

**LONDON BOROUGH OF SOUTHWARK
(SILWOOD ESTATE, ROTHERHITHE – PHASE 4A)
COMPULSORY PURCHASE ORDER 2005**

THE HOUSING ACT 1985 AND THE ACQUISITION OF LAND ACT 1981

STATEMENT OF REASONS

In exercise of its powers under Section 17 of the Housing Act 1985 and the Acquisition of Land Act 1981, the London Borough of Southwark ("**the Authority**") resolved on 8 March 2005, to make the London Borough of Southwark (Silwood Estate, Rotherhithe – Phase 4A) Compulsory Purchase Order 2005 ("**the Order**") in respect of certain land and premises within the London Borough of Southwark (such land and premises are described more particularly below). The Authority made the Order on 4 October 2005.

1. DESCRIPTION OF THE LAND, LOCATION AND PRESENT USE

1.1 The Order covers a site of approximately 2,253 square metres ("**the Order Land**") and forms part of the Authority's Silwood Housing Estate in Rotherhithe London SE16 ("**the Silwood Estate**"). The Order Land is more particularly delineated edged red on the map attached to the Order ("**the Order Map**").

1.2 Full details of the Order Land appear in the schedule to the Order, but in summary it comprises:-

1.2.1 all interests in the land known as 100 Eugenia Road Silwood Estate Southwark London SE16 2RA comprising ground and first floor and garden with an approximate site area of 96.6 square metres except interests already owned by the Authority;

1.2.2 all interests in, on, over or under the land with an approximate site area of 764.7 square metres being part of the highway known as Eugenia Road Silwood Estate Southwark London SE16 2RA except interests already owned by the Authority and excepting such highway surface as is vested in the highway authority;

1.2.3 all interests in, on, over or under the land with an approximate site area of 346.4 square metres situated north of numbers 144 to 156 Eugenia Road Silwood Estate Southwark London SE16 2RA including all interests in the land by way of third party encumbrance except interests already owned by the Authority;

1.2.4 all interests in, on, over or under the land with an approximate site area of 209.3 square metres situated between numbers 144 to 156 and numbers 94 to 132 Eugenia Road Silwood Estate Southwark London SE16 2RA including all interests in the land by way of third party encumbrance except interests already owned by the Authority; and

1.2.5 all interests in, on, over or under the land with an approximate site area of 836.0 square metres situated north and to the north-east of numbers 94 to 132 Eugenia Road Silwood Estate Southwark London SE16 2RA including all interests in the land by way of third party encumbrance except interests already owned by the Authority.

1.3 The Order Land contains 1 property built for private residential purposes, being 100 Eugenia Road Silwood Estate Southwark London SE16 2RA ("**the Residential Property**"). The Residential Property is comprised in a 4 storey block (94 – 132 Eugenia Road) which contains 20 units: 18 x3 bed maisonettes and 2 x 4 bed maisonettes. The freehold of the Residential Property is owned by the Authority. On

27 May 1991, the Authority granted a 125 year lease over the Residential Property. Both the freehold and the leasehold of the Residential Property are registered.

- 1.4 The Order is also made for all interests in all non-residential land in the area covered by Phase 4A of the scheme for the regeneration of the Silwood Estate and which falls within the Authority's administrative area. This is so as to avoid delay and uncertainty and to secure the objectives underlying the regeneration of the Silwood Estate and the funding requirements. This non-residential land is used for communal parking and community amenity areas for use by the residents of the Silwood Estate.
- 1.5 The land identified in sub-paragraphs 1.2.1 to 1.2.5 (inclusive) above forms part of the wider scheme for the regeneration of the Silwood Estate ("**the Scheme**"), and which falls partly in the Authority's administrative area and partly in the administrative area of the London Borough of Lewisham ("**Lewisham**").
- 1.6 Within the Order Land there are no electricity sub-stations and no other free-standing structures belonging to statutory undertakers.

