remaining freehold interests the Council do not currently own includes 3 three-bedroomed houses (112, 114 and 128 Regina Road). The Estate consists of land both to the north and south of Regina Road in South Norwood, as well as part of the Regina Road highway. The Estate consists of 191 dwellings within eight blocks (including three tower blocks), 3 houses, a pre-school with children's playground, a multi-use games area, and open spaces, including potential community growing spaces.
- 4.2 Due to the poor condition of the properties on the Estate, particularly the state of the tower blocks, the Council concluded at Cabinet on 16 November 2022 it needed to either commit to a significant refurbishment of the buildings or demolish and rebuild the tower blocks. Three ageing tower blocks required intervention to ensure modern social housing fit for the 21st Century. The unsatisfactory situation has developed over recent years because of the failure to resolve key maintenance issues and to respond in a timely way to the conditions highlighted at Regina Road. Since July 2023, the Council have had 30 cases of mould reported in properties on the Estate. Of these, six were rated as Category 1 Hazard. The Category 1 Hazard Rating System is used to assess hazards and their severity. Category 1 Hazard is the most serious and requires immediate action.

- 4.3 The Council has considered the alternative of refurbishment of the Regina Road Estate as opposed to demolition and re-construction. This was considered in detail during the Council's Cabinet decision of 16 November 2022. What this analysis clearly highlighted was that the option to rebuild came with a number of significant benefits for the redevelopment of the Estate. These include: a longer expected life of the buildings, certainty around EWS1 A Fire Safety, compliance with modern space standards, amongst other benefits.
- 4.4 In addition to this, there was a further concern around the long-term maintenance and structural integrity of the tower blocks on the Estate (which has been corroborated following intrusive structural investigations during the demolition process of Block 1 to 87) and therefore, the decision taken to proceed with the rebuild proposal justifies the decision. Another benefit of the Estate being rebuilt means that the Project could be delivered and supported by GLA Grant Funding, this has been granted in relation to redevelopment of the Estate.
- 4.5 As such, the Landlord Offer was put to a residents Ballot at the Estate in accordance with GLA funding guidelines for the proposed redevelopment, between 26 April and 22 May 2023. The Landlord Offer proposed the demolition of the three ageing towers and properties in the immediate surrounding area (this is shown on the red line plan appended to the Landlord Offer) setting out the Council's preferred way forward for rebuilding the area. Residents voted 'Yes' to the Council's Landlord Offer agreed by Cabinet on 22 March 2023. 87.1% of eligible voters voted, with 88.1% voting in favour of the Council's Landlord Offer to demolish and rebuild homes.
- 4.6 Further background to this matter is set out in previous reports to members on 16 November 2022, 22 March 2023, 26 July 2023, 25 October 2023 and 17 July 2024 as summarised concurrently below:
- 4.6.1 **Cabinet Report – 16 November 2022 - Regina Road Estate, South Norwood**
- 4.6.2 This report proposes action to begin the process of addressing the current and recurring unsatisfactory situation at the Estate where three ageing tower blocks require intervention to ensure modern social housing fit for the 21st Century.
- 4.6.3 **Cabinet Report – 22 March 2023 - Regina Road Estate, South Norwood – Outcome of Statutory Consultation and Arrangements for a Ballot of Residents on the Landlord Offer**
- 4.6.4 The report reviews the outcome of the statutory consultation with residents undertaken by the Council over the period 13 December 2022 to 26 January 2023, as authorised by Cabinet on 16 November 2022 (Key Decision ref 5122EM) in accordance with Section 105 of the Housing Act 1985 and, to the extent relevant, under section 137 of the Housing Act 1996 on proposals to refurbish or demolish and redevelop the three tower blocks and certain other properties within the Estate.
- 4.6.5 **Cabinet Report – 26 July 2023 – Outcome of Ballot and Next Steps**

- 4.6.6 This report provides the outcome of the Ballot of residents at Regina Road held between 26 April and 22 May 2023. Residents voted 'Yes' to the Council's Landlord Offer agreed by Cabinet on 22 March 2023 (Key decision ref. 8622EM). The Landlord Offer proposed the demolition of the three ageing towers and properties in the immediately surrounding area (this is shown on the red line plan appended to the Landlord Offer) setting out the Council's preferred way forward for rebuilding the area. The report sets out the next steps towards rebuilding the area covered by the Ballot.
- 4.6.7 **Cabinet Report – 25 October 2023 – Selection of Delivery Model**
- 4.6.8 This report follows the two reports considered by Cabinet on 26 July 2023. The first was 'Outcome of Ballot and Next Steps' (Key Decision Ref 3823EM). The second was 'Procurement of Architectural Professional Consultancy Services for Regina Road Project, South Norwood, and Malton House, to the grant of Planning Permission and production of technical design for contractor procurement and on-site works'.
- 4.6.9 The purpose of this report was to recommend a direct delivery model by the Council for the demolition and rebuilding of Regina Road for Phases 1 and 2.
- 4.6.10 **Cabinet Report – 15 July 2024 – Project Update and Next Steps**
- 4.6.11 This report follows a report approved by Cabinet on 25 October 2023. The report seeks to update and replace the approved phasing strategy with a new phasing strategy. The new phasing strategy achieves greater alignment of demolition and construction activities at the Estate with the GLA's Affordable Housing Grant Funding requirements and to deliver more Council homes sooner than previously intended
- 4.6.12 **Cabinet Report – 19 November 2025 – Project Update**
- 4.6.13 The purpose of the report was to inform of the latest progress and key considerations as the last Regina Road project update report to Cabinet was provided on 15 July 2024.
- 4.7 The Project will be developed over two phases –
- 4.7.1 Phase 1 will comprise of 225 new Council homes (minimum of 215 social rented and up to 10 leaseholder/freeholder homes) and pre-school and community facilities - Phase 1 consists of the following blocks:
- (a) Phase 1 A1:
- (i) Block 1-87: vacant possession ("VP") was achieved in June 2024 and demolition of Block 1-87 commenced in January 2025 and is now complete.
- (ii) Block 89-123: VP proposed for December 2026 for demolition start on site January 2027. The current forecasted practical completion date for demolition being May 2027.

(b) Phase 1 B2:

- (i) Pre-School VP proposed by February 2026 with practical completion of demolition being forecasted for December 2026
- (ii) 110A VP proposed by April 2026 with practical completion of demolition being forecasted for December 2026.
- (iii) Blocks 112-128: VP proposed by November 2027 with practical completion of demolition being forecasted for November 2028.
- (iv) Blocks 2-56a: VP proposed by February 2029 with practical completion of demolition being forecasted for January 2030.
- (v) Blocks 5-8B VP proposed by February 2029 with practical completion of demolition being forecasted for November 2029.
- (vi) 58-108a: VP proposed for November 2027 with practical completion of demolition being forecasted for November 2028.
- (vii) Block 1-4B and 5-8B: VP proposed by February 2029 with practical completion of demolition being forecasted for November 2029.
- (viii) Vacant Possession dates are based on the phased construction planned submitted with the Planning Application as outlined below.

4.8 This can be seen further at Figure 2 included at paragraph 3.16 of this report. Note however, these dates do currently remain illustrative and are subject to change.

4.9 Phase 2 is currently proposed to comprise of up to 115 private homes along with the relevant landscaping.

4.10 The redevelopment of the Estate is a key priority for the Council with the need for regeneration set out in the Council's Local Plan and the London Plan. Delivering new homes that are safe, well-designed and in keeping with the local area supporting the Council's strategic goals providing 225 new homes and the potential to house up to 744 people in Phase 1 of the Project.

4.11 The Council submitted the Planning Application to deliver the Project on 17 June 2025. The Planning Application sought full approval for Phase 1 of the Project and outline details for Phase 2. Permission was granted on 12 January 2026. Reserved matters application will follow for Phase 2.

4.12 A Non-Material Amendment Application was submitted in relation to the Planning Permission due to the Council identifying a number of typographical errors within the description of the development, a number of conditions and plans to the Planning Permission. The error related to the reference of 1-4 Sunny Bank which should have in fact referred to '1-4b Sunny Bank'. As can be seen from the submitted plans for the redevelopment, it was always the intention for 1-4b Sunny Bank to be included. The Non-

Material Amendment Application was approved by the Local Planning Authority on 11 February 2026 and therefore, these errors have now been rectified.

- 4.13 Council Officers are undertaking ongoing negotiations with leaseholders and freeholders, and professional RICS Registered Valuers, Copping Joyce and Arnold and Baldwin, have been appointed to undertake valuations of the properties the Council is seeking to acquire.
- 4.14 These negotiations have been ongoing to acquire leasehold and freehold interests held by persons who acquired their properties under the Right to Buy provisions of the Housing Act 1985 (as amended) since March 2023. The Council have to date acquired 8 leasehold property interests to date. There are still a total of 17 interests (comprising 14 leasehold property interests and 3 freehold property interests) to be acquired. The leasehold interests are in various block locations on the Estate and the freehold interests are located within the Estate. A summary of the position on negotiations with the remaining interest holders is set out in the draft SOR.
- 4.15 A letter was also sent to all secure tenants on the 30 July 2025 to update them on the redevelopment, the proposed CPO and the decant and rehousing process. It contained details of;
- 4.15.1 the appointment of the Council's land referencers to support the CPO and to inform them that they would be contacting all residents in the coming weeks to gather information about their household to ensure the Council holds accurate records (this contact has since been made by the land referencers);
 - 4.15.2 how the Council has communicated with all residents through regular newsletters, consultation events, drop-in sessions, letters, and briefings, support from independent tenant and leaseholder advisers (ITLAs);
 - 4.15.3 the Landlord Offer, which outlines the Council's approach to rehousing, buy backs and potential CPOs;
 - 4.15.4 what the decant process means for secure tenants;
 - 4.15.5 advising on how each phase of the redevelopment of the Estate will be delivered and updating on current move;
 - 4.15.6 the Council's approach to CPO and updating residents on next steps in relation to the process (which was set out in the April newsletter);
 - 4.15.7 rehousing tenants and how they will be notified at key stages of the rehousing programme; and
 - 4.15.8 informing the residents how they can stay informed by contacting the Council's Housing Regeneration officer and reminding them they can continue to access advice and support from their ITLAs and providing contact details.
- 4.16 Progress is being made with the secure tenants. Contact began for blocks 1-87 on 7 July 2023. Methods of communication included written correspondence inviting individual meetings, fact-to-face meetings, on-site meetings and personal communications via telephone calls, emails and WhatsApp. Following the success of these communication attempts, vacant possession has been achieved for block 1-87 with demolition now

completed. The same process has therefore been mirrored for other blocks, with communications with block 89-123 commencing on 31 October 2023, achieving a full decant of all secure tenants in blocks 89-123, leaving only 4 leasehold interests remaining. The progress to date is set out in detail in the Council's Statement of Reasons at paragraphs 12.27 to 12.31. The Council is encouraged by the engagement and responses received to date and considers the target vacant possession date for block 89-123 of January 2027 can be achieved.

5 ALTERNATIVE OPTIONS CONSIDERED

- 5.1 Paragraph 109 of the CPO Guidance states that it must be considered whether the purpose for which the acquiring authority is proposing to acquire the Estate could be achieved by any other means. The Council has fully considered this issue and specifically the following options:
- 5.2 Option 1 – **Avoid the need to acquire entirely**. The Council has considered extensively whether the Project can be delivered without acquiring the Estate. As detailed in the SOR, given the condition of the Estate currently, it is vital to demolish the buildings on the Estate and replace these with dwellings of a better modern standard. In order to demolish, the interests in the buildings need to be acquired and the buildings vacated. Avoiding acquisition would place significant risk on the ability to deliver the Project and would ultimately undermine the Landlord Offer and the Council's commitment to the residents. The Council has therefore concluded that this is not an option.
- 5.3 Option 2 – **Acquire the land by agreement only**. To achieve this option, the Council would need to depend on the successful completion of individual negotiations. As stated earlier in this report and the SOR, although negotiations are ongoing (and have been for some time) with leaseholders and freeholders who remain on the Estate, and who are supportive of the Project, negotiations with some of the leaseholders and freeholders have been protracted with incomplete success to date. Some are opposed to selling their property within the required timescale and at an agreed price. Whilst the Council could continue to pursue this independently, it is realistic to acknowledge that, given the time spent on negotiations to date, acquisition by agreement may not be possible. The Council has concluded that acquiring the Estate by agreement only is not an option.
- 5.4 Option 3 – **acquire some of the land by agreement, and process with making a CPO at a later stage**. The Council has considered this option which is largely similar to Option 2. Based on the current phasing programme, to consider progressing a CPO at a later stage would provide greater uncertainty to the delivery of the Project, particularly as negotiations over the last two and a half years have only achieved the completion by agreement with 35% of the leaseholders and freeholders who own their homes. The impact of which is that the Project is likely to be delayed, which could have an overall risk to the delivery of the Project. The Council has therefore concluded that this is not an option.
- 5.5 Option 4 – **seek to acquire by agreement with the progression of a CPO in parallel**. The Council could seek to continue their negotiations whilst progressing the CPO. This would avoid any potential delay to the Project and is the Council's preferred option. Whilst continuing to actively pursue negotiations, the CPO process also provides a statutory mechanism for objections and payment of the appropriate compensation so that interest holders are not disadvantaged by a CPO. In addition, this route also allows the Council to

acquire any third-party interests which may burden the land and could in turn prevent development.

- 5.6 Following these considerations, the Council has concluded that the proposed Project could not be delivered without pursuing the acquisition of the Estate. Therefore, without the security of a supporting CPO, there is a real risk that the Council will not be able to secure the land by agreement in a timely manner which could in turn compromise the delivery of the Project.
- 5.7 On this basis, Option 4 is recommended so that CPO powers can be used in parallel with the ongoing negotiations.
- 5.8 The Council has fully considered the delivery programme and the plan offered and has concluded that there are no other suitable alternatives to secure the benefits of the Project.
- 5.9 There is no imminent prospect that the Estate can be acquired other than by use of the Council's statutory powers. Negotiations will continue in parallel until such time as the Project timetable precludes them. The Council is therefore satisfied that the CPO is being pursued as a method of last resort.

6 CONSULTATION

- 6.1 Recognising the uncertainty of these proposals and the effect it has had on the lives of residents in the areas and those directly affected, the Council has engaged in extensive consultation with the affected residents on the principles of the Project and will continue to do so throughout the decant and rehousing of affected residents.
- 6.2 Details of the consultation undertaken to date is as follows:
- 6.3 Consultation with freeholders and leaseholders began shortly after the ballot was announced in June 2023. Since that period, every effort has been made to seek agreement with the freeholders and leaseholders to acquire their properties by agreement. To help these residents understand the Landlord's Offer and to answer their questions in relation to the process. The ITLA (commissioned December 2022) have attended the Estate on a regular basis with over 200 drop-in sessions held to date. Sessions are currently taking place fortnightly on Wednesdays and on the last Saturday of each month. At various stages these sessions have been held more frequently, with dates and times adjusted to reflect demand and events taking place on the Estate.
- 6.4 In addition to the scheduled drop-in sessions, there have also been ad-hoc one-to-one conversations arranged outside of the set dates to meet residents' needs, including home visits, telephone calls and meetings alongside council staff.
 - 6.4.1 The one-to-one sessions comprised of conversations open to all residents on the Estate covering the following points:
 - (a) The valuation process and how leaseholders can challenge the Council's valuation process.
 - (b) The compensation package that comes with the deal that is available to those with a leasehold and freehold interest.

- (c) The shared equity offer and how this would work and be administrated. The main issue being, in the absence of any new build for Phase 1 of the Project, the amount of equity the Council will commit to on a property situated outside of the Estate.
- (d) What a CPO is, how it works and how long it takes to be fully implemented.
- (e) How the independent financial advisor would work in the case of leaseholders taking up the offer of a shared equity property with the Council.
- (f) How leaseholders can appoint their own surveyor and solicitor to act in the sale of their property to the Council and the purchase of a new property. In accordance with the Landlord's Offer, the Council require 3 quotes if the cost exceeds £500.
- (g) Separate individual issues which relate to leaseholders' personal situations rather than any issues relating to a CPO.

6.4.2 Newsletters are distributed approximately quarterly to all households within the Estate. The Council newsletter of September 2025 included a summary and a reminder of the details of the offer available from the Council to leaseholders and as set out in the Landlord's Offer and a further newsletter updating on the Estate redevelopment more generally was circulated in December 2025.

6.4.3 Acknowledging that further communication may be required in addition to the newsletter, a letter has been issued to leaseholders to provide an update and to remind leaseholders of the details of the offer available from the Council as set out in the Landlord's Offer. The letter also provided information on the next steps the Council will be taking to progress a CPO. Correspondence has also been sent to secure tenants informing them about the decant process, the proposed CPO, and how they can engage with the Council in relation to this.

6.4.4 In addition to this, the Council have sent out a package of Frequently Asked Questions in relation to the CPO and its process to all residents that will be affected by the CPO in order to try to resolve any queries the residents may have.

6.4.5 Requests for Information have also since been sent out to those affected by the proposed CPO on 7 November 2025. The Council will use the responses to the same to ensure that the correct interests are notified under the CPO process.

6.5 Compulsory Purchase Order

6.5.1 Since 2023, the Council has had extensive discussions with the affected owners within the Estate, with a view to agreeing a price for the voluntary acquisition of the properties. Contact has been made with the owners within the Estate by the Council during this period. Letters, emails and valuations have been exchanged.

- 6.5.2 The Council has considered the justifications for bringing a CPO in order to acquire the remaining interests required to deliver the Project. The justifications are set out extensively in the draft Statement of Reasons which is appended to this decision report at Appendix 2. It is recommended this document is read in conjunction with the decision report.

7 IMPLICATIONS

7.1 FINANCIAL IMPLICATIONS

7.1.1 Project Funding -

- (a) The Council's current estimates indicate delivery of Phase 1 would cost approximately £171m (reported in the 2026-27 HRA Business Plan and Budget February 2026). The Project will be funded through several sources:
- (i) Approximately £1.2m One Public Estate ('**OPE**') Brownfield Land Release Fund ('**BLRF**') grant funding (which will be used towards demolition);
 - (ii) £52.25m GLA grant funding² (which will be used towards the construction phase of the Project, as well as for acquisitions if required), broken down as £19.24m for Phase 1 North and £33.01m for Phase 1 South; and
 - (iii) The remainder of the funding will be provided by the Council via its Housing Revenue Account, through use of any available reserves and borrowing availing of the HRA preferential rates with PWLB (Public Works Loan Board).

7.1.2 The monitoring of the Project is monthly, and funding requirements will be considered at each stage to ensure availability and best use of the funding resources available.

7.1.3 Consideration will allow for alternative projects within the Council's local area requiring funding at that point in time.

7.1.4 The Council is confident in their ability to source the necessary funds to support the delivery of the redevelopment, in addition to the use of the already secured grant funding.

7.1.5 A budget for Phase 2 of the Project will be sought at the point of delivery of the Project being brought forward. Given the early stages of this phase, the Council has not finalised the means of funding Phase 2 of the Project, as this will depend on specifically what housing is delivered. There are a number of funding options the Council can utilise; the Council are considering the funding options available and will take the steps to secure funds at the relevant time. This phased approach to delivery and

² The relevant grant funding agreement was entered into on 4 March 2025.

obtaining associated budgets is typical of large-scale regeneration projects such as Regina Road.

7.1.6 The approved Phase 1 budget includes assumed costs for the acquisition of all properties within the redline redevelopment area. It also includes assumed costs for acquisition of additional properties outside the redline area to be used for decanting purposes. A 5% contingency is included in these figures.

7.1.7 The Project budget was informed by a build and demolition cost plan produced by specialist costs consultants Pellings.

7.1.8 Secure Tenants on the estate

- (a) There are 166 secure tenant units in total on the Estate. As of 12 February 2026, 91 units are void and 75 units remain tenanted.
- (b) The Council has undertaken the relevant assessments to understand the cost required to move on secure tenants and has factored this into its overall budget to ensure this is accounted for.
- (c) The Council has reserved a global figure of £22.4m which shall be used to satisfy any statutory loss payments for secure tenants, if required will form part of any required CPO compensation.

7.1.9 Leaseholders and Freeholders on the estate

- (a) There is a total of 25 privately-owned properties on the Estate. As of 12 February 2026, the Council has been able to acquire 8 of the leasehold interests, leaving a remaining 14 leasehold and 3 freehold properties remaining in private ownership on the Estate.
- (b) The estimated CPO cost for acquiring the remaining 17 occupied leasehold and freehold properties is £5.3 million, funded by either GLA Grant funding or borrowing from PWLB.
- (c) These costs include purchasing 14 leasehold and 3 freehold properties plus home loss, disturbance payments and legal & valuation fees. A 5% contingency is included in these figures.
- (d) The Council has reserved a global figure for CPO compensation for the affected Leaseholders and Freeholders in the sum of £5.3m.

7.1.10 The Pre-School

- (a) The pre-school operated on the Estate and was an undocumented tenant. After investigation of the position, the Council considered that the tenant was occupying the pre-school under an implied Tenancy at Will. The Council therefore took steps to agree with the tenant that they will be relocated off the Estate to another Council owned property on a Full Repairing and Insuring open market rent Lease. The Council have successfully completed the new Lease, and vacant possession was achieved during the February 2026 half term.

Comments approved by Head of Strategic Finance on behalf of the Director of Finance (Date 24/02/2026).

7.2 LEGAL IMPLICATIONS.

- 7.2.1 The CPO is being brought forward under the Council's powers under s.226(1)(a) of the Town and Country Planning Act 1990 ('TCPA 1990').
- 7.2.2 Section 226(1) of the TCPA 1990 grants a power to a local authority to acquire any land in its area if:
- (a) it thinks the acquisition will facilitate the carrying out of development or redevelopment or improvement on or in relation to the land, or
 - (b) it is required for a purpose which it is necessary to achieve in the interests of the proper planning of an area in which the land is situated.
- 7.2.3 The appropriate power in this case is subsection (a) as the land is required for development, redevelopment, and improvement.
- 7.2.4 To make an acquisition under section 226(1)(a), the Council must also have regard to section 226(1A) which states that the Council must consider that the development, redevelopment or improvement will contribute to the promotion or improvement of the economic, social or environmental well-being of its area.
- 7.2.5 The 1981 Act governs the procedures which apply to compulsory acquisition. The Compulsory Purchase Act 1965 and the Compulsory Purchase (Vesting Declarations) Act 1981 govern post-confirmation procedures, and the Land Compensation Act 1961 governs the amount and assessment of compensation.
- 7.2.6 A CPO is required to be made in a prescribed form and must describe by reference to a map the land to which it applies. If the Council makes a CPO, it must submit the CPO to the Secretary of State for confirmation.
- 7.2.7 Prior to submission to the Secretary of State, the Council must publish notice of the making of the CPO specifying that the Order has been made, describing the land and the purpose for which it is required, naming a place where the Order and Map may be inspected and specifying a time which (and the manner in which) objections may be made. The Council must also serve a notice in a prescribed form on affected owners, lessees, tenants or occupiers (if any exist) of the land allowing them the opportunity to object. The procedure for confirmation is specified in the 1981 Act and may require a public inquiry if there are objections.
- 7.2.8 As an acquisition under the TCPA 1990 will acquire third party interests and rights, the Council will need to take care that it does not contravene the rights of individuals under the European Convention on Human Rights (the ECHR). The Council considers Articles 6 and 8 and Article 1 of the First Protocol of the Convention to be relevant. Section 6 of the Human Rights Act 1998 makes it

unlawful for the Council to act in a way which is incompatible with a right under the ECHR in certain circumstances.

- 7.2.9 The use of compulsory purchase powers is compatible with the ECHR and the Human Rights Act 1998 provided it can be demonstrated that the CPO is in the public interest and that it is necessary and proportionate. It is considered that, as the requirements of section 226 (1) and (1A) of the TCPA 1990 have been fulfilled (i.e. the development, redevelopment or improvement will contribute to the promotion or improvement of the economic social or environmental well-being of its area), this will provide a very substantial basis upon which to make the case that the Project is policy based and is consistent with statutory objectives. Further information about Human Rights in respect of the use of CPO powers is set out below.
- 7.2.10 Before making a CPO, the Council must also have due regard to the need to eliminate unlawful conduct under the Equality Act 2010 (the need to advance equality of opportunity and the need to foster good relations between persons who share a protected characteristic and those who do not). The equalities analysis, proportionate to the potential impact of the CPO on individuals or communities, is considered further below.
- 7.2.11 The CPO Guidance provides non-statutory guidance on the CPO process and justification for a CPO. The use of CPO powers should be a last resort and should be preceded by reasonable attempts to acquire the land by agreement. The Guidance makes clear that any acquiring authority must have a clear idea of how it intends to use the land it is proposing to acquire and be able to show that all the necessary resources are available to deliver redevelopment within a reasonable timescale. Council officers are confident that these requirements are satisfied and that there are no impediments to the delivery of the Project, for which there is a compelling case in the public interest when balanced against the private rights to be acquired. The CPO Guidance has been referred to, as appropriate, in the preparation of this report and will be referenced in the draft Statement of Reasons.
- 7.2.12 As part of the Council's land referencing exercise, parcels of open space have been identified within the Estate's red-line boundary. This land has been excluded from the boundary of the Order Land, and the Council intends to appropriate this land for planning purposes under Section 122(1) of the Local Government Act 1972 in order to override rights by virtue of Section 203 of the Housing and Planning Act 2016 in order to bring forward the delivery of the Project. The Council will be progressing the appropriation of this land in parallel with the CPO and do not consider this will be an impediment to the delivery of the Project. The relevant Council decision will be progressed in relation to this in due course.
- 7.2.13 Comments approved by Gina Clarke, Head of Corporate, Commercial and Planning on behalf of the Director of Legal Services and Monitoring Officer. (Date 26/02/2026)

7.3 EQUALITIES IMPLICATIONS

- 7.3.1 The Regina Road Regeneration Project is expected to have a significant and positive impact on residents with protected characteristics, particularly those from Black and minoritised ethnic backgrounds, older people, disabled residents, and low-income families.
- 7.3.2 The current Regina Road estate has been associated with historic disrepair, poor housing conditions, and serious health hazards (e.g., damp and mould), which have disproportionately affected vulnerable and minoritised groups. The proposed redevelopment seeks to redress these inequalities by delivering safe, modern, accessible, and energy-efficient housing, in line with the Council's commitment to improving housing quality and addressing structural disadvantage.
- 7.3.3 The Council has had regard to its public sector equality duty under s.149 of the Equality Act 2010 and has undertaken a detailed Equality Impact Assessment (EQIA) of the Project, which identifies several positive impacts for residents, including improved accessibility, inclusive public realm design, provision of adaptable and wheelchair-accessible homes, enhanced play and community spaces, and stronger engagement with residents at all stages. Particular attention has been given to ensuring that the decant, rehousing and right-to-return processes are fair, transparent, and supportive of individual needs. A copy of the EQIA of the Project is attached as Appendix 5 to this report.
- 7.3.4 The Council has also undertaken a further detailed EQIA of the Project in respect of the decisions to acquire land by compulsion. The EQIA demonstrates that throughout all stages of the decision making process to date to promote and implement a CPO, the Council has had regard to (i) the need to eliminate unlawful discrimination, harassment, victimisations, (ii) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, and (iii) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 7.3.5 The redevelopment aligns with the Council's Public Sector Equality Duty under Section 149 of the Equality Act 2010, as it has due regard to the need to:
- (a) Eliminate discrimination by removing substandard housing and improving conditions for residents who have historically experienced poor outcomes;
 - (b) Advance equality of opportunity through inclusive design, equitable rehousing options, and support for leaseholders, tenants, and those in temporary accommodation.
 - (c) Foster good relations by rebuilding trust through extensive engagement, co-production with residents, and a commitment to transparency.

- 7.3.6 The Council and all contractors involved in the project will be required to sign and uphold the George Floyd Race Matters Pledge, Equality Pledge, and the Residents' Charter, reaffirming our anti-racist approach to regeneration and community building.
- 7.3.7 The Council will continue to monitor equality impacts throughout the project lifecycle, particularly during relocation and reoccupation, to ensure that no group is disproportionately disadvantaged and that Croydon's regeneration ambitions leave no one behind."
- 7.3.8 Comments approved by, Caroline Bruce Head of Strategy and Policy
19/02/2026

8 Human Rights Considerations

- 8.1 The Human Rights Act 1998 incorporated into domestic law the European Convention on Human Rights ("the Convention").
- 8.2 In proposing the CPO of the Estate, the Council has duly considered the rights of property owners under the convention, notably under the following Articles:
 - 8.2.1 Article 1 of the First Protocol. This protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the relevant national and international law.
 - 8.2.2 Article 6 of the Convention provides that everyone is entitled to a fair and public hearing in the determination of their civil rights and obligations.
 - 8.2.3 Article 8 of the convention, which protects private and family life, home and correspondence. No public authority can interfere with these interests except if it is in accordance with the law and is necessary in the interest of national security, public safety or economic wellbeing of the country.
- 8.3 Persons with interests in the Estate have had the opportunity to engage in negotiations for voluntary acquisitions prior to the CPO process being initiated. Objections can also be made to the CPO, which would be considered by an Inspector at a Public Inquiry. If the CPO were to be confirmed, an aggrieved person could also apply to the High Court seeking to quash a CPO if sufficient grounds could be demonstrated. Compensation will be payable based upon the principle of equivalence to those persons whose interests are acquired compulsorily.
- 8.4 In relation to these convention rights the Council has been conscious of the need to strike a balance between the rights of the individuals and the interest of the public. In light of the significant public benefit that would arise from the Project, it will be appropriate to make the CPO, if the relevant interests within the Estate cannot be acquired by agreement. Without the use of compulsory purchase powers, the delivery of the Project and the benefits it will bring are very unlikely to be achievable.

9 PROPERTY AND ASSET MANAGEMENT IMPLICATIONS

- 9.1 As part of the vacant possession strategy for the project, the Council sought an agreement with the pre-school provider which was located on the Estate to relocate to another

property. As part of the vacant possession strategy for the Scheme, the Council has agreed terms with the existing pre-school provider to relocate from 110 Regina Road to an alternative Council property.

- 9.2 The Council identified 43 Carmichael Road, South Norwood, SE25 5LS as a suitable property for the relocation of the pre-school. This property is a Council property which was originally due to be sold on the open market. The property formed part of the Council's Asset Disposal Programme (Tranche 1) approved by Cabinet on 24 May 2023.
- 9.3 The disposal of 43 Carmichael Road was subsequently deferred in accordance with the governance arrangements agreed under the Asset Disposal Programme, to enable the property to be offered to the pre-school provider as an alternative operational site in support of the Scheme.
- 9.4 A lease has been negotiated and entered into with the pre-school provider for a duration of a minimum of 5 years with a break clause. The Director of Property, Procurement & Capital has now approved the Deed of Surrender for 110 Regina Road and the new 5-year Full Repairing and Insuring Lease of 43 Carmichael Road (including a tenant break option). The documents have been executed and completion took place on 18 February 2026
- 9.5 (Approved by: Marina Robertson, Director of Property, Procurement and Capital. (Date 19/02/2026)

10 RISK IMPLICATIONS

- 10.1 As outlined earlier in the report, this is a strategically significant project for the Council, and it is vital that progress against key milestones remains on track. Delays risk undermining not only the delivery timetable but also wider social, financial, and reputational outcomes.
- 10.2 Timely pursuit of CPO is a critical step to maintain programme momentum and mitigate potential setbacks. Delays in the redevelopment could lead to escalating costs, increased health and safety concerns due to the ongoing deterioration of the estate, and negative impacts on residents' living conditions. Inaction further exacerbates maintenance burdens and can contribute to declining community morale and wellbeing.
- 10.3 There are also significant reputational risks for the Council. Failure to meet agreed milestones may result in the loss of vital grant funding and erode trust among stakeholders, residents, and delivery partners. This could affect long-term support for the project and future regeneration initiatives.
- 10.4 To mitigate these risks, continued proactive engagement with residents, transparency with stakeholders, and close monitoring of delivery progress will be essential. These actions aim to uphold community confidence, protect funding streams, and ensure the project remains aligned with its intended outcomes.

11 DATA PROTECTION IMPLICATIONS

- 11.1 The Data Protection Team have been consulted and confirmed that a DPIA (Data Protection Impact Assessment) was not required for the land referencing activity to be undertaken to support the CPO process on this project. It was further noted that data can be obtained from publicly available records, such as the Land Registry (for non-resident

third parties) as well as data held by the Housing Department in respect of individual tenants.

12 APPENDICES

12.1 Appendix 1 Draft CPO Order Map.

Appendix 2 Draft Statement of Reasons.

Appendix 3 GLA Grant Funding Agreement.

Appendix 4 MHC&LG Grant Funding Letter.

Appendix 5 EQIA of the Project.