2. THE PURPOSE OF THE ACQUISITION AND STATEMENT OF CASE

- 2.1 The majority of the Silwood Estate lies within Lewisham, although part of the area to be redeveloped during Phase 4A of the Scheme (the corner of Eugenia Road and Silwood Street) lies in the London Borough of Southwark. The Order Land forms part of the Authority land that is to be redeveloped during Phase 4A of the Scheme. The Silwood Estate redevelopment is being funded through a round 5 Single Regeneration Budget (SRB) under the Government's SRB Initiative. The Silwood SRB is a cross borough partnership with Lewisham as the accountable body. Approval for the Authority to enter the Silwood SRB partnership was granted by the Housing (Urgency) Sub Committee on 8 April 1999, with Lewisham resolving to bid for SRB funding for the regeneration of the Silwood Estate on 15 April 1999.
- 2.2 A bid for SRB funding for the Scheme was submitted by Lewisham (the accountable body for the SRB) on 30 April 1999 (an original expression of interest having been submitted on 27 November 1998 and approved in December 1998) and was approved by the Secretary of State for the Environment Transport and the Regions (DETR) on 15 July 1999. The SRB funding is for 7 years from 1999 – 2006.
- 2.3 The Scheme is made up of 7 Phases. The table below details these phases with progress to date:

Phase 1	Completed in April 2004. Comprises 115 dwellings consisting of 30x1 bed flats, 15x2 bed flats, 24x2 bed houses, 36x3 bed houses, and 10x4 bed houses
Phase 2a	Handovers completed in May 2005. Comprises 101 dwellings consisting of 15x1 bed flats, 30x2 bed flats, 20x2 bed houses, 23x3 bed houses, 3x4 bed houses, 1x5 bed houses, and 9 x shared ownership flats.
Phase 2b	Currently on site. Phase will comprise of <i>90 dwellings</i> consisting of 10x1 bed flats, 20x2 bed flats, 8x2 bed houses, 12x3 bed houses, 5x4 bed houses, 3x5 bed houses, and 32 x shared ownership flats
Phase 3	Currently <i>on site</i> . Phase will comprise of <i>94 dwellings</i> consisting of 10x1 bed flats, 10x2 bed flats, 10x3 bed flats 13x2 bed houses, 36x3 bed houses, 8x4 bed houses and 7x5 bed houses.
Phase 4A	Anticipated start January 2006. It is proposed that the Phase will comprise of 116 dwellings consisting of, within the administrative area of the Authority, 5x1 bed flats, 10x2 bed flats, 4x2 bed houses, and

14x3 bed houses and, within the administrative area of Lewisham, 11x1 bed flats, 62x2 bed flats, 1x2 bed houses, 6x3 bed houses and 3x4 bed houses.

Phase 4B Anticipated state middle to late 2006. Approximately 90 homes will be demolished and replaced by 143 homes for sale, 7 rented and a new doctor's surgery.

Phase 4C Anticipated start January 2006. Approximately 255 new homes for sale will be provided.

2.4 The overall Scheme was initially programmed to take place over seven years with completion due in 2006, however an extra one year extension has been granted by the London Development Agency to provide additional affordable homes integrated and adjacent to the community centre which is located within Phase 3. The 5th year of the Scheme (2004/2005) has now been completed and the Authority's 7th Year Delivery Plan was approved by the London Development Agency on 22 June 2005.

2.5 The Silwood Estate was constructed in the 1960's and, prior to the implementation of Phases 1 and 2 of the Scheme, comprised a mixture of 11 storey high slab blocks and four and six storey maisonette blocks. In addition, there were 32 terraced houses, a 3 storey flat block, some community facilities and a small number of 1 bedroom flats above a row of shops. The Silwood Estate is situated in the Evelyn ward of Lewisham and partially in the Rotherhithe ward of the Authority.

2.6 The overall design, conditions and location of the Silwood Estate are poor. The Silwood Estate is 'sandwiched' between two railway lines and 'bad neighbour' development along railway arches. The original buildings on the Silwood Estate are predominantly precast concrete in nature and the majority of properties suffer from a number of problems that are generally inherent in this type of construction, including lack of security (both internally and externally), noise transmission between the dwellings, poor insulation levels, dampness and condensation. Windows are generally single glazed timber and difficult to maintain. There is poor estate lighting, lack of ownership of open areas and lack of identity within the larger blocks. This is demonstrated by the fact that in an independent survey carried out by PPCR Associates in March 1999 on the Silwood Estate, the majority of the residents stated that they would like to see the Silwood Estate totally demolished and rebuilt.

2.7 Official statistics at the time of the SRB bid show that unemployment in the Scheme area was 23%, with 21% of Silwood Estate residents being unemployed and 70% in receipt of some form of benefit. A Silwood Estate survey at the time showed that 49% of Silwood Estate residents felt that security and personal safety were the top priority and 33% of residents wanted to move because of the unsuitability for children, anti-social residents and crime. The vision of the Scheme is to address these issues in the manner set out in paragraph 2.8 of this Statement of Reasons.