13 BACKGROUND DOCUMENTS

13.1 Cabinet Report – 16 November 2022 - Regina Road Estate, South Norwood

<https://democracy.croydon.gov.uk/documents/s41429/12a%20Report%20-%20Regina%20Road>

13.2 Cabinet Report – 22 March 2023 - Regina Road Estate, South Norwood – Outcome of Statutory Consultation and Arrangements for a Ballot of Residents on the Landlord Offer

<https://democracy.croydon.gov.uk/documents/s44987/1.%20regina%20road%20report>

13.3 Cabinet Report – 26 July 2023 – Outcome of Ballot and Next Steps

<https://democracy.croydon.gov.uk/mgConvert2PDF.aspx?ID=48505>

13.4 Cabinet Report – 25 October 2023 – Selection of Delivery Model

<https://croydon.moderngov.co.uk/documents/s51253/Regina%20Road%20Delivery%20Model%20Part%20A%2025.10.23.FINAL.rev2.RS>

13.5 Cabinet Report – 15 July 2024 – Project Update and Next Steps

<https://democracy.croydon.gov.uk/documents/s59160/Regina%20Road%20Cabinet%20Report%20-%20Project%20Update%2015.07.24>

13.6 Cabinet Report – 19 November 2025 – Project Update

<https://democracy.croydon.gov.uk/documents/s67895/251119%20Regina%20Road%20Project%20Update%20-%20Cabinet%20Part%20A%20>

Development Management
Sustainable Communities, Regeneration and
Economic Recovery Department
3rd Floor, Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

Rapleys LLP
Karen Jones
1 Upper James Street,
London,
W1F 9DE

Please ask for/reply to: Barry Valentine
Tel/Typetalk: 0208 726 6000 Ext 28499
Minicom: 020 8760 5797
Email: development.management@croydon.gov.uk

Your ref: Regina Road Estate
Our ref: P/PC/Central Area Team/DCBV

Date: 12th January 2026

**Town and Country Planning Act 1990. Town and Country Planning
(Development Management Procedure) (England) Order 2015**

Application Number: 25/02016/OUT

Applicant: The Mayor And Burgess Of The
London Borough Of Croydon

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Croydon, as the Local Planning Authority, hereby grant planning permission for the following development, in accordance with the terms of the above mentioned application (which shall include the drawings and other documents submitted therewith) :-

Hybrid planning application for the demolition of existing buildings (except 1-87 Regina Road) and phased mixed-use development for the provision of nine blocks of 3 to 6 storeys (Blocks A, part of B, C, E, F, G.1, G.2, H and I), one block which is up to 6 storeys (Block J (part)), one block which is in part up to 6 storeys and in part up to 14 storeys (Block J (part)), three 2 storey dwellinghouses (Block D) and two 3 storey dwellinghouses (part of Block B) containing up to 340 residential units comprising

Full application for all demolition (including 1-4 Sunny Bank, within the boundary of the Outline application) and the construction of nine blocks and five dwellinghouses (Blocks A to I) containing 225 residential units (Class C3), a pre-school (Class E(f)), a community space (Class F2), a Multi-use Games Area and associated public realm, landscaping, play space, refuse/recycling, car and cycle parking facilities and other associated works

Outline application for the construction of two blocks (Blocks J) of up to 115 residential units (Class C3) and associated public realm, landscaping, refuse/recycling, cycle parking facilities and other associated works with all matters reserved.

at:

Regina Road Estate, Regina Road And Sunny Bank, South Norwood, London,
SE25 4TT

Subject to the following condition(s) and reason(s) for condition(s) :-

Full Planning Permission

F1.)

The development approved under full planning application (phase 1) shall only be carried out in accordance with the documents and approved drawings:

RRE-BPTW-XX-00-DR-A-0010 P01, RRE-BPTW-S01-ZZ-D-A-0101 P01, RRM-BPTW-S01-ZZ-DR-A-0102 C01, RRM-BPTW-S01-ZZ-DR-A-0103 C03, RRM-BPTW-S01-ZZ-DR-A-0104 C02, RRM-BPTW-ZZ-ZZ-DR-A-0105 C02, RRM-BPTW-S01-00-DR-A-0600 C04, RRM-BPTW-S01-01-DR-A-0601 C04, RRE-BPTW-S01-ZZ-D-A-0602 C04, RRM-BPTW-S01-02-DR-A-0602 C04, RRE-BPTW-S01-ZZ-D-A-0603 C04, RRM-BPTW-S01-03-DR-A-0603 C04, RRM-BPTW-S01-04-DR-A-0604 C04, RRM-BPTW-S01-05-DR-A-0605 C04, RRM-BPTW-S01-06-DR-A-0606 C04, RRM-BPTW-BA-00-DR-A-1000 C02, RRM-BPTW-BA-01-DR-A-1001 C02, RRM-BPTW-BA-02-DR-A-1002 C02, RRM-BPTW-BA-03-DR-A-1003 C02, RRM-BPTW-BA-04-DR-A-1004 C02, RRM-BPTW-BA-05-DR-A-1005 C02, RRM-BPTW-BA-06-DR-A-1006 C02, RRM-BPTW-BB-00-DR-A-1000 C02, RRM-BPTW-BB-01-DR-A-1001 C02, RRM-BPTW-BB-02-DR-A-1002 C02, RRM-BPTW-BB-03-DR-A-1003 C02, RRM-BPTW-BB-04-DR-A-1004 C02, RRM-BPTW-BB-05-DR-A-1005 C02, RRM-BPTW-BC-00-DR-A-1000 C02, RRM-BPTW-BC-01-DR-A-1001 C02, RRM-BPTW-BC-02-DR-A-1002 C02, RRM-BPTW-BC-03-DR-A-1003 C02, RRM-BPTW-BC-04-DR-A-1004 C02, RRM-BPTW-BD-ZZ-DR-A-1000 C02, RRM-BPTW-BD-ZZ-SK-A-1002 C01, RRM-BPTW-BE-00-DR-A-1000 C03, RRM-BPTW-BE-01-DR-A-1001 C02, RRM-BPTW-BE-02-DR-A-1002 C02, RRM-BPTW-BE-03-DR-A-1003 C02, RRM-BPTW-BE-04-DR-A-1004 C02, RRM-BPTW-BE-05-DR-A-1005 C02, RRM-BPTW-BE-06-DR-A-1006 C02, RRM-BPTW-BF-00-DR-A-1000 C02, RRM-BPTW-BF-01-DR-A-1001 C02, RRM-BPTW-BF-02-DR-A-1002 C02, RRM-BPTW-BF-03-DR-A-1003 C02, RRM-BPTW-BF-04-DR-A-1004 C02, RRM-BPTW-BF-05-DR-A-1005 C02, RRM-BPTW-BG-00-DR-A-1000 C03, RRM-BPTW-BG-01-DR-A-1001 C03, RRM-BPTW-BG-02-DR-A-1002 C03, RRM-BPTW-BG-03-DR-A-1003 C03, RRM-BPTW-BG-04-DR-A-1004 C03, RRM-BPTW-BG-05-DR-A-1005 C03, RRM-BPTW-BH-00-DR-A-1000 C02, RRM-BPTW-BH-01-DR-A-1001 C02, RRM-BPTW-BH-02-DR-A-1002 C02, RRM-BPTW-BH-03-DR-A-1003 C02, RRM-BPTW-BH-04-DR-A-1004 C02, RRM-BPTW-BI-00-DR-A-1000 C02, RRM-BPTW-BI-01-DR-A-1001 C02, RRM-BPTW-BI-02-DR-A-1002 C02, RRM-BPTW-BI-03-DR-A-1003 C02, RRM-BPTW-BI-04-DR-A-1004 C02, RRM-BPTW-BI-05-DR-A-1005 C02, RRM-BPTW-BA-ZZ-DR-A-2000 C02, RRM-BPTW-BA-ZZ-DR-A-2001 C02, RRM-BPTW-BB-ZZ-DR-A-2000 C02, RRM-BPTW-BB-ZZ-DR-A-2001 C02, RRM-BPTW-BC-ZZ-DR-A-2000 C02*, RRM-BPTW-BD-ZZ-DR-A-2000 C02, RRM-BPTW-BE-ZZ-DR-A-2000 C02, RRM-BPTW-BF-ZZ-DR-A-2000 C02, RRM-BPTW-BF-ZZ-DR-A-2001 C02, RRM-BPTW-BG-ZZ-DR-A-2000 C03, RRM-BPTW-BG-ZZ-DR-A-2001 C03, RRM-BPTW-BH-ZZ-DR-A-2000 C02, RRM-BPTW-BI-ZZ-DR-A-2000 C02, RRM-BPTW-BI-ZZ-DR-A-2001 C02, RRM-BPTW-S01-ZZ-DR-A-2000 C02, RRM-BPTW-S01-ZZ-DR-A-2001 C02, RRM-BPTW-S01-ZZ-DR-A-2002 C02, RRM-BPTW-S01-ZZ-DR-A-2201 C02, RRM-BPTW-S01-ZZ-DR-A-2202 C01, RRM-BPTW-S01-ZZ-DR-A-2203 C01, RRM-BPTW-S01-ZZ-SK-A-0119 P02, RRM-BPTW-S01-ZZ-SK-A-0119 P02, RRM-BPTW-S01-ZZ-DR-A-0121 P05 and RRM-BPTW-S01-00-SK-A-0120 P02.

Reason: To ensure an acceptable standard of development.

F2.)

The development approved under the full planning application (phase 1) shall be begun within three years of the date of the permission.

Reason: To comply with the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

F3.)

The full planning application (phase 1) is hereby approved as phased development that would be delivered in sub-phases. The development is sub-phased as shown in approved drawings RRM-BPTW-S01-ZZ-DR-A-0121 P05 and RRM-BPTW-S01-00-SK-A-0120 P02.

Reason: To allow the development to be constructed in phases, including providing definition for purposes of CIL.

F4.)

The demolition of 1 to 87 Regina Road shall be carried out in accordance with the drawings, details and conditions listed and subsequently approved associated with reference 24/02656/PAD granted on the 04/10/2024 and associated nonmaterial amendment application reference 25/00655/NMA granted on the 19/03/2025.

The demolition of 88 to 99 and 101 to 125 Regina Road shall be carried out in accordance with the drawings, details and conditions listed and subsequently approved associated with reference 24/02657/PAD granted on the 04/10/24.

Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any amendment or replacement thereof) prior to the commencement of demolition of any of the relevant properties listed below

- a) 2- 56a Regina Road
- b) 58 to 108a Regina Road
- c) 112 to 128 Regina Road
- d) 110a Regina Road
- e) Pre-school/Community Centre
- f) 1 to 4b Sunny Bank
- g) 5 to 8b Sunny Bank

An Environmental Management Plan for the demolition of each relevant properties and associated works shall be submitted to, and approved by the Local Planning Authority. The plan must include the following information, and shall be implemented as approved:

- i) Method and timing of demolition works of any properties and associated works.
- ii) Measures to be implemented to mitigate the impacts of demolition of properties.
- iii) Site working hours for demolition and associated works.
- iv) Details of facilities for the loading and unloading of plant.
- v) Details relating to parking of vehicles associated with site personnel, operatives and

- visitors, including locations and controls of such parking.
- vi) Measures to control construction noise in line with BS 5228:2009 "Code of Practice for Noise and Vibration Control on Construction and Open Sites".
 - vii) Demolition waste management measures.
 - viii) Details of the storage facilities for any plant.
 - ix) Access arrangements to the site during the demolition and associated works.
 - x) Details and drawings of the siting of any site huts and other temporary structures, including site hoardings.
 - xi) Dust Management Plan.
 - xii) Details of the precautions to guard against the deposit of mud and substances on the public highway, to include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances prior to entering the highway.
 - xiii) Details of the routes commercial vehicles will use within the borough to gain access to the site.
 - xiv) Process to ensure the registration of all Non-Road Mobile Machinery (NRMM) of net power between 37kW and 560kW used on site for demolition on the NRMM register <https://nrmm.london/user-nrmm/register> and with the Council's Construction Compliance Officer in accordance with relevant guidelines under the Non-Road Mobile Regulations 2015.
 - xv) A commitment to employ suppliers and contractors who have achieved Bronze level accreditation or above of the Freight Operators Recognition Scheme (FORS) with a commitment to achieve silver status if not already obtained.
 - xvi) A commitment to participate in the Croydon Logistics Forum.
 - xvii) Details of a programme of neighbour notification of the demolition works, to include regular updates, a complaints procedure, and contact details for the site manager(s).
 - xviii) Details as to how the demolition and associated works will co-ordinate with any other works/commitments within the wider site during the timeline of the demolition and associated works.

The development shall only be carried out in accordance with the details approved.

Reason: In order to ensure that the development does not prejudice the safety or free flow of pedestrian and vehicular traffic on the highway or cause undue inconvenience to other users, or adversely impact on the amenities of the occupiers of nearby properties or public safety.

F5.)

i) Prior to the commencement of development within phase 1 on the relevant block (excluding demolition and associated works) as listed below:

- A) Block B (including semi-detached properties)
- B) Block C
- C) Block D
- D) Block E
- E) Block F
- F) Block G
- G) Block H
- H) Block I

And

ii) Prior to commencement of relevant part of the development above ground for

A) Block A.

A Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the Local Planning Authority for each block (and any associated structures) listed. The CLP shall include the following information for all construction phases of the development:

- a) Hours of construction;
- b) Hours of deliveries;
- c) Parking of vehicles associated with deliveries, site personnel, operatives and visitors;
- d) Facilities for the loading and unloading of plant and materials;
- e) Details of the storage facilities for any plant and materials;
- f) The siting of any site huts and other temporary structures, including site hoardings;
- g) Details of the proposed security arrangements for the site;
- h) Details of the precautions to guard against the deposit of mud and substances on the public highway, to include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances prior to entering the highway;
- i) Dust Management Plan;
- j) Details demonstrating compliance with the non-road mobile machinery (NRMM) regulations 2015;
- k) Details confirming that all delivery vehicles are registered under the Freight Operators Recognition Scheme (FORS) achieving a minimum of silver status; and
- l) Hoarding visual design strategy.

All construction phases of the development shall be carried out strictly in accordance with the details so approved.

Reason: To safeguard the amenity of surrounding residents and the area generally including visual amenity, and to prevent adverse impacts upon the transport network during the construction phase of the development. This condition is required to be pre-commencement to ensure that all phases of construction do not adversely impact the amenity of surrounding residents and the area generally, and do not adversely impact upon the transport network.

F6.)

i) Prior to commencement of development within phase 1 (including demolition) on the relevant part of the site as listed below:

- a) Phase 1 North Area as defined on approved plan RRM-BPTW-S01-ZZ-SK-A-0119 P02, but excluding erection of Block A and demolition of 1 – 87, 88 to 99 and 101 to 125 Regina Road.
- b) Phase 1 South Area as defined on approved plan RRM-BPTW-S01-ZZ-SK-A-0119 P02, but excluding demolition of pre-school/community centre.
- c) Demolition of pre-school/community centre

An arboricultural method statement including tree protection plan for each relevant part of the site shall be submitted and approved in writing by the Local Planning Authority.

and:

ii)

a) For the demolition 1 – 87, 88 to 99 and 101 to 125 Regina Road, site clearance and site preparation in connection with Block A (including construction of trenches no deeper than 1m) shall operate in accordance with Phase 1A Demolition Tree Protection Plan Version 2.0 February 2025.

b) Prior to commencement of development beyond demolition of 1 – 87, 88 to 99 and 101 to 125 Regina Road, site clearance and site preparation in connection with erection of Block A (including construction of trenches no deeper than 1m), an arboricultural method statement shall be submitted and approved in writing by the Local Planning Authority.

The development shall only be carried out in accordance with the details approved.

Reason: To ensure that the long term of health of trees is appropriately safeguarded.

F7.)

i) Prior to commencement of development within phase 1 (including demolition) on the relevant part of the site listed below:

a) Phase 1 North Area as defined on approved plan RRM-BPTW-S01-ZZ-SK-A-0119 P02 excluding demolition 1 – 87, 88 to 99 and 101 to 125 Regina Road, site clearance and site preparation in connection with Block A (including construction of trenches no deeper than 1m).

b) Phase 1 South Area as defined on approved plan RRM-BPTW-S01-ZZ-SK-A-0119 P02 (excluding demolition of pre-school/community centre).

c) Demolition of pre-school/community centre.

And

ii) Prior to commencement of development on Block A (excluding demolition 1 – 87, 88 to 99 and 101 to 125 Regina Road, site clearance and site preparation in connection with Block A (including construction of trenches no deeper than 1m).

A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority for each relevant part of the site.

The CEMP (Biodiversity) shall include the following:

a) Risk assessment of potentially damaging construction activities.

b) Identification of "biodiversity protection zones".

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

d) The location and timing of sensitive works to avoid harm to biodiversity features.

e) The times during construction when specialist ecologists need to be present on site to oversee works.

f) Responsible persons and lines of communication.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

- h) Use of protective fences, exclusion barriers and warning signs.
- i) Safe removal of invasive species (*Cotoneaster horizontalis* and *Buddleja*).

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended). The reason pre-commencement condition is required to ensure that protected species and priority species are safeguarded from the outset.

F8.)

A Phase 1 Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, prior to commencement of development (excluding demolition 1 – 87, 88 to 99 and 101 to 125 Regina Road, pre-school/community centre; site clearance and site preparation (including construction of trenches no deeper than 1m in connection with Block A)) including:

- a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- b) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;
- c) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
- d) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the Local Planning Authority; and
- e) details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

Notice in writing shall be given to the Council when the:

- initial enhancements, as set in the HMMP, have been implemented; and
- habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Unless otherwise agreed in writing, monitoring reports shall be submitted in years 1, 2, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP.

Reason: To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.

F9.)

Prior to the commencement of development within phase 1 (excluding demolition, site

clearance and site preparation (including construction of trenches no deeper than 1m) in connection with Block A) the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) intrusive site investigation and risk assessment into the possibility of soil, water and gaseous contamination.
- b) If the site investigation (as outlined in part 'a(ii)') indicates the presence of significant potential pollutant linkages, a strategy detailing the remedial measures required to render the site suitable for its intended use must be carried out. The remedial works which are shown to be required must be submitted to and approved in writing by the Local Planning Authority before any such works are carried out and completed prior to the occupation of any block within the relevant section of the development as defined on drawing RRM-BPTW-S01-00-SK-A-0120 P02.
- c) Prior to the first occupation within the relevant section of the development as defined on drawing RRM-BPTW-S01-00-SK-A-0120 P02 hereby permitted, a validation report detailing evidence of all remedial work carried out shall be submitted to and approved in writing by the Local Planning Authority.
- d) The developer shall notify the Local Planning Authority of any on site contamination not initially identified by the site investigation, so that an officer of the Council may attend the site and agree any appropriate remedial action.