2.8 The proposals underlying the Order form an integral part of the Scheme and the Order will allow the Authority and Lewisham to proceed with the Scheme. The Scheme comprises comprehensive regeneration of the Silwood Estate. A large part of this will and is being achieved through demolition of existing Council stock and new build housing through Registered Social Landlords ("RSLs"). Presentation Housing, London and Quadrant, and Tower Homes comprise the partner RSLs. This process is well under way on the part of the Silwood Estate within the boundaries of Lewisham. Earlier phases are at various stages of development (please refer to paragraph 2.3 above). Lewisham had to resort to the use of CPOs in Phase 1, 2 (a and b) and 3 to assist this. The purpose of the Scheme is to regenerate the Silwood Estate by:

2.8.1 Promoting sustainable regeneration through comprehensive redevelopment of the Silwood Estate. This will entail, in Phase 4A of the Scheme within the administrative boundary of the Authority, the demolition of 2 x 4 storey

blocks containing a total of 32 residential units and the re-provision of 33 new low rise affordable homes;

- 2.8.2 Enhancing the employment prospects, educational attainment and skills of local people;
- 2.8.3 Addressing issues regarding social exclusion and enhancing opportunities for the disadvantaged;
- 2.8.4 Improving and protecting the environment and infrastructure of the Silwood Estate and the surrounding area;
- 2.8.5 Supporting and promoting growth in local economies and businesses;
- 2.8.6 Tackling crime and drug abuse and improving community safety;
- 2.8.7 Carrying out environmental and landscaping works to improve the security and amenity of the Silwood Estate. In particular the Scheme will enable the development of a traditional street pattern which will achieve improved security and safety through passive overlooking from dwellings onto streets, parking areas, gardens and public amenity areas.

The Scheme is now in its 6th year, and the benefits can already be seen through completed Phases 1 and 2.

2.9 The Silwood SRB team has been set up by Lewisham in order to fulfil its role as the accountable body for the Scheme. It constitutes a team of nine staff who project manage the Scheme and enable other projects (both physical and community development projects) to take place to further the regeneration of the Silwood Estate and the Silwood SRB area. Lewisham and the Authority intend to remedy the problems identified in paragraphs 2.5, 2.6 and 2.7 of this Statement through the redevelopment, refurbishment and environmental improvement of the Silwood Estate (via the Scheme), and through a combination of social, economic, educational and employment projects to regenerate the Silwood Estate and the surrounding area. It is expected that through these initiatives the proportion of residents wishing to leave the Silwood Estate will be substantially reduced.

2.10 The new properties to be built as part of Phase 4A of the Scheme will reflect the housing needed for the new century in the area and reflect the need for a mix of bed sizes to create a sustainable community. Presently, in the area comprising Phase 4A of the Scheme within the administrative area of the Authority there are 32 residential units comprising 28 x 3 bed maisonettes and 4 x 4 bed maisonettes. These units are housed in 2 x 4 storey blocks. Under the Phase 4A proposals, these units will be demolished and replaced by 33 residential units comprising:

5 x 1 bed flats	}	Housed in 1 x 5 storey block
10 x 2 bed flats		
4 x 2 bed houses		
14 x 3 bed houses		

These new units will be available primarily to those residents being decanted who wish to remain on the Silwood Estate and those wishing to return who have been decanted temporarily elsewhere.

2.11 The Scheme building programme will include some environmental works to improve the general appearance of the Silwood Estate and thus make it a more pleasant environment in which to live. The Scheme will also tackle the existing high levels of

deprivation and social exclusion on the Silwood Estate. The existing community facilities on the Silwood Estate are in poor condition. New community facilities will be provided in Phase 3 of the Scheme, including a community nursery and a community building for use by various local community organisations. No additional facilities on Phase 4A will be provided, as the necessary community centre and the nursery will already have been provided in Phase 3.