The development shall be carried out in accordance with the details approved.

Reason: To ensure the safe development of potentially contaminated land.

F10.)

A) Prior to commencement of the development above ground within phase 1 of each relevant block, details/samples (as appropriate) of all external facing materials including balustrades, and window/door frames, shall be submitted to and approved in writing by the Local Planning Authority.

B) In addition prior to the commencement of development above ground within phase 1 of each relevant blocks, 1:1 mock ups shall be erected on site in an appropriate location (which shall also be made available for inspection), and showcase key details/materials, details of which once erected shall be submitted and approved in writing by the Local Planning Authority.

C) Prior to construction of the mock ups required under part B, appropriate drawings and images from 3D digital models of the proposed mock ups shall be submitted and approved in writing by the Local Planning Authority. These should include:

1. Typical panel/s of all external brickwork types showing laying profiles, pointing style, bond and mortar.
2. A typical bay including brick piers, balustrading, soffits, parapets, and interfaces with adjacent precast concrete components.
3. A typical panel of perforated concrete.
4. A typical panel of main entrance including aluminium doors, bespoke bricks, and precast surrounds.
5. A typical double glazed windows with frame, glazing, reveals, sill and headers), balustrades, bespoke tiles, and perforated concrete.

The development shall only be carried out in accordance with the details approved, and shall so be reasonably maintained.

Reason: To ensure a high standard of design.

F11.)

Prior to commencement of the development above ground within phase 1 of each relevant block, the following shall be submitted and approved in writing by the Local Planning Authority:

- a. Green roofs design including detailed sections and details on biodiversity.
- b. Typical bay sections at a scale of either 1:10 or 1:20 through the development and paired with corresponding illustrative elevations.
- c. Detailed elevations and section of balconies including soffit, floor material, and balustrade.
- d. Details of all typical window openings. These should include a minimum reveal depth of 210mm, stepped precast headers and precast sill details.
- e. Details of roofs in plan and section showing the detail of and relationship between roof terrace amenity spaces, solar arrays, plant, extracts and parapets.
- f. Detailed plans of ground-floor residential entrance lobbies at 1:20, elevations of residential entrance doors at 1:10 and details of entrance-door thresholds including materials and lighting.
- g. Details on all signage (including wayfinding but excluding community space/preschool) including elevations and 1:5 technical details.
- h. Details of junctions between materials.
- i. Detailed elevations/sections/plan of any external plant and machinery.
- j. Details of any external pipes, vent or flues. All should match tonally with adjacent materials and be well integrated.
- k. Details of any gates/shutters on buildings.
- l. Details of any rainwater goods.
- m. Elevation/section/details of roof level staircases.
- n. Community Space ground floor façade design and fenestration.
- o. Pre-school ground floor facade design and fenestration.
- j. Community garden pergola.

Prior to first use of each of the following listed below:

- 2 i) Community Space
- 2 ii) Pre School

Details including elevations/sections/samples (as appropriate) shall be submitted and approved in writing by the Local Planning Authority of all signage and noticeboards.

The development shall only be carried out and operate in accordance with the details approved, and so be maintained.

Reason: To ensure appropriate design, that the proposal seeks to achieve a net gain in biodiversity and appropriate quality of residential accommodations.

F12.)

Landscaping including all tree planting shown within the development shall be carried out in accordance with the details shown on drawings/information. 834-FH-XX-00-DP-L-101 P02, 102 P02, 201 P02, 203 P02, 301 O02, 401 P02 (Soft Landscape Plan), 401

P02 (Tree Plan) and 601 P02. The development shall achieve a minimum Urban Greening Factor of 0.4.

In addition, prior to commencement of above ground works within phase 1 to the relevant part of the site:

- i) Phase 1 North Area as defined in approved plan RRM-BPTW-S01-ZZ-SK-A-0119 P02.
- ii) Phase 1 South Area as defined in approved plan RRM-BPTW-S01-ZZ-SK-A-0119 P02.

the following details shall be submitted and approved in writing by the Local Planning Authority:

- a) All boundary treatments, gates and fencing/garden walls/balustrading, retaining structures
- b) All details of play or health equipment and accessibility including of child play space including, play area calculation/elevation/sections, manufacturers details of equipment as relevant, and all levels, ramps and falls including ramp gradients to access playspace.
- c) Detailed tree planting plan to include Location, species, size, and planting densities of all proposed trees; Details of planting pits, staking, irrigation, and soil preparation;
- d) Planting plan and planting schedule for all soft landscaping areas.
- e) Hard landscaping plan and material specification (including samples as appropriate)

- f) For north area of Regina Road
 - Community growing spaces hard/soft landscaping and associated installed fixtures and planters.
- g) For south area of Regina Road
 - Elevation/section of fencing and any lighting and materials (including surface material of MUGA and Alternative Ball Court Provision.

2) Prior to occupation of each block within phase 1 the following details shall be submitted and approved in writing by the Local Planning Authority:

- a) A maintenance and landscape management plan for all aspects of the hard/soft landscaping, play and amenity for a minimum period of 5 years for that relevant area, including manufacturer's recommendations appropriate to each area of the design.
- b) All landscaping works including child play equipment, except soft landscaping, shall be provided in accordance with the approved details on site before any block with the relevant part of the development as defined on RRM-BPTW-S01-00-SK-A-0120 P02 is occupied. The approved soft landscaping shall be completed on site by the end of the first planting season following occupation of any part of the development. The development shall be maintained in accordance with the details approved under part 2A.

Reason: To enhance the appearance of the development, protect the visual amenities of the locality, and to ensure that the new planting becomes established.

F13.)

- i) Prior to commencement of the development above ground level within each sub - phase as defined on RRM-BPTW-S01-00-SK-A-0120 P02 of the approved

development, details of secure by design measures shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details.

ii) Prior to the first use/occupation of the development for each sub phase section as defined on RM-BPTW-S01-00-SK-A-0120 P02 of the development approved, confirmation that Secure by Design certification has been awarded shall be submitted to and approved in writing by the Local Planning Authority.

iii) Prior to occupation of the last erected sub phase section as defined on RM-BPTW-S01-00-SK-A-0120 P02, confirmation that Secure by Design certification has been awarded for the entire development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed design is of a high quality, secure and provides high standard of residential accommodation which deters crime and is safe. To Ensure that the most up to date Secured by Design Guidance is followed for each new phase, and that on completion of works confirmation is obtained that all phases have been found to be compliant.

F14.)

Prior to commencement of development (excluding demolition and site clearance works and site preparation works including construction of trenches no deeper than 1m) of the relevant part of the site within phase 1 as listed below:

- i) Phase 1 North Area as defined in approved plan RRM-BPTW-S01-ZZ-SK-A-0119 P02.
- ii) Phase 1 South Area as defined in approved plan RRM-BPTW-S01-ZZ-SK-A-0119 P02 (excluding phase 2 blocks and associated areas)

Detailed designs of a surface water drainage scheme in accordance with the submitted Flood Risk Assessment (Doc Ref 4145510, dated 1st of October 2024) shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The system should be designed such that there is no surcharging for a 1 in 30-year rainfall event and no internal property flooding for a 1 in 100-year rainfall event plus a 40% allowance for climate change. The scheme shall address the following matters:

- A) Provide a fully labelled surface water strategy plan showing key dimensions and locations of every element of the proposed drainage system (pipes, permeable paving, attenuation tank etc.) and how these relate to submitted calculations should be provided of the final scheme. This should also include separate, more detailed engineering plans (including levels, detail drawings, long sections and cross sections etc.) for each of the SuDS and critical drainage element as appropriate.
- B) Provide a plan showing exceedance flow pathways across the site to demonstrate that exceedance beyond the design capacity is allowed for without endangering property on or off site.
- C) Provide confirmation of the impermeable and permeable site areas that will positively drain into the proposed network.
- D) Provide evidence of liaison with third party owner and agreement to connect to the surface water sewer including details of the point of connection and allowable

discharge rates.

E) Timetable for implementation of each part of SUDs strategy.

The development shall be implemented in accordance with the details and timetable hereby approved, and shall be fully operational prior to occupation of last block.

Reason: To ensure that an appropriate surface water drainage arrangement is in place prior to the first occupation, to prevent an increased risk of flooding on site and to third party land.

F15.)

Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of each block within phase 1. The submitted details should identify SuDS components, control structures, flow routes and outfalls. In addition, the plan must outline the access that is required to each surface water management component for maintenance purposes. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for the lifetime of the development.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraph 182 of the National Planning Policy Framework.

F16.)

Prior to any works above ground level within phase 1 and the relevant areas within the site listed below:

- i) Phase 1 North Area as defined in approved plan RRM-BPTW-S01-ZZ-SK-A-0119 P02.
- ii) Phase 1 South Area as defined in approved plan RRM-BPTW-S01-ZZ-SK-A-0119 P02 (excluding phase 2 blocks and associated areas).

A Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (CSA Environmental, June 2025), Bat Survey Report (CSA Environmental, June 2025a) Peregrine Falcon Survey Report (CSA Environmental, June 2025b) reports, shall be submitted to and approved in writing by the Local Planning Authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

F17.)

Prior to commencement of the development within phase 1 above ground in the relevant part of the site as listed below:

- i) Phase 1 North Area as defined in approved plan RRM-BPTW-S01-ZZ-SK-A-0119 P02.
- ii) Phase 1 South Area as defined in approved plan RRM-BPTW-S01-ZZ-SK-A-0119 P02 (excluding phase 2 blocks and associated areas).

A proposed public art strategy, implementation plan and brief to commission public art including but not limited to the proposed selection process including the Local Planning Authority as part of any selection panel, shall be submitted to and approved in writing by the Local Planning Authority. This should include, but not be limited to, the proposed brief for the public art piece in line with the criteria set out by the Local Planning Authority and detailed communications strategy including suggested program for advertising the opportunity and proposed advertising partners (local, regional and national).

b) Following the approval of Part a) of this condition and prior to any occupation of the development within the relevant part of the site, the final strategy, implementation plan and proposed brief and commission for public art shall be submitted to the Local Planning Authority for approval in writing.

For public art delivered by the applicant team, this should include, but not be limited to:

- a) community engagement process.
- b) the final proposal.
- c) maintenance and management plan.
- d) detailed design of the proposals at 1:5 in plan, section, elevation, visualisations and samples of the materials to be used.

For public art delivered with an artist and/or local community group, this should include, but not be limited to:

- a) the selection of the artist.
- b) community engagement process.
- c) the final proposal.
- d) maintenance and management plan.
- e) detailed design of the proposals at 1:5 in plan, section, elevation, visualisations and samples of the materials to be used.

c) Once approved in writing by the Local Planning Authority, the public art (if any) within the relevant sub phase section as defined on plan RRM-BPTW-S01-00-SK-A-0120 P02 of the site shall be implemented in accordance with the approved details prior to occupation of any blocks within that sub phase section and maintained for the lifetime of the development or as otherwise approved by the Local Planning Authority.

Reason: To aid the design quality of the scheme, wayfinding, community cohesion and

embed the development in its context.

F18.)

Prior to commencement of development above ground within phase 1 and on the relevant part of the site as listed below:

- i) Phase 1 North Area as defined in approved plan RRM-BPTW-S01-ZZ-SK-A-0119 P02.
- ii) Phase 1 South Area as defined in approved plan RRM-BPTW-S01-ZZ-SK-A-0119 P02 (excluding phase 2 blocks and associated areas).

Spatial testing shall be undertaken to locate proposed short-stay cycle parking within 10m of main entrances of block, community centre, pre-school entrance, Muga and central play area. Revised plans, along with spatial testing results shall be submitted indicating revised locations. The development shall be carried out in accordance with the details approved prior to first occupation within that relevant part of the site, and shall be so maintained.

Reason: To ensure effective promotion of sustainable modes of transport.

F19.)

Prior to occupation or use of any block within phase 1 within the relevant part of the site as listed below:

- i) Any block located within Phase 1 North Area as defined in approved plan RRM-BPTW-S01-ZZ-SK-A-0119 P02.
- ii) Any block located in Phase 1 South Area as defined in approved plan RRM-BPTW-S01-ZZ-SK-A-0119 P02 (excluding phase 2 blocks and associated areas).

A delivery and service plan including (but not limited to) management of loading bays within site shall be submitted and approved in writing by the Local Planning Authority. The development shall only operate in accordance with the details approved.

Reason: To ensure that the development does not cause harm to neighbouring or residential amenity, and to ensure the effective/safe operation of highway, and to accord with Healthy Streets objectives.

F20.)

Prior to occupation of each block within phase 1, a lighting design strategy shall be submitted and approved in writing by the Local Planning Authority. Details shall include:

- a) Locations and design of proposed lighting fixtures
- b) Illuminance plan
- c) Lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:
 - i) identify those areas/features on site that are particularly sensitive for nocturnal mammals and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - ii) show how and where external lighting will be installed (through provision of

appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the details approved, and shall be so maintained. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended), to consider the impact on neighbouring properties amenity, quality of living conditions, security and to ensure high standard of design.

F21.)

Prior to occupation of each block within each block of phase 1, detail shall be submitted of any privacy measures such as privacy screens or obscured glazing to reduce impact on either neighbouring properties within the development or outside. The privacy measures approved shall be installed in full prior to occupation of that block, and so maintained for the lifetime of the development.

Reason: To protect quality of residential accommodation and neighbouring living conditions.

F22.)

Prior to first occupation or use of each block within phase 1, details setting out how the development and external facades/areas will be maintained and cleaned shall be submitted and approved in writing by the Local Planning Authority. The development shall as far as reasonable be operated in accordance with the details approved.

Reason: To ensure that the development maintains design quality and maintain satisfactory appearance.

F23.)

Prior to first occupation of any part of the relevant part of the site within phase 1 set out below :

- i) Block A associated car parking to rear
- ii) Block C and D associated car parking along one way loop road.
- iii) Block G – associated car parking to rear of Block G
- iv) Block F – associated car parking to rear of Block F
- v) Block H or I – car parking along central through road.

Detail shall be submitted of how car parks within the site will be managed, including how car parking is allocated. In addition, details shall be submitted of both physical and management measures to prevent additional parking within the site. The development shall only operate in accordance with the details approved.

Reason: To promote sustainable modes of transportation, active health lifestyle and to ensure development continues to deliver high quality open spaces.

F24.)

No development shall be occupied within phase 1 until confirmation has been provided that either:- 1. Foul water Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

F25.)

No development shall be occupied within phase 1 until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

F26.)

Prior to removal of the existing play area on the site and/or construction of block G above ground level (whichever is the soonest), details shall be submitted and approved in writing by Local Planning Authority of meanwhile play strategy within the site. The meanwhile play shall be installed in full within 2 months of play area having been removed and/or block G has been extended above ground. The meanwhile play and associated strategy shall remain in place until the main permanent play area within the centre of the site has been fully delivered and available for play.

Reason: To ensure adequate play provision during all stages of the development.

F27.)

Prior to any Piling taking place within the relevant section as defined on plan RRM-BPTW-S01-00-SK-A-0120 P02 a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe, which covers the relevant piling proposed, has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

F28.)

Prior to the erection of emergency generator at the entrance of the community growing space, details shall be submitted and approved in writing by the Local Planning Authority of how the building has been designed to mitigate groundwater flooding risk. The development shall only be carried out in accordance with the details approved,

Reason: To ensure development has an appropriate flood risk, and ensure resilience in the design in the event of emergency.

F29.)

Prior to the first use of each block within phase 1, a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The post-construction monitoring report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to (through the email address circulareconomystatements@london.gov.uk.) the Local Planning Authority, prior to use of any part of the development.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

F30.)

Prior to the occupation of each block within phase 1 the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. Together with any supporting information, it should be submitted to, and approved by the LPA in writing.

Once the GLA's Whole Life-Cycle Carbon Assessment is approved by the LPA, the Applicant should provide this Assessment together with any supporting information to the GLA at: ZeroCarbonPlanning@london.gov.uk.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings

F31.)

Prior to use of the community growing space or occupation of Block D (whichever the soonest), details shall be submitted and approved in writing by the Local Planning Authority setting out how the growing space will operate and be managed, including details of whom it will be made available to and any costs associated with using the space. The community growing space shall be provided prior to occupation of Block D, and operate in accordance with the details approved by the Local Planning Authority.

Reason: to ensure that the community growing space is provided to an appropriate standard and delivers the benefits intended, and to ensure that the use of space does not cause harm to amenity

F32.)

Prior to use of the community space within Block E, a finalised community space/estate office plan and community use plan shall be submitted and approved in writing by the Local Planning Authority. The details shall include how the space will be fitted out, managed and maintained, details of those eligible to use the space, details of booking system, hours of use and any noise suppression/management measures. The community space shall be provided prior to occupation of Block E, and shall operate in accordance with the details approved and so be maintained.

Reason: To ensure that the proposed development delivers public benefits required to benefit of residents, and to ensure that the space does not cause harm to amenity.

F33.)

Prior to occupation of blocks listed below, the relevant car park listed shall be provided in full, and therefore permanently retained.

- i)Block A: Car parking to rear of Block A within section 1 as labelled on plan reference PLPP001.
- ii)Block C or D: Car parking along northern loop road within section 2 as labelled on plan reference PLPP001.
- iii)Block G: Car Parking to rear of Block G within section 3 as labelled on plan reference PLPP001.
- iiii)Block H or I: Car Parking along central road within section 4 as labelled on plan reference PLPP001.

20% of all car parking spaces (excluding those on Sunny Bank and Regina Road) shall be installed with active electric vehicle charging provision, with remaining 80% passive provision. All provision shall be maintained in good working condition for the lifetime of the development.

Reason: To ensure that the development does not have an adverse impact on the highway, sufficiently promotes sustainable modes of transport and is sustainable and accords with London Plan (2021) policy.

F34.)

All long stay cycle parking hereby approved within each relevant block of phase 1, shall be provided in full prior to occupation of that block.

Reason: To ensure the proposed development sufficiently promotes sustainable modes of transport.

F35.)

The development shall only be carried out and operate in accordance with Energy Statement produced by XC02 dated June 2025 rev 04 dated 17/06/2025 and Sustainability Statement produced by XC02 dated June 2025.

Reason: To ensure that the development is sustainable and accords with London Plan (2021) policy.

F36.)

The development shall only be carried out and operate in accordance with

Environmental Noise Assessment dated June 2025 dated 17/06/2025 rev 07.

Reason: To ensure that the development provides an appropriate standard of residential accommodation.

F37.)

The development shall only be carried out and operate in accordance with Air Quality Assessment dated June 2025 dated 17/06/2025 rev 03.

Reason: To ensure that the development provides an appropriate standard of residential accommodation.

F38.)

The development shall be carried out in accordance with the whole life cycle and circular economy principles/commitments set out in the following documents:

- Whole Life-cycle Carbon Assessment produced by XC02 dated May 2025
- Circular Economy Statement produced by XC02 dated Sept 2025
- Pre Demolition Unit Audit Produced by XC02 dated September 2025
- Pre Redevelopment Audit Produced by XC02 dated September 2025
- 10075-SP-GLA Circular Economy Spreadsheet- P02-250905_1st_Phase application.xlsm

Reason: To ensure a sustainable development is achieved in line with the London Plan (2021).

- 10075-SP-GLA Circular Economy Spreadsheet- P02-250905_2nd_Phase application.xlsm

- 10075-SP-GLA WLC Spreadsheet-P01-250905.xlsx

Reason: To ensure a sustainable development is achieved in line with the London Plan (2021).

F39.)

All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (CSA Environmental, June 2025), Bat Survey Report (CSA Environmental, June 2025a) Peregrine Falcon Survey Report (CSA Environmental, June 2025b) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

If any building demolished or tree is removed after 1 year from the date of the planning consent, the approved ecological mitigation measures secured through condition shall be reviewed and, where necessary, amended and updated.

The review shall be informed by further ecological surveys commissioned to:

- i. establish if there have been any changes in the presence and/or abundance of peregrine falcon and
- ii. identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a

timetable for their implementation, will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of demolition of the relevant buildings/removed tree.

Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

IMPORTANT: If any protected species are identified in the new surveys that were not previously known to be on site, and are likely to be harmed by the development, then a protected species licence might be required before works can commence

F40.)

The noise level from any air handling units, mechanical plant, or other fixed external machinery shall not be greater than 10db below the lowest measured background noise (LA90, 15 minutes) as measured one metre from the nearest affected window of the nearest affected residential property.

Reason: To safeguard the amenity of adjacent residents and the area generally.

F41.)

All of the residential units within the development hereby approved shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable', save for at least 10% of the units which shall comply with either the optional requirement M4(3)(2)(a) 'wheelchair adaptable', or the optional requirement M4(3)(2)(b) 'wheelchair accessible'. Such provision shall be reasonably maintained for the lifetime of the development.

Reason: To ensure that the development meets the needs of broad range of population and to provide high standard of residential accommodation.

F42.)

The development hereby permitted shall achieve a minimum water efficiency standard of 110/litres/person/day.

Reason: To ensure high standards of sustainable design and construction in new development.

F43.)

The development shall be carried out and operate as far reasonable with the London Plan Fire Statement Regina Road Estate dated 13th June 2025 reference 16970BC Rev 02 and Planning Gateway One Fire Statement Regina Road Estate dated 13th June 2025 16970BC rev 02.

Reason: To ensure compliance with London Plan Policy D12, and ensure that fire safety is sufficient taken into account in the proposal design and operation.

F44.)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revoking or re-enacting that Order with or without modification, no masts, aerials, antennae, satellite dishes or telecommunications equipment shall be erected on any part of the development, without planning permission first being granted.

Reason: To ensure that the visual impact of telecommunication equipment upon the appearance of the approved development and surrounding area can be considered by the Local Planning Authority.

F45.)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) no development relating to Class A, B, C, D, F of Part 1 and Class A of Part 2 of Schedule 2 (Permitted Development Rights) shall be undertaken without the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenity of adjacent residents and the area generally, and to ensure high quality design scheme is maintained.

F46.)

The ground floor community space within Block E hereby approved shall only be used as Class F2 as a community space including an ancillary estate office, (and for no other purpose or any use cited in any provision of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) (or any subsequent order revoking and re-enacting that Order with or without modifications) relevant to uses falling within Use Class F2.

The ground floor pre-school within Block G hereby approved shall only be used as Class E(f) as a pre school/nursery, (and for no other purpose or any use cited in any provision of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) (or any subsequent order revoking and re-enacting that Order with or without modifications) relevant to uses falling within Use Class E.

Reason: As this is what the application was submitted on the basis of and to ensure that the Local Planning Authority retains control over the quality, impacts and provision of any change of use thereby safeguarding amenities of the occupiers of neighbouring properties and transport capacity. To ensure that the benefits of the scheme are secured.

F47.)

Prior to occupation of each block within phase 1, refuse stores within or provided in connection with that block, hereby approved, shall be fully installed within that relevant block, and so be maintained.

Reason: To ensure adequate waste provision.

Outline Planning Permission

O1.)

The development approved under outline planning application (phase 2) shall only be carried out in accordance with the documents and approved drawings:

RRM-BPTW-S01-ZZ-DR-A-1001 C03, RRM-BPTW-S01-ZZ-DR-A-1002 C02, RRM-

BPTW-S01-ZZ-DR-A-1003 C02, RRM-BPTW-S01-ZZ-DR-A-1004 C02, RRM-BPTW-S01-ZZ-DR-A-1005 C02.

Reason: To ensure an acceptable standard of development.

Conditions Related/Details to be Submitted at Reserved Matters

RM1)

Within five (5) years of the date of this permission details of the following reserved matters shall be submitted to the Local Planning Authority for approval and the development shall be begun not later than two (2) years from the date of the final approval of all of the reserved matters:

- (1) Access
- (2) Appearance
- (3) Landscaping
- (4) Layout
- (5) Scale

No development shall commence until the above matters have been approved.

Reason: These matters were not submitted for consideration as part of the Outline Planning Permission application and to comply with the provisions of the Town and Country Planning Act 1990 (As Amended) and the Planning and Compulsory Purchase Act 2004.

RM2)

Any reserved matter application submitted and subsequently approved shall accord with the design code reference RRM-BPTW-XX-DO-A-0650-C06-A3 received by the LPA on the 30/09/25.

Reason: To ensure an appropriate design for phase 2 and to ensure a consistent approach to the site's long term delivery that delivers a high quality place.

RM3)

At reserved matters stage, a finalised whole life carbon report shall be submitted and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the details approved.

Reason – To ensure that the resulting scheme fully complies with Whole Life Carbon requirements set out in London Plan (2021)

RM4)

The layout submitted at reserved matters stage shall provide a minimum of 30% (by unit number) of three beds or larger units.

Reason – To ensure that the proposal provides adequate family housing provision in line with the strategic policy and housing need.

RM5).

At reserved matters stage, a fire strategy for the development shall be submitted and approved by the Local Planning Authority. The development shall be carried out and

operate in accordance with the strategy approved.

In the event that the development proposed, is a relevant building as defined with The Town and Country Planning (Development Management Procedure) (England) Order 2015, a fire statement form using the template published by the secretary of state shall be submitted and approved in writing by Local Planning Authority, in consultation with HSE.

Reason: To ensure compliance with London Plan Policy D12, and ensure that fire safety is sufficient taken into account in the proposal design and operation.

Post Reserved Matters Attached to Outline

O2).

Prior to the commencement of development within phase 2 a Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following information for all construction phases of the development:

- a) Hours of construction;
- b) Hours of deliveries;
- c) Parking of vehicles associated with deliveries, site personnel, operatives and visitors;
- d) Facilities for the loading and unloading of plant and materials;
- e) Details of the storage facilities for any plant and materials;
- f) The siting of any site huts and other temporary structures, including site hoardings;
- g) Details of the proposed security arrangements for the site;
- h) Details of the precautions to guard against the deposit of mud and substances on the public highway, to include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances prior to entering the highway;
- i) Dust Management Plan;
- j) Details demonstrating compliance with the non-road mobile machinery (NRMM) regulations 2015;
- k) Details confirming that all delivery vehicles are registered under the Freight Operators Recognition Scheme (FORS) achieving a minimum of silver status.
- l) Co-ordination strategy with other development in the area and on the site.

All construction phases of the development shall be carried out strictly in accordance with the details so approved.

Reason: To safeguard the amenity of surrounding residents and the area generally, and to prevent adverse impacts upon the transport network during the construction phase of the development. This condition is required to be pre-commencement to ensure that all phases of construction do not adversely impact the amenity of surrounding residents and the area generally, and do not adversely impact upon the transport network.

O3)

Prior to commencement of development on phase 2, an arboricultural method statement and tree protection plan, shall be submitted and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with

the details approved and so be maintained.

Reason – To ensure the protection of existing trees on the site and the visual amenity they provide.

O4)

Prior to commencement of development on phase 2, A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Safe removal of invasive species (Cotoneaster horizontalis and Buddleja).

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended). The reason pre-commencement condition is required to ensure that protected species and priority species are safeguarded from the outset.

O5)

A Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, prior to commencement of development on phase 2 and shall include:

- a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- b) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;
- c) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
- d) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the Local Planning Authority; and
- e) details of the content of monitoring reports to be submitted to the LPA including

details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

Notice in writing shall be given to the Council when the:

- initial enhancements, as set in the HMMP, have been implemented; and
- habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Unless otherwise agreed in writing, monitoring reports shall be submitted in years 1, 2, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP.

Reason: To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.

O6)

Prior to the commencement of development on phase 2, the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) intrusive site investigation and risk assessment into the possibility of soil, water and gaseous contamination.
- b) If the site investigation (as outlined in part 'a(ii)') indicates the presence of significant potential pollutant linkages, a strategy detailing the remedial measures required to render the site suitable for its intended use must be carried out. The remedial works which are shown to be required must be submitted to and approved in writing by the Local Planning Authority before any such works are carried out and completed prior to the occupation of any building.
- c) Prior to the occupation of the development hereby permitted, a validation report detailing evidence of all remedial work carried out shall be submitted to and approved in writing by the Local Planning Authority.
- d) The developer shall notify the Local Planning Authority of any on site contamination not initially identified by the site investigation, so that an officer of the Council may attend the site and agree any appropriate remedial action.

The development shall be carried out in accordance with the details approved.

Reason: To ensure the safe development of potentially contaminated land.

O7)

Prior to commencement of development of phase 2 development, a detailed designs of a surface water drainage scheme in accordance with the submitted Drainage Strategy (Ref: 4313393) shall be submitted to and agreed with the Local Planning Authority in consultation with the Lead Local Flood Authority. The system should be designed such that there is no surcharging for a 1 in 30-year rainfall event and no internal property flooding for a 1 in 100-year rainfall event plus an appropriate allowance for climate change. The scheme shall address the following matters:

A) Provide a fully labelled surface water strategy plan showing key dimensions and locations of every element of the proposed drainage system (pipes, permeable paving, attenuation tank etc.) and how these relate to submitted calculations should be provided of the final scheme. The drainage plan shall clearly indicate the sub-catchment areas for the entire site. The plan should also include separate, more detailed engineering plans (including levels, detail drawings, long sections and cross sections etc.) for each of the SuDS and critical drainage element as appropriate.
Reason: To ensure that an appropriate surface water drainage arrangement is in place prior to the first occupation, to prevent an increased risk of flooding on site and to third party land.

O8)

a) Prior to the commencement of above ground works on phase 2, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

b) Prior to the first occupation of the units of phase 2 hereby consented, confirmation that Secure by Design certification for that building has been achieved shall be submitted to and approved in writing by the Local Planning Authority. The approved Secure by Design standards set out and approved shall be maintained in perpetuity thereafter.

Reason: In order to promote safe and secure urban environments and avoid creating new opportunities for crime.

O9).

Prior to any works above ground level within phase 2, A Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (CSA Environmental, June 2025), Bat Survey Report (CSA Environmental, June 2025a) Peregrine Falcon Survey Report (CSA Environmental, June 2025b) reports, shall be submitted to and approved in writing by the Local Planning Authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

O10)

Prior to first occupation of phase 2, a delivery service plan shall be submitted and approved in writing by the Local Planning Authority. The development shall only operate in accordance with the details approved.

Reason: To ensure that the development does not cause harm to neighbouring or residential amenity, and to ensure the effective/safe operation of highway, and to accord with Healthy Streets objectives.

O11)

Prior to first occupation of phase 2, a lighting design strategy shall be submitted and approved in writing by the Local Planning Authority. Details shall include:

- a) Locations and design of proposed lighting fixtures
- b) Illuminance plan
- c) Lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:
 - i) identify those areas/features on site that are particularly sensitive for nocturnal mammals and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - ii) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the details approved, and shall be so maintained. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended), to consider the impact on neighbouring properties amenity, quality of living conditions, security and to ensure high standard of design.

O12)

Prior to first occupation of phase 2, details shall be submitted of any privacy measures such as privacy screens or obscured glazing to reduce impact on either neighbouring properties within the development or outside. The privacy measures approved shall be installed in full prior to occupation of that block, and so maintained for the lifetime of the development.

Reason: To protect quality of residential accommodation and neighbouring living conditions.

O13)

Prior to first occupation of phase 2, details setting out how the development and external facades/areas will be maintained and cleaned shall be submitted and approved in writing by the Local Planning Authority. The development shall as far as

reasonable be operated in accordance with the details approved.

Reason: To ensure that the development maintains design quality and maintain satisfactory appearance.

O14)

Prior to first occupation of phase 2, details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details should identify SuDS components, control structures, flow routes and outfalls. In addition, the plan must outline the access that is required to each surface water management component for maintenance purposes. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for the lifetime of the development.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraph 182 of the National Planning Policy Framework.

O15)

No development shall be occupied within phase 2 until confirmation has been provided that either:- 1. Foul water Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

O16)

No development shall be occupied within phase 2 until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development

O17)

No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to

subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure

O18)

All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (CSA Environmental, June 2025), Bat Survey Report (CSA Environmental, June 2025a) Peregrine Falcon Survey Report (CSA Environmental, June 2025b) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

If the phase 2 development hereby approved does not commence within 1 year from the date of the planning permission, the approved ecological mitigation measures secured through condition shall be reviewed and, where necessary, amended and updated.

The review shall be informed by further ecological surveys commissioned to:

- i. establish if there have been any changes in the presence and/or abundance of peregrine falcon] and
- ii. identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.”

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

O19)

Prior to the first use of phase 2, a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The post-construction monitoring report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to (through the

email address circulareconomystatements@london.gov.uk.) the Local Planning Authority, prior to use of any part of the development.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

O20)

Prior to the first use of phase 2, a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The post-construction monitoring report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to (through the email address circulareconomystatements@london.gov.uk.) the Local Planning Authority, prior to use of any part of the development.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

O21)

Prior to occupation of each building approved, all cycle parking approved as part of the application shall be installed in full and so be maintained.

Reason: To ensure the proposed development sufficiently promotes sustainable modes of transport.

O22).

The noise level from any air handling units, mechanical plant, or other fixed external machinery shall not be greater than 10db below the lowest measured background noise (LA90, 15 minutes) as measured one metre from the nearest affected window of the nearest affected residential property.

Reason: To safeguard the amenity of adjacent residents and the area generally

O23)

All of the residential units within the development hereby approved shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable', save for at least 10% of the units which shall comply with either the optional requirement M4(3)(2)(a) 'wheelchair adaptable', or the optional requirement M4(3)(2)(b) 'wheelchair accessible'. Such provision shall be reasonably maintained for the lifetime of the development.

Reason: To ensure that the development meets the needs of broad range of population and to provide high standard of residential accommodation.

O24)

The development shall achieve a water use target of 110 litres per head per day.

Reason: To ensure the efficient use of energy and construction.

O25)

Notwithstanding the provisions of the Town and Country Planning (General Permitted

Development) (England) Order 2015 or any order revoking or re-enacting that Order with or without modification, no masts, aerials, antennae, satellite dishes or telecommunications equipment shall be erected on any part of the development, without planning permission first being granted.

Reason: To ensure that the visual impact of telecommunication equipment upon the appearance of the approved development and surrounding area can be considered by the Local Planning Authority.

O26)

Prior to occupation of each building within phase 2, refuse stores within or provided in connection with that building, shall be fully installed within that relevant building, and so be maintained.

Reason: To ensure adequate waste provision.