- 2.12 The total number of dwellings on the Silwood Estate prior to the commencement of the Scheme was 902. After completion of the entire Scheme, it is envisaged that the total number of dwellings at the Silwood Estate will be 922 (including up to 300 new homes for sale).
- 2.13 Section 17 of the Housing Act 1985 empowers the Authority, as a local housing authority, to acquire land, houses or other properties for the local provision of housing accommodation. This power is available even where the land is acquired for onward sale to another as long as the purchaser intends to develop it for housing purposes. The 1985 Act also empowers local authorities to acquire land compulsorily (subject to authorisation from the Secretary of State). Government guidance in ODPM circular 06/2004 requires the acquiring authority to demonstrate a qualitative or quantitative housing gain when seeking the Secretary of State confirmation of any CPO.
- 2.14 Overall the Scheme and the proposals underlying the Order will achieve a qualitative as well as quantitative housing gain and a diversification of tenure on the Silwood Estate. The general environment for residents will improve and the new housing will provide modern standards. The demolition of the existing blocks in the area comprising Phase 4A of the Scheme within the administrative area of the Authority will also allow the whole area to be re-planned. The main accommodation to be provided in the area comprising Phase 4A of the Scheme within the administrative area of the Authority will be 15 new flats housed in 1 x 5 storey block plus 18 new houses. The construction of the new properties will be in compliance with the latest building regulations and will create warm, quiet and safe places to live.
- 2.15 The whole Silwood Estate will also be subject to the "Secured by Design" initiative criteria which will mean a safe environment will be created by ensuring that all dwellings open onto the street and that all streets and footpaths of the Silwood Estate are overlooked by dwellings. The redeveloped Silwood Estate will contain fewer amenity areas for use by residents than the present Silwood Estate as such amenity areas are currently being underused and suffer from a lack of ownership as well as creating anti-social behaviour issues and being felt to be unsafe by Silwood Estate residents. The removal of amenity spaces will be offset by providing most of the new dwellings with individual garden areas. Such garden areas will be arranged in a back to back formation to ensure that they are secure and that there is no easy access into these gardens or the dwellings by intruders. This approach of creating defensible space is now considered to be good practice on new developments and is led by the Secured by Design initiative. There will also be some small well designed communal landscape areas to contribute to the overall environmental improvements
- 2.16 The Scheme will aim for a 'good' Eco-Homes rating and the homes will be designed to reduce the fuel bills for future residents. The close involvement of residents and their children in the process of design will help to foster the sense of ownership of and respect for the local environment as a whole.
- 2.17 Within the jurisdiction of the Authority, Phase 4A of the Scheme is being undertaken in partnership with Presentation Housing Association ("**the Association**"). Within the jurisdiction of Lewisham, Phase 4A of the Scheme is being undertaken in partnership with London & Quadrant Housing Association and Tower Homes Housing Association. The Scheme is being funded by SRB funding in the amount of £23,849,161 and approximately £45,990,906 of Social Housing Grant secured by the Associations, including Tower Housing Association, and through LASHG. Once vacant possession within each Phase is obtained, the existing buildings are demolished and parts of the

sites transferred to the Associations who will develop the new housing. The Authority is then entitled to nominate tenants to occupy the new residential units that are developed by the Association.

- 2.18 The proposed building programme has been, and continues to be, developed in consultation with local residents and community groups. The consultation carried out in relation to the Scheme is detailed in paragraph 4 of this Statement of Reasons.
- 2.19 Vacant possession of the Residential Property within the Order Land is now required to allow Phase 4A of the Scheme to progress. Save for the leaseholders (Mr Richard Rivett and Mrs Pauline Rivett) of the Residential Property, all other leaseholders and tenants of residential properties within the Phase 4A area have vacated their properties by agreement and the properties are now empty and boarded.
- 2.20 Negotiations with the leaseholders of the Residential Property commenced on 7 April 2004, when the initial letter was issued to the leaseholder informing him of the Authority's need to acquire the Residential Property. The Authority visited the leaseholder of the Residential Property on 22 June 2004, with the leaseholder subsequently contacting the Authority on 21 January 2005. Negotiations have been on-going through-out this time. However, it has not been possible to acquire the Residential Property by agreement.
- 2.21 Delays in securing vacant possession of the Residential Property will delay the building programme and therefore lead to increased costs. Failure will also seriously jeopardise the delivery of the Silwood Estate regeneration. The SRB programme must adhere to cashflow and output targets (modified in the review process) as directed by the London Development Agency and failure to do so could result in a loss of financial resources from the programme.
- 2.22 It is also essential that Phase 4A of the scheme is cleared within the timescale to negate the risk of potentially putting at risk the funding from the Housing Corporation and the ability to develop the sites and achieve the outputs required by the SRB programme.
- 2.23 Part of the highway known as Eugenia Road is situated within the Order Land (Plot number 2 on the Order Map). As this part of the highway is unregistered and therefore not included within the Authority's registered freehold title, it is necessary for plot number 2 to be included in the Order in order that the Authority will be able to transfer title to the Associations if necessary.
- 2.24 The Order is also made for all the interests in all non-residential land in the area covered by Phase 4A of the scheme and which falls within the Authority's administrative area (plot numbers 3, 4 and 5). This is so as to avoid delay and uncertainty and to secure the objectives underlying the Scheme and the funding requirements.