O27)

The development shall be carried out in accordance with the whole life cycle and circular economy principles/commitments set out in the following documents:

Circular Economy Statement produced by XC02 dated Sept 2025

Pre Demolition Unit Audit Produced by XC02 dated September 2025

Pre Redevelopment Audit Produced by XC02 dated September 2025

10075-SP-GLA Circular Economy Spreadsheet- P02-250905_1st_Phase

application.xlsm Reason: To ensure a sustainable development is achieved in line with the London Plan (2021).

10075-SP-GLA Circular Economy Spreadsheet- P02-250905_2nd_Phase application.xlsm

Reason: To ensure a sustainable development is achieved in line with the London Plan (2021).

O28)

The development shall only be carried out and operate in accordance with Environmental Noise Assessment dated June 2025 dated 17/06/2025 rev 07.

Reason: To ensure that the development provides an appropriate standard of residential accommodation.

O29)

The development shall only be carried out and operate in accordance with Air Quality Assessment dated June 2025 dated 17/06/2025 rev 03.

Reason: To ensure that the development provides an appropriate standard of residential accommodation.

O30)

The development shall only be carried out and operate in accordance with Sustainability Statement produced by XC02 dated June 2025.

Reason: To ensure that the development is sustainable and accords with London Plan (2021) policy.

In reaching this decision the Local Planning Authority has sought to work in a positive and pro-active manner based on seeking solutions to problems in the following way:

Informative(s):

- 1 BIODIVERSITY GAIN CONDITION (This is separate to the planning conditions which are attached to the planning decision notice)

The biodiversity gain condition has its own separate statutory basis, as a planning condition under paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990. The condition applies to every planning permission granted for the development of land in England (unless exemptions or transitional provisions apply), and there are separate provisions governing the Biodiversity Gain Plan.

It will not be included as a separate condition in the list of conditions. It will be provided separately to the conditions.

Please read the informatives on the planning decision notice which will confirm whether this development is required to deliver a minimum of 10% biodiversity net gain (BNG). If your development is exempt you do not need to read on, if it is required to deliver BNG please read the following:

Biodiversity Gain Plan

In accordance with Schedule 7A (13) of The Town and Country Planning Act 1990 no development shall commence until:

a Biodiversity Gain Plan has been submitted to the planning authority, and
the planning authority has approved the plan.

In order to formally submit the Biodiversity Gain Plan to Croydon Council you will need to submit a discharge of condition application and there is a standard fee of £145.

It is recommended that you complete and submit the template on the following link as part of your Biodiversity Gain Plan: www.gov.uk/government/publications/biodiversity-gain-plan

A Biodiversity Gain Plan submission should include the following (where relevant):

- a) The completed metric calculation tool showing the calculations of the pre-development and post-intervention biodiversity values
- b) Pre and post development plans drawn to an identified scale and showing the direction of north
- c) Legal agreement(s)
- d) Commitment to deliver and maintain BNG for a minimum of 30 years from the date of completion of the development
- e) Habitat Management and Monitoring Plan (HMMP) in line with the HMMP template or HMMP checklist. The HMMP must be produced in line with any landscape plans and landscape management plans
- f) Compensation plan (if affecting irreplaceable habitats)
- g) BNG register reference numbers (if using off-site units)
- h) Proof of purchase (if buying statutory biodiversity credits)

If you are carrying out a phased development the following applies:

- a) A statement showing how the development will proceed in phases must be submitted alongside an Overall Biodiversity Gain Plan before any development can commence.
- b) No development can then commence within each specified phase until a Phase Biodiversity Gain Plan for that phase has been submitted and approved.

If you are looking for land to deliver off-site BNG it is recommended you try and find sites within the borough or in proximity to the borough. If you do not have your own land suitable for this then there are a number of organisations/companies offering BNG units for purchase which you can contact including the Future Homes Hub Biodiversity Unit Finder Map which is free and non-commercial and designed to help homebuilders and other developers connect with landowners, land managers and others developing and selling biodiversity units under Biodiversity Net Gain Future Homes Hub UK.

Croydon Council is also currently reviewing sites for possible off-site options and updates on this will be provided in due course.

2 IMPORTANT

Community Infrastructure Levy.

- A. You are advised that under the Community Infrastructure Levy Regulations 2010

on commencement of the development a financial payment will be required to Croydon Council and the Mayor of London. In relation to retrospective applications where the development has already taken place, the financial payment is due immediately on the grant of planning permission. The payment to the Mayor of London will be forwarded by Croydon Council.

B. A separate Liability Notice will be issued to any person who has assumed liability for the payment. If no person or body has already assumed liability then within 14 days of this permission the names and addresses of the person(s) responsible for the CIL payment should be forwarded to the Council using the agreed forms which can be obtained from the planning portal from the link below.

www.planningportal.co.uk/planning/applications/howtoapply/whattosubmit/cil

C. If no person or body has assumed liability, payment will be required from the owner of the land at the time of commencement of works. It should be noted that for the purpose of the above regulations commencement of the development will comprise any works of demolition necessary to implement the planning permission.

D. For further information please visit the Croydon Council's website at:
www.croydon.gov.uk/cil

- 3 This planning permission is subject to a Section 106 Agreement under the Town and Country Planning Act 1990.

In relation to the planning obligations of the Section 106 agreement deed, details regarding payment of contributions can be obtained from emailing the Spatial Planning Team at:- planning.106agreements@croydon.gov.uk

In respect of financial planning obligations (which are required and encompassed in Section 106 agreements) payments are to be made ideally via BACS payment. When such payments are made both the planning application reference and Section 106 deed number are to be quoted for ease of reference.

- 4 In relation to the relevant condition.

In respect of part i): Such details must have regard to Croydon Council's 'Construction Code of Practice 2015', BS 5228, Section 61 consent under the Control of Pollution Act 1974, and the Mayor of London's 'Control of Dust and Emissions During Construction and Demolition' Supplementary Planning Guidance (July 2014). A risk assessment based on this guidance must be undertaken. The appropriate risk level mitigation measures to minimise dust and emissions should be recommended and included in the site specific CEMP to reduce the impact on any nearby sensitive receptors. This should be presented in the same format as Appendix 7 of the 'Control of Dust and Emissions During Construction and Demolition' SPG and include an inventory and timetable of dust generating activities and dust and emission control methods. Further details may be obtained from the following links:

<http://lovecleanair.org/wp-content/uploads/2014/11/Code-of-practice-August-2015.pdf>

<http://lovecleanair.org/wp-content/uploads/2014/11/A-practical-guide-to-drafting-a-construction-logistics-plan-CLP-August-2015.pdf>

<http://lovecleanair.org/wp-content/uploads/2014/11/Construction-logistics-handbook-August-2015.pdf>

In respect of part j): NRMM of net power between 37kW and 560kW used in parts of London are required to meet specific standards. This applies to both variable and constant speed NRMM engines for both Nitrogen Oxides (NOx) and Particulate Matter (PM) emissions. These standards are based upon engine emissions standards set in EU Directive 97/68/EC. The site will need to comply with the latest NRMM requirements and provide details of registration of all NRMM used on site for both demolition and building according to guidelines under the NRMM regulations 2015. All details of vehicles must be entered on the NRMM website, see <http://nrmm.london/>, with information passed onto the Council's Construction Compliance Officer.

- 5 Before commencing work on the site to ensure an environmentally acceptable construction process, and possible enforcement action, you should consult the Council's "Code of Practice on the Control of Noise and Pollution from Construction Sites". The Code gives advice on how to undertake work on site in a considerate manner. A copy can be obtained by calling 020 8760 5483.

- 6 Thames water advise:

As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Public sewers are crossing or close to your development. Build over agreements are required for any building works within 3 metres of a public sewer and, or within 1 metre of a public lateral drain. This is to prevent damage to the sewer network and ensures we have suitable and safe access to carry out maintenance and repairs. Please refer to our guide on working near or diverting our pipes: <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Please ensure to apply to determine if a build over agreement will be granted.

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Demolition guidance

If the proposal involves the demolition of buildings or part demolition of buildings of more than 50 M3, an application for demolition will be required under Section 80 of the Building Act 1984, notifications prior to commencement of the demolition

Serving a notice of intended demolition

It is the owner's responsibility to ensure that demolition is carried out in a safe manner and that the requisite application is submitted to the council. You can complete the Councils application form for Demolition under section 80 using this link [here](#). or email hsg-privatehousing@croydon.gov.uk

Development Infrastructure Coordination Service

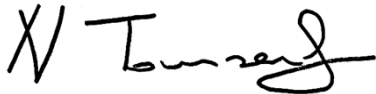
The new development infrastructure coordination service supports developers with providing essential information regarding local utility infrastructure, ongoing project support as well as provide support with utility coordination.

The coordinator can interface with infrastructure providers and ensure that development connections are delivered in a timely and efficient manner, reducing disruption.

The service is supported by The Mayor of London and further information can be found on the [Developer Infrastructure Coordination service website](#).

The infrastructure coordinator can be contacted by email at ICS@Croydon.gov.uk and can be used to support developments from pre-application through delivery on site

Yours faithfully,



Nicola Townsend

Head of Development Management

Building Regulation Notes: This is a planning permission only. It does not convey any approval or consent which may be required under the Building Regulations or any other enactment.

To help you with the Building Control process and securing the necessary consents, you should be preparing for the next regulatory stage, which will be a Building Control submission.

Your building work will be inspected and a Certificate issued on satisfactory completion. You will need this when you come to sell the property.

Please click [here](#) for a helpful booklet which explains the requirement for this application and how the process works. Whilst the booklet should answer most questions you may have, please do not hesitate to contact Croydon Building Control for further advice, including technical matters. We can provide a seamless service with our planning colleagues to help you ensure that your building works proceed smoothly and comply with all necessary processes and consents.

Email: building.control@croydon.gov.uk Ring: 020 8760 5637 or visit the Croydon Building Control [website](#)

Appeals to the Secretary of State - Notes for applicants

Applicants for Planning Permission.

(A) If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

(B) If you want to appeal against your local planning authority's decision, then you must do so within six months of the date of this notice, using a form which you can obtain from the Planning Inspectorate.

(C) Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

(D) The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

(E) The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

(F) In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

(G) If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices.

(A) If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out any development which has been or would be permitted.

(B) In these circumstances, the owner may serve a purchase notice on the London Borough Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.

Development Management
Sustainable Communities, Regeneration and
Economic Recovery Department
3rd Floor, Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

Rapleys LLP
One Upper James Street
London
W1F 9DE

Please ask for/reply to: Barry Valentine
Tel/Typetalk: 0208 726 6000 Ext 28499
Minicom: 020 8760 5797
Email: development.management@croydon.gov.uk

Your ref: Rom Valley - NMA
Our ref: P/PC/Central Area Team/DCBV

Date: 11th February 2026

**Town and Country Planning Act 1990: Section 96A
(as amended by Section 190 of the Planning Act 2008)**

Application Number: 26/00223/NMA

Applicant: The Mayor And Burgess Of The
London Borough Of Croydon

Notice of decision to approve non-material amendment

The Council of the London Borough of Croydon, as the Local Planning Authority, in exercise of its powers as local planning authority under the above Act, approve your application as a non-material amendment to planning permission, in accordance with the terms of the above mentioned application (which expression shall include the drawings and other documents submitted therewith) :-

Non material amendment to hybrid planning application reference (25/02016/OUT) to facilitate the demolition of 110A Regina Road within the initial phase by amending conditions F4, F6, F7 and F8, to allow for the provision of arboricultural method statement for the demolition of 89 to 123 Regina Road by amending condition F6 and to correct address references within description of development, and conditions F4, F6, F7 and F8.

at:

Regina Road Estate, Regina Road And Sunny Bank, South Norwood, London,
SE25 4TT

Subject to the following reason(s):-

- 1 The description of development is amended to the following:

"Hybrid planning application for the demolition of existing buildings (except 1-87 Regina Road) and phased mixed-use development for the provision of nine blocks of 3 to 6 storeys (Blocks A, part of B, C, E, F, G.1, G.2, H and I), one block which is up to 6 storeys (Block J (part)), one block which is in part up to

6 storeys and in part up to 14 storeys (Block J (part)), three 2 storey dwellinghouses (Block D) and two 3 storey dwellinghouses (part of Block B) containing up to 340 residential units comprising

Full application for all demolition (including 1-4b Sunny Bank, within the boundary of the Outline application) and the construction of nine blocks and five dwellinghouses (Blocks A to I) containing 225 residential units (Class C3), a pre-school (Class E(f)), a community space (Class F2), a Multi-use Games Area and associated public realm, landscaping, play space, refuse/recycling, car and cycle parking facilities and other associated works

Outline application for the construction of two blocks (Blocks J) of up to 115 residential units (Class C3) and associated public realm, landscaping, refuse/recycling, cycle parking facilities and other associated works with all matters reserved."

2 Condition F4 is amended to the following:

The demolition of 1 to 87 Regina Road shall be carried out in accordance with the drawings, details and conditions listed and subsequently approved associated with reference 24/02656/PAD granted on the 04/10/2024 and associated nonmaterial amendment application reference 25/00655/NMA granted on the 19/03/2025.

The demolition of 89 to 123 Regina Road shall be carried out in accordance with the drawings, details and conditions listed (excluding condition 3 of relevant prior approval) and subsequently approved associated with reference 24/02657/PAD granted on the 04/10/2024

Notwithstanding anything contained in Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any amendment or replacement thereof) prior to the commencement of demolition of any of the relevant properties listed below.

- a) 2- 56a Regina Road
- b) 58 to 108a Regina Road
- c) 112 to 128 Regina Road
- d) 110a Regina Road
- e) Pre-school/Community Centre
- f) 1 to 4b Sunny Bank
- g) 5 to 8b Sunny Bank

An Environmental Management Plan for the demolition of each relevant properties and associated works shall be submitted to, and approved by the Local

Planning Authority. The plan must include the following information, and shall be implemented as approved:

- i) Method and timing of demolition works of any properties and associated works.
- ii) Measures to be implemented to mitigate the impacts of demolition of properties.
- iii) Site working hours for demolition and associated works.
- iv) Details of facilities for the loading and unloading of plant.
- v) Details relating to parking of vehicles associated with site personnel, operatives and visitors, including locations and controls of such parking.
- vi) Measures to control construction noise in line with BS 5228:2009 "Code of Practice for Noise and Vibration Control on Construction and Open Sites".
- vii) Demolition waste management measures.
- viii) Details of the storage facilities for any plant.
- ix) Access arrangements to the site during the demolition and associated works.
- x) Details and drawings of the siting of any site huts and other temporary structures, including site hoardings.
- xi) Dust Management Plan.
- xii) Details of the precautions to guard against the deposit of mud and substances on the public highway, to include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances prior to entering the highway.
- xiii) Details of the routes commercial vehicles will use within the borough to gain access to the site.
- xiv) Process to ensure the registration of all Non-Road Mobile Machinery (NRMM) of net power between 37kW and 560kW used on site for demolition on the NRMM register <https://nrmm.london/user-nrmm/register> and with the Council's Construction Compliance Officer in accordance with relevant guidelines under the Non-Road Mobile Regulations 2015.
- xv) A commitment to employ suppliers and contractors who have achieved Bronze level accreditation or above of the Freight Operators Recognition Scheme (FORS) with a commitment to achieve silver status if not already obtained.
- xvi) A commitment to participate in the Croydon Logistics Forum.
- xvii) Details of a programme of neighbour notification of the demolition works, to include regular updates, a complaints procedure, and contact details for the site manager(s).
- xviii) Details as to how the demolition and associated works will co-ordinate with any other works/commitments within the wider site during the timeline of the demolition and associated works.

The development shall only be carried out in accordance with the details approved.

Reason: In order to ensure that the development does not prejudice the safety or free flow of pedestrian and vehicular traffic on the highway or cause undue

inconvenience to other users, or adversely impact on the amenities of the occupiers of nearby properties or public safety.

3 Condition F6 is amended to the following:

- i) Prior to commencement of development within phase 1 (including demolition) on the relevant part of the site as listed below:
 - a) Phase 1 North Area as defined on approved plan RRM-BPTW-S01-ZZ-SK-A-0119 P02, but excluding erection of Block A and demolition of 1 - 87 Regina Road and 89 to 123 Regina Road.
 - b) Phase 1 South Area as defined on approved plan RRM-BPTW-S01-ZZ-SK-A-0119 P02, but excluding demolition of pre-school/community centre and 110A Regina Road.
 - c) Demolition of pre-school/community centre
 - d) Demolition of 110A Regina Road.
 - e) Demolition of 89 to 123 Regina Road

An arboricultural method statement including tree protection plan for each relevant part of the site shall be submitted and approved in writing by the Local Planning Authority.

and:

- ii)
 - a) For the demolition 1 - 87, site clearance and site preparation in connection with Block A (including construction of trenches no deeper than 1m) shall operate in accordance with Phase 1A Demolition Tree Protection Plan Version 2.0 February 2025.
 - b) Prior to commencement of development beyond demolition of 1 - 87, 89 to 123 Regina Road, site clearance and site preparation in connection with erection of Block A (including construction of trenches no deeper than 1m), an arboricultural method statement shall be submitted and approved in writing by the Local Planning Authority.

The development shall only be carried out in accordance with the details approved.

Reason: To ensure that the long term of health of trees is appropriately safeguarded

4 Condition F7 is amended to the following:

- i) Prior to commencement of development within phase 1 (including demolition) on the relevant part of the site listed below:

- a) Phase 1 North Area as defined on approved plan RRM-BPTW-S01-ZZ-SK-A-0119 P02 excluding demolition 1 - 87, 89 to 123 Regina Road, site clearance and site preparation in connection with Block A (including construction of trenches no deeper than 1m).
- b) Phase 1 South Area as defined on approved plan RRM-BPTW-S01-ZZ-SK-A-0119 P02 (excluding demolition of pre-school/community centre and 110a Regina Road).
- c) Demolition of pre-school/community centre.
- d) Demolition of 110a Regina Road.

And

- ii) Prior to commencement of development on Block A (excluding demolition 1 - 87, 89 to 123 Regina Road, site clearance and site preparation in connection with Block A (including construction of trenches no deeper than 1m).

A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority for each relevant part of the site.

The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Safe removal of invasive species (Cotoneaster horizontalis and Buddleja).

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended). The reason pre-commencement

condition is required to ensure that protected species and priority species are safeguarded from the outset.

5 Condition F8 is amended to the following:

A Phase 1 Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the Local Planning Authority, prior to commencement of development (excluding demolition 1 - 87, 89 to 123 Regina Road, pre-school/community centre and 110a Regina Road); site clearance and site preparation (including construction of trenches no deeper than 1m in connection with Block A)) including:

- a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- b) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;
- c) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
- d) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the Local Planning Authority; and
- e) details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

Notice in writing shall be given to the Council when the:

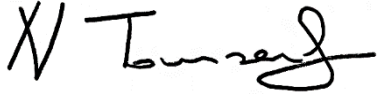
- o initial enhancements, as set in the HMMP, have been implemented; and
- o habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Unless otherwise agreed in writing, monitoring reports shall be submitted in years 1, 2, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP.

Reason: To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'N. Townsend', with a stylized flourish at the end.

Nicola Townsend

Head of Development Management

[REDACTED]
Regina Road
London
SE25 4TP

Please ask for/reply to
Dominique Taylor
Our Ref: RR/IDN
Date: 29 October 2024

Dear [REDACTED]

Initial Demolition Notice for 89 – 123 Regina Road, SE25 4TP

As part of the regeneration of the Regina Road estate, we are working through the first phase of the plans which includes the process of demolishing the existing homes. The process requires us (Croydon Council) to serve an Initial Demolition Notice (IDN) – to secure tenants, such as yourself, who live in the properties we plan to demolish.

With this letter we include a copy of the Initial Demolition Notice (IDN) for 89 – 123 Regina Road, SE25 4TP.

As you know, we are making arrangements for you and your family to be rehomed into suitable alternative accommodation, and this notice will not impact on this process. Subject to all the properties mentioned in the notice being empty, demolition is scheduled to take place in September 2025.

From the start date of the IDN **29 October 2024** we will no longer be accepting any Right to Buy (RTB) applications for the properties it covers. If any tenants did want to make a RTB application, it can be logged and if demolition does not go-ahead tenants will have the option to buy their home subject to the standard conditions of tenancy.

This notice does not impact on any future RTB applications on a different council home, nor the discount on a valuation based on the number of years you have been a secure tenant.

If you have any queries about what this means for you do not hesitate to contact your tenancy officer, Dominique Taylor on **07801 992707** or email: reginaroad@croydon.gov.uk.

Yours sincerely



Frank Klepping
Interim Project Director - Regina Road Estate Regeneration

[REDACTED]
Regina Road
London
SE25 4TP

Please ask for/reply to
Dominique Taylor
Our Ref: RR/IDN
Date: 29 October 2024

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From the start date of the IDN **29 October 2024** we will no longer be accepting any Right to Buy (RTB) applications for the properties it covers. If any tenants did want to make a RTB application, it can be logged and if demolition does not go-ahead tenants will have the option to buy their home subject to the standard conditions of tenancy.

This notice does not impact on any future RTB applications on a different council home, nor the discount on a valuation based on the number of years you have been a secure tenant.

If you have any queries about what this means for you do not hesitate to contact your tenancy officer, Dominique Taylor on **07801 992707** or email: reginaroad@croydon.gov.uk.

Yours sincerely



Frank Klepping
Interim Project Director - Regina Road Estate Regeneration

THE LONDON BOROUGH OF CROYDON (REGINA ROAD) COMPULSORY PURCHASE ORDER 2026

COMPULSORY PURCHASE RELATING TO LAND AND BUILDINGS AT THE REGINA ROAD ESTATE, CROYDON

1. The London Borough of Croydon (the “Acquiring Authority”) made on the 23 March 2026 the London Borough of Croydon (Regina Road) Compulsory Purchase Order 2026 under section 226(1)(a) of the Town and Country Planning Act 1990. It is about to submit this order to the Secretary of State for Housing, Communities and Local Government for confirmation, and if confirmed, the order will authorise the London Borough of Croydon to purchase compulsorily the land described below for the purposes of the residential led redevelopment of the Regina Road estate which is likely to contribute to the achievement promotion or improvement of the economic, social and environmental wellbeing of the Acquiring Authority’s area.

2. A copy of the order and of the map referred to therein have been deposited at the following locations and may be seen at all reasonable hours:

Croydon Central Library, Katherine Street, Croydon CR9 1ET – during the hours of:-
Monday – Friday 10.00 am – 18.00 pm & Saturday 9.00 am – 17.00pm:-
Tel: number 0207 844 5140

South Norwood Library, Lawrence Road, SE25 5AA - during the hours of:-
Monday, Tuesday, Thursday and Friday – 10.00am – 18.00 pm & Saturday 9.00am – 17.00pm
NB Closed on Wednesday – tel: number 0207 844 5195

Or drop in and see the team at Flat 62 Regina Road, London SE25 4TT – on Tuesdays and Thursdays between 10.00am – 2pm

A copy of the order and of the map may be viewed online at <https://www.croydon.gov.uk/housing/regina-road/compulsory-purchase-order-cpo>

3. If no relevant objection as defined in Section 13(6) of the Acquisition of Land Act 1981 is made, or if all such objections made are withdrawn, or if the confirming authority is satisfied that every objection made either relates exclusively to matters of compensation which can be dealt with by the Upper Tribunal or amounts in substance to an objection to the provisions of the development plan defining the proposed use of any land comprised in the order, the confirming authority may confirm the order with or without modifications.

4. In any other case where a relevant objection has been made which is not withdrawn or disregarded, the confirming authority is required, before confirming the order either -

- (i) to cause a public local inquiry to be held; or
- (ii) to afford to the objector an opportunity of appearing before and being heard by a person appointed by the confirming authority for the purpose; or
- (iii) with the consent of the objector to follow a written representations procedure.

5. The confirming authority may then, after considering the objection and the report of the person who held the inquiry or hearing or considered the written representations, confirm the order with or without modifications. In the event that there is no objection whether by a qualifying person or otherwise, the confirming authority may in certain circumstances permit the acquiring authority to determine the confirmation of the order.

6. Any objection to the order must be made in writing to the Secretary of State for Housing, Communities and Local Government, Planning Casework Unit, 23 Stephenson Street Birmingham B2 4BH or by e-mail to pcu@communities.gov.uk before 14 May 2026 and should state the title of the order, the grounds of objection and the objector's address and interests in the land.

7. The Acquiring Authority's Privacy Notice in relation to compulsory purchase orders can be accessed here: <https://www.croydon.gov.uk/housing/regina-road/compulsory-purchase-order-cpo> or the Acquiring Authority's Corporate Privacy Notice can be accessed here: <https://www.croydon.gov.uk/privacy> In addition, you are able to access the public register of compulsory purchase order decisions issued by the Secretary of State who has responsibility for housing and planning matters here: <https://www.gov.uk/government/publications/compulsory-purchase-orders-register-of-decisions>

DESCRIPTION OF LAND

Land relating to the land and buildings at the Regina Road Estate, Croydon

2 April 2026



Susmita Sen
Corporate Director of Housing
The London Borough of Croydon Council
Bernard Weatherill House
8 Mint Walk
Croydon
CR0 1EA

To:

ALL THOSE OCCUPYING OR HAVING AN INTEREST IN THE LAND AS DESCRIBED BELOW.

THE LONDON BOROUGH OF CROYDON (REGINA ROAD) COMPULSORY PURCHASE ORDER 2026

COMPULSORY PURCHASE RELATING TO LAND AND BUILDINGS AT THE REGINA ROAD ESTATE, CROYDON

Notice is hereby given that the London Borough of Croydon (the “Acquiring Authority”) has made the London Borough of Croydon (Regina Road) Compulsory Purchase Order 2026 under section 226(1)(a) of the Town and Country Planning Act 1990. It is about to submit this order to the Secretary of State for Housing, Communities and Local Government for confirmation, and if confirmed, the order will authorise the London Borough of Croydon to purchase compulsorily the land described below for the purposes of the residential led redevelopment of the Regina Road estate which is likely to contribute to the promotion or improvement of the economic, social and environmental wellbeing of the Acquiring Authority’s area.

A copy of the order and of the accompanying map may be seen at all reasonable hours at:

Croydon Central Library, Katherine Street, Croydon CR9 1ET – during the hours of: -
Monday – Friday 10.00am – 18.00 pm & Saturday 9.00 am – 17.00pm:-
Tel: number 0207 844 5140

South Norwood Library, Lawrence Road, SE25 5AA - during the hours of: -
Monday, Tuesday, Thursday and Friday – 10.00am – 18.00 pm & Saturday 9.00am – 17.00pm
NB Closed on Wednesday – Tel: number 0207 844 5195

Or drop in and see the team at Flat 62 Regina Road, London SE25 4TT – on Tuesdays and Thursdays between 10.00am – 2pm

A copy of the order which gives details on the extent, description and situation of the land included in the order and of the accompanying map may be viewed online at <https://www.croydon.gov.uk/housing/regina-road/compulsory-purchase-order-cpo>

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If you wish to view the documents but are not able to inspect them in person, or you do not have the facilities to view them on the Acquiring Authority’s website, please contact a member of the Regina Road team email reginaroad@croydon.gov.uk; or Tel; 0208 726 6000 ext 44524 who will ensure a copy of the order and accompanying relevant plans are provided to you by post, at no cost.

The Acquiring Authority’s Privacy Notice in relation to compulsory purchase orders can be accessed here: <https://www.croydon.gov.uk/housing/regina-road/compulsory-purchase-order-cpo> or the Acquiring Authority’s Corporate Privacy Notice can be accessed here: <https://www.croydon.gov.uk/privacy> In addition, you are able to access the public register of compulsory purchase order decisions issued by the Secretary of State who has responsibility

for housing and planning matters here:
<https://www.gov.uk/government/publications/compulsory-purchase-orders-register-of-decisions>

DESCRIPTION OF LAND

Land relating to the land and buildings at the Regina Road Estate, Croydon

2 April 2026



Susmita Sen
Corporate Director of Housing
The London Borough of Croydon
Bernard Weatherill House
8 Mint Walk
Croydon
CR0 1EA

THE LONDON BOROUGH OF CROYDON (REGINA ROAD) COMPULSORY PURCHASE ORDER 2026

COMPULSORY PURCHASE RELATING TO LAND AND BUILDINGS AT THE REGINA ROAD ESTATE, CROYDON

Notice is hereby given that the London Borough of Croydon (the “Acquiring Authority”) has made the London Borough of Croydon (Regina Road) Compulsory Purchase Order 2026 under section 226(1)(a) of the Town and Country Planning Act 1990. It is about to submit this Order to the Secretary of State for Housing, Communities and Local Government for confirmation, and if confirmed, the order will authorise the London Borough of Croydon to purchase compulsorily the land described below for the purposes of the residential led redevelopment of the Regina Road estate which is likely to contribute to the promotion or improvement of the economic, social and environmental wellbeing of the Acquiring Authority’s area.

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If you wish to view the documents but are not able to inspect them in person, or you do not have the facilities to view them on the Acquiring Authority’s website, please contact reginaroad@croydon.gov.uk or Tel; 0208 726 6000 ext 44524 who will ensure a copy of the order and accompanying relevant plans are provided to you by post, at no cost.

The Acquiring Authority’s Privacy Notice in relation to Compulsory Purchase orders can be accessed here: <https://www.croydon.gov.uk/housing/regina-road/compulsory-purchase-order-cpo> or the Acquiring Authority’s Corporate Privacy Notice can be accessed here: <https://www.croydon.gov.uk/privacy> In addition, you are able to access the public register of compulsory purchase order decisions issued by the Secretary of State who has responsibility for housing and planning matters here: <https://www.gov.uk/government/publications/compulsory-purchase-orders-register-of-decisions>

DESCRIPTION OF LAND

Land relating to the land and buildings at the Regina Road Estate, Croydon

2 April 2026

A handwritten signature in black ink, appearing to read 'S. Sen', is positioned above the printed name and title.

Susmita Sen
Corporate Director of Housing

The London Borough of Croydon
Bernard Weatherill House
8 Mint Walk
Croydon
CR0 1EA

THE LONDON BOROUGH OF CROYDON (REGINA ROAD) COMPULSORY PURCHASE ORDER 2026

COMPULSORY PURCHASE RELATING TO LAND AND BUILDINGS AT THE REGINA ROAD ESTATE, CROYDON

Notice is hereby given that the London Borough of Croydon (the “Acquiring Authority”) has made the London Borough of Croydon (Regina Road) Compulsory Purchase Order 2026 under section 226(1)(a) of the Town and Country Planning Act 1990. It is about to submit this order to the Secretary of State for Housing, Communities and Local Government for confirmation, and if confirmed, the order will authorise London Borough of Croydon to purchase compulsorily the land described below for the purposes of the residential led redevelopment of the Regina Road estate which is likely to contribute to the promotion or improvement of the economic, social and environmental wellbeing of the Acquiring Authority’s area.

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DESCRIPTION OF LAND

Land relating to the land and buildings at the Regina Road Estate, Croydon

2 April 2026

A handwritten signature in black ink, appearing to read 'S. Sen'.

Susmita Sen
Corporate Director of Housing
The London Borough of Croydon
Bernard Weatherill House
8 Mint Walk
Croydon
CR0 1EA

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number SGL209762

Edition date 19.05.2025

- This official copy shows the entries on the register of title on 16 OCT 2025 at 16:01:32.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 11 Mar 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Croydon Office.

A: Property Register

This register describes the land and estate comprised in the title.

CROYDON

- 1 (27.07.1954) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 and 2 Sunny Bank, the site of 1 Regina Road, 3 to 19 (odd numbers) Regina Road, 18 to 24 (even numbers) Regina Road and land adjoining 19 Regina Road, South Norwood.
- 2 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 3 The Transfers of those parts edged and numbered in green on the title plan which were made pursuant to Chapter 1 of Part 1 of the Housing Act 1980 took effect with the benefit of and subject to the easements and other rights prescribed by paragraph 2 of Schedule 2 of that Act.
- 4 (06.02.1997) The transfers of those parts edged and numbered in green on the title plan which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights prescribed by paragraph 2 of Schedule 6 of that Act.
- 5 (28.03.2018) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 6 (28.03.2018) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered SGL790846 in green on the title plan dated 6 March 2018 made between (1) The Mayor and Burgesses of the London Borough of Croydon and (2) Brick By Brick Croydon Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under SGL790846.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

B: Proprietorship Register continued

- 1 PROPRIETOR: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CROYDON of Taberner House, Park Lane, Croydon CR9 3JS.
- 2 (30.07.2010) RESTRICTION: No disposition of the part of the registered estate shown edged brown on the title plan by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of Schedule 1 to a Deed of Covenant dated 9 April 2010 and made between (1) the Homes and Communities Agency and (2) the Mayor and Burgesses of the London Borough of Croydon have been complied with or that they do not apply to the disposition.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
- 2 The land is subject for the term of 80 years from 12 June 1978 to rights to lay use and maintain an electricity cable under the land tinted yellow on the title plan granted by a Lease of easements dated 15 July 1980 made between (1) The Mayor and Burgesses of the London Borough of Croydon and (2) South Eastern Electricity Board.

NOTE: Copy filed.

- 3 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.
- 4 The leases specified in the schedule of leases hereto which were made pursuant to Chapter I of Part I of the Housing Act 1980 took effect with the benefit of and subject to the easements and other rights prescribed in paragraph 2 of Schedule 2 of that Act.
- 5 The parts of the land affected thereby are subject to the following rights granted by a Deed dated 2 November 1987 made between (1) The Mayor and Burgesses of the London Borough of Croydon and (2) The South Eastern Electricity Board:-

"The Grantor as beneficial owner and pursuant to its powers under the Local Government Act 1972 hereby grants unto the Board FULL RIGHT AND LIBERTY for the Board and its successors in title to retain lay and maintain to the Grantor's satisfaction (which expressions shall without prejudice to the generality thereof include to use and from time to time to repair alter re-lay renew supplement inspect examine test and remove) electric lines (an electric line being a wire or wires conductor or other means used for the purpose of conveying transmitting or distributing electricity with any casing coating covering tube pipe or insulator enclosing surrounding or supporting the same or any part thereof or any apparatus connected therewith for the purpose of conveying transmitting or distributing electricity or electric currents) under the land coloured yellow (hereinafter referred to as "the yellow land") on the Plan No. CN3164/10 annexed hereto and under also the roads (a road including in addition to the carriageway one or more pavements and/or verges where present or intended) and footpaths now or within Eighty years from the date hereof constructed (which expression for the purpose hereof shall be deemed to include laid out preparatory to construction whether or not actual construction has commenced) on or over the Property including (but not by way of limitation) the roads and footpaths shown on the said plan and the sites thereof before the same are constructed so far as the same lie within the Property all which said roads and footpaths and (if such be the case) the sites of those shown on the said plan before the same are constructed are hereinafter called "the Estate Roads and Footpaths" TOGETHER WITH FULL RIGHT AND LIBERTY to break up the surface of the yellow land and the Estate Roads and Footpaths so far as may be necessary from time to time and at all reasonable times for the purpose of exercising any of the rights and liberties herein granted the Board may enter the Property in the ownership of the Grantor and buildings

C: Charges Register continued

erected thereon TO HOLD the said rights and liberties unto the Board for the terms of Sixty years from the date hereof as appurtenant to the Board's Undertaking."

The said Deed also contains the following covenant:-

"WITH the intent and so as to bind the yellow land and every part thereof and every part of the Property which lies within 1.5 metres of the yellow land into whosoever hands the same respectively may come and to benefit and protect the rights and liberties hereby granted the Grantor hereby covenants with the Board not to do or permit or suffer to be done on or near the yellow land so far as the Grantor is able to control the same any act which would in any way interfere with or damage any electric line retained or laid by the board thereunder in the exercise of the rights and liberties hereby granted nor to alter or permit or suffer to be altered the existing level of nor (subject as hereinafter provided) to cover or permit or suffer to be covered the surface of the yellow land in such a manner as to render the laying of an electric line thereunder or access to any electric line retained or laid thereunder impracticable or more difficult than it is at the date hereof AND in particular but without prejudice to the generality of the foregoing not to erect or permit or suffer to be erected any building or structure (other than such as are shown on the said plan) nor to plant or permit or suffer to be planted any trees on or within a distance of 1.5 metres of the yellow land PROVIDED ALWAYS and it is hereby agreed and declared that (without prejudice to the proviso to Clause 4(a) hereof) nothing in this covenant contained shall prevent the laying of appropriate surfaces on any part of the yellow land as forms the site of an intended road or footpath or other way after the initial laying of electric lines thereunder pursuant to the rights and liberties hereby granted."

NOTE: The land coloured yellow on the Deed plan is shown hatched blue on the filed plan. The proviso to clause 4(a) referred to is as follows:-

"PROVIDED ALWAYS and it is hereby agreed and declared that the obligation of the Board to make good any such damage shall not extend to (nor shall the Board be responsible for payment of the cost of) the permanent reinstatement of the surface of trenches or other excavations dug in the initial laying of any electric line."

- 6 (16.11.1993) The accessways included in this title are subject to rights of way on foot.
- 7 (21.07.2006) The parts of the land affected thereby are subject to the rights granted by the Lease of the electricity sub station in Adair Close, Croydon dated 20 March 1962 referred to in the schedule of leases hereto.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	28.10.1985 3 (part of on Part A of the filed plan)	213 Regina Road (Second and Third Floor Flat)	21.10.1985 125 years from 21.10.1985	SGL442053 rms
NOTE 1: By a Deed dated 15 October 1986 made between (1) The Mayor and Burgesses of the London Borough of Croydon and (2) Jack William Martingale and Hazel Olive Martingale the terms of the lease referred to above were varied				
NOTE 2: Original filed				
2	13.01.1988 5 (part of)	219 Regina Road (Second and Third Floor Flat)	21.12.1987 125 years from 12.10.1985	SGL504700

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
3	24.06.1988 6 (part of)	211 Regina Road (Second and Third Floor Flat)	16.05.1988 125 years from 21.10.1985	SGL514605
4	01.02.1989 8 (part of)	119 Regina Road (Second and Third Floor Flat)	07.11.1988 125 years from 7.11.1988	SGL526207
5	09.02.1989 3 (part of on Part A of the filed plan)	201 Regina Road (Ground and First Floor Flat)	16.01.1989 125 years from 21.10.1985	SGL526652
6	11.07.1989 9 (part of)	191 Regina Road (Second and Third Floor Flat)	26.06.1989 125 years from 21.10.1985	SGL531904
7	19.07.1989 7 (part of)	173 Regina Road (Second and Third Floor Flat)	26.06.1989 125 years from 26.6.1989	SGL532178
8	21.11.1989 10 (part of)	122 Regina Road (First Floor Flat)	30.10.1989 125 years from 7.11.1988	SGL535267
9	20.12.1989 11 (part of)	167 Regina Road (Ground and First Floor Flat)	11.12.1989 125 years from 26.6.1989	SGL535912
10	23.04.1990 12 (part of)	107 Regina Road (Second and Third Floor Flat)	02.04.1990 125 years from 7.11.1988	SGL538554
11	30.10.1990 14 (part of)	123 Regina Road (Second and Third Floor Flat)	08.10.1990 125 years from 26.6.1989	SGL542455
12	15.07.1991 15 (part of)	93 Regina Road (First Floor Flat)	24.06.1991 125 years from 26.6.1989	SGL547054
NOTE: By a Deed dated 25 August 1998 made between (1) The Mayor and Burgesses of the London Borough of Croydon and (2) Salient Investments Limited the extent of the land demised by the Lease dated 24 June 1991 was rectified to include the ground floor numbered 15 (part of) on the filed plan and garden ground numbered 17 on the filed plan				
13	17.09.1991 16 (part of)	109 Regina Road (Second and Third Floor Flat)	04.03.1991 125 years from 26.6.1989	SGL548146
14	16.12.2002 18 (part of)	115 Regina Road (Second and Third Floor Flat)	11.11.2002 125 years from 26.6.1989	SGL640910
15	10.12.2003 19 (part of)	159 Regina Road (Ground and First Floor Flat)	27.10.2002 125 years from 26.6.1989	SGL649936
16	23.03.2004 4 (part of)	221 Regina Road (Second and Third Floor Flat)	23.02.2004 125 years from 26.6.1989	SGL652752
17	22.04.2004 20 (part of)	175 Regina Road (Second and Third Floor Flat)	29.03.2004 125 years from 26.6.1989	SGL653512
18	09.08.2004 21 (part of)	161 Regina Road (Ground and First Floor Flat)	19.07.2004 125 years from 26.6.1989	SGL656336
19	21.07.2006 22	Electricity sub station in Adair Close, Croydon.	20.03.1962 80 years from	SGL676452

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
			the 29 September 1960	
	NOTE: See entry in the Charges Register relating to the rights granted by this lease			
20	01.06.2016 24 (part of)	197 Regina Road (Second and Third Floor Flat)	23.05.2016 125 years commencing on 21.10.1985	SGL770920
21	22.12.2016 9 (part of)	189 Regina Road (Second and Third Floor Flat)	19.12.2016 125 years commencing on 21.10.1985	SGL776970
22	26.05.2017 14 (part of)	105 Regina Road, Ground and First Floor Flat; Garden Ground	22.05.2017 125 years commencing on 26.6.1989	SGL781720
23	22.09.2020 7 (part of)	163 Regina Road (Ground and First Floor Flat)	12.06.2020 185 years from 12 June 2006 to and including 11 June 2205	SGL815899
24	19.11.2020 13 (part of)	117 Regina Road (Second and Third floor flat)	10.11.2020 183 years from 10 November 2020 up to and including 9 November 2203	SGL817316
25	25.10.2022 11 (part of)	177 Regina Road (Second and Third Floor Flat)	17.10.2022 215 years from 29 May 1989	SGL835558

End of register

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number SY75687

Edition date 18.05.2022

- This official copy shows the entries on the register of title on 20 DEC 2022 at 13:09:49.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 16 Oct 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Croydon Office.

A: Property Register

This register describes the land and estate comprised in the title.

CROYDON

- 1 (17.07.1952) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 to 16 (even) Regina Road and 3 to 10 Sunny Bank, London.
- 2 A new title plan based on the latest revision of the Ordnance Survey Map has been substituted for the original plan.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (17.07.1952) PROPRIETOR: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CROYDON of Taberner House, Park Lane, Croydon CR9 3JS.
- 2 (30.07.2010) RESTRICTION: No disposition of the part of the registered estate shown edged brown on the title plan by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of Schedule 1 to a Deed of Covenant dated 9 April 2010 and made between (1) the Homes and Communities Agency and (2) the Mayor and Burgesses of the London Borough of Croydon have been complied with or that they do not apply to the disposition.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land is subject to rights of drainage.
- 2 A Licence under land dated 12 June 1978 made between (1) The Mayor and Burgesses of The London Borough of Croydon and (2) Anchor Housing Association relates to user of car parking space and access way under the Terms therein mentioned.

C: Charges Register continued

NOTE: Copy not filed.

- 3 The land is subject for the term of 80 years from 12 June 1978 to rights to lay use and maintain an electricity cable under the land tinted yellow on the title plan granted by a Lease of easements dated 15 July 1980 made between (1) The Mayor and Burgesses of the London Borough of Croydon and (2) South Eastern Electricity Board.

NOTE: Copy filed.

- 4 The leases specified in the Schedule of Leases annexed which were made pursuant to either Chapter 1 of Part 1 of the Housing Act 1980 or Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights specified in paragraph 2 of either Schedule 2 of the Housing Act 1980 or Schedule 6 of the Housing Act 1985.
- 5 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.
- 6 (09.04.2002) The Leases specified in the Schedule of Leases hereto which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights prescribed in Paragraph 2 of Schedule 6 of that Act.
- 7 (20.07.2006) The parts of the land affected thereby are subject to the rights granted by a Lease of a sub station dated 23 April 1964 referred to in the schedule of leases hereto.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	13.01.1988 1 (part of)	4 Sunny Bank (Ground Floor Flat)	14.12.1987 125 years from 14.12.1987	SGL504677
2	23.09.1992 5 (part of)	24 Regina Road (2nd Floor Flat)	14.09.1992 125 years from 29.5.1989	SGL561063
3	31.05.2000 6 (part of)	6B Sunny Bank (Second Floor Flat)	08.05.2000 125 years from 14.12.1987	SGL617957
4	15.12.2000 3 (part of)	7 Sunny Bank (Ground Floor Flat)	04.12.2000 125 years from 14.12.1987	SGL622899
5	25.03.2002 7 (part of)	5 Sunnybank (Ground Floor Flat)	25.03.2002 125 years from 14.12.1987	SGL634033
6	20.07.2006	Part of an Electricity Sub Station	23.04.1964 80 years from 25.12.1963	SGL676347
	NOTE: See entry in the Charges Register relating to the rights granted by this lease			
7	20.07.2006	Part of an Electricity Sub Station	01.12.1969 80 years from 25.12.1963	SGL676347
8	08.01.2008 2 (part of)	3A Sunny Bank (First Floor Flat)	03.12.2007 125 years from 14.12.1987	SGL694319
9	03.03.2015 4 (part of)	38 Regina Road (Sixth floor flat)	08.12.2014 125 years from 29.5.1989	SGL756911

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
10	30.08.2017 8 (part of)	34a Regina Road (Fifth floor flat)	21.08.2017 125 years from 29.05.1989	SGL784514
11	06.03.2018 1 (part of)	4b Sunny Bank (Second Floor Flat)	26.02.2018 125 years from 14.12.1987	SGL790176
12	02.04.2020 3 (part of)	7A Sunny Bank (First Floor Flat)	02.03.2020 125 years from 14 December 1987	SGL812797
13	15.03.2021 3 (Part of)	7B Sunny Bank (Second Floor Flat)	05.03.2021 182 years beginning on 5 March 2021 and ending on and including 4 March 2023	SGL819931
	NOTE: The lease was made under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993.			
14	07.12.2021 9 (part of)	Flat 5, 110a Regina Road (second floor)	24.08.2020 125 years commencing on 24 August 2020	SGL827353
15	18.05.2022 6 (part of)	6 Sunny Bank (Ground Floor Flat)	04.04.2022 125 years commencing on 14 December 1987	SGL831411

End of register

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number SGL790846

Edition date 26.07.2023

- This official copy shows the entries on the register of title on 16 OCT 2024 at 18:04:50.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 16 Oct 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Croydon Office.

A: Property Register

This register describes the land and estate comprised in the title.

CROYDON

- 1 (27.07.1954) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land lying to the north of Regina Road, London.
- 2 (28.03.2018) The land has the benefit of any legal easements granted by the Transfer dated 6 March 2018 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 3 (28.03.2018) The Transfer dated 6 March 2018 referred to above contains a provision as to light or air and a provision relating to the creation and/or passing of easements.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (26.07.2023) PROPRIETOR: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CROYDON of Bernard Weatherill House, 8 Mint Walk, Croydon CR0 1EA.
- 2 (26.07.2023) The price stated to have been paid on 31 March 2023 was £900,000.
- 3 (26.07.2023) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (16.11.1993) The accessways included in this title are subject to rights of way on foot.

C: Charges Register continued

- 2 The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
- 3 (28.03.2018) The parts of the land affected thereby are subject to the rights granted by leases of flats within 89 to 123 (odd) Regina Road for a term of 125 years from 26 June 1989 or 125 years from 7 November 1988.
- 4 (28.03.2018) A Transfer of the land in this title dated 6 March 2018 made between (1) The Mayor and Burgesses of the London Borough of Croydon and (2) Brick By Brick Croydon Limited contains restrictive covenants.

NOTE: Copy filed.

End of register

The electronic official copy of the register follows this message.

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Official copy of register of title

Title number SGL613937

Edition date 29.03.2021

- This official copy shows the entries on the register of title on 16 OCT 2024 at 18:02:26.
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- Issued on 16 Oct 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Croydon Office.

A: Property Register

This register describes the land and estate comprised in the title.

CROYDON

- 1 (27.07.1954) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 128 Regina Road, London (SE25 4TS).
- 2 (15.12.1999) The Transfer dated 22 November 1999 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
- 3 (15.12.1999) The Transfer dated 22 November 1999 referred to above contains a provision as to boundary structures.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (14.03.2018) PROPRIETOR: PAOLO RINDONE and SEC CHAN HOONG of 128 Regina Road, London SE25 4TS.
- 2 (14.03.2018) The price stated to have been paid on 5 March 2018 was £345,000.
- 3 (14.03.2018) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (14.03.2018) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 5 (12.03.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 1 March 2021 in favour of Santander UK PLC referred to in

Title number SGL613937

B: Proprietorship Register continued

the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 (15.12.1999) A Transfer of the land in this title dated 22 November 1999 made between (1) The Mayor and Burgesses of The London Borough of Croydon and (2) George Sweeting and Yvonne Sweeting contains restrictive covenants.

NOTE: Original filed.

2 (12.03.2021) REGISTERED CHARGE dated 1 March 2021.

3 (12.03.2021) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

End of register

The electronic official copy of the register follows this message.

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Official copy of register of title

Title number SGL568829

Edition date 05.11.2018

- This official copy shows the entries on the register of title on 16 OCT 2024 at 17:59:53.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 16 Oct 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Croydon Office.

A: Property Register

This register describes the land and estate comprised in the title.

CROYDON

- 1 (27.07.1954) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 112 Regina Road, South Norwood.
- 2 (16.11.1993) The Transfer dated 25 October 1993 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
- 3 (16.11.1993) The Transfer dated 25 October 1993 referred to above contains a provision as to boundary structures.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (16.11.1993) PROPRIETOR: GEORGIA ROSE FRANCIS of 112 Regina Road, South Norwood, London.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (16.11.1993) A Transfer of the land in this title dated 25 October 1993 made between (1) The Mayor and Burgesses of The London Borough of Croydon and (2) Georgia Rose Francis contains restrictive covenants.

NOTE: Original filed.

- 2 (16.11.1993) A charge having the priority specified in section 156 of the Housing Act 1985 to secure the liability under the covenant to repay discount contained in the Transfer dated 25 October 1993 referred to above.

Title number SGL568829

End of register

The electronic official copy of the register follows this message.

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Official copy of register of title

Title number SGL331287

Edition date 14.03.2018

- This official copy shows the entries on the register of title on 16 OCT 2024 at 17:56:15.
- This date must be quoted as the "search from date" in any official search application based on this copy.
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- Issued on 16 Oct 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Croydon Office.

A: Property Register

This register describes the land and estate comprised in the title.

CROYDON

- 1 (27.07.1954) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 114 Regina Road, London (SE25 4TS).
- 2 The Transfer dated 9 November 1981 referred to in the Charges Register was made pursuant to Chapter 1 of Part 1 of the Housing Act 1980 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 2 of the said Act.
- 3 The Transfer dated 9 November 1981 referred to above contains a provision as to boundary structures.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (14.03.2018) PROPRIETOR: JUNE CORNWALL and DARREN CORNWALL of 15 Woodland Way, West Wickham BR4 9LL.
- 2 (11.10.2007) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 3 (14.03.2018) The value stated as at 14 March 2018 was £240,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 Lease dated 3 July 1862 to George Ingersent for 99 years from 25 December 1861.

Title number SGL331287

C: Charges Register continued

NOTE: The lease comprises also other land.

- 2 A Transfer of the land in this title dated 9 November 1981 made between (1) The Mayor and Burgesses of the London Borough of Croydon and (2) Frank Gallagher contains restrictive covenants.

NOTE: *Original filed.*

End of register