3. OUTLINE OF PROPOSALS FOR THE SITE

- 3.1 All of the Order Land will be used for the purpose of providing housing accommodation. As set out at paragraph 2.17 of this Statement of Reasons, once the Authority has acquired all third party interests in the land and vacant possession of the Residential Property has been obtained, the Residential Property and remaining buildings on the Order Land will be demolished and the Order Land will be transferred to the Associations. The Associations will then carry out the agreed redevelopment of the Order Land.

4. CONSULTATION

- 4.1 The Scheme has been and continues to be developed in consultation with local residents and community groups as an on-going process and is being managed by Lewisham's SRB team in partnership with the Associations.
- 4.2 Consultation first took place in 1999 and was carried out by PPCR in the form of a survey (as referred to in paragraphs 2.6 and 2.7 above).
- 4.3 Authority residents have been included in all consultation meetings held by Lewisham such as the Regeneration Forum, Decanting and Leaseholder meetings. Details of the planned redevelopment have been included in previous editions of the Silwood SRB newsletter delivered to all residents and former residents who have requested to return to the Silwood and plans are on display in the Silwood SRB office on the estate for residents to view. A website detailing the regeneration of the estate is available for all to access.
- 4.4 The building programme has been developed in consultation with local residents as an ongoing process. In 2002 the Scheme building programme underwent a major review due to an unprecedented rise in building costs, increase in land values and a change in national funding streams and funding policies. That meant that the Scheme was no longer deliverable due to a shortfall in funding and the change in national funding priorities and also meant that the Housing Corporation were unable to commit to future funding. Following negotiations with the Housing Corporation and the London Development Agency a new funding package was agreed leading to reprogramming and an agreement with the London Development Agency to increase the number of new homes to be built (from 355 to 503 social rented on the Silwood Estate).
- 4.5 Residents were consulted on the review through the Regeneration Forum meetings in June, July and September 2002. The Regeneration Forum is the SRB resident consultative body that meets monthly to discuss the overall progress of the Scheme. It has an Executive Committee of 9 residents from Lewisham and the Authority and is chaired by a resident. It is an open meeting and all residents are invited to attend.
- 4.6 In addition, a resident representative elected through the Regeneration Forum holds a position on the main bodies that meet to monitor the Scheme building programme - these bodies are the Key Project Team, the Project Delivery Team and the Continuous Improvement and Consultation Team. These bodies are integral to the delivery of the partnering approach developed for the Scheme and the resident representative ensures that residents are informed and their views heard. Both SRB officers and residents report back through the Regeneration Forum.
- 4.7 Residents have also received details of the building programme in the quarterly Silwood SRB Newsletters delivered to all residents and former residents who have requested to return to the Silwood Estate.
- 4.8 All residents were invited to two exhibitions in December 2002 to examine the new Scheme building programme and to explore with the SRB partnership the changes to the decant programme, funding package, number of dwellings to be built, changes in tenure and the impact on the overall Scheme. Residents were able to feedback at the exhibition and through one to one meetings with SRB staff and partners.
- 4.9 A drop in session was held on the 2nd June 2004, prior to the Regeneration Forum, to provide residents with the opportunity to view and comment on the plans for Phase 4A. Two further exhibitions were held on the Silwood Estate on 24th July 2004 and the 7th December 2004 to publicise the building programme and decant programme as a whole and update resident on the latest development. The main focus of the events, in terms of the building programme, was to provide residents with the opportunity to comment on the proposals for Phase 4A. They also had the opportunity to talk to the Association about their role as landlord and the opportunity to examine shared

ownership proposals for the estate. All partners were available at both exhibitions to answer questions.

5. NEED FOR THE PROVISION OF FURTHER HOUSING ACCOMMODATION IN THE AUTHORITY'S AREA

5.1 The following figures reflect the position as at 1 April 2005 within the Authority's area and are the most up to date available to the Authority

	<u>AUTHORITY OWNED</u>	<u>TOTAL</u>
No. of dwellings	42,790	118,617
Unfit dwellings	5,363	10,078
Vacant dwellings	1,703	4,811

5.2 The total number of households in the Authority's area in 2003 was estimated at 100,506. As at 1 April 2005, there were 7,548 households on the Authority's Housing Register with a recognised need and for whom provision should be made.

5.3 The make up of the Authority's housing stock as at 1 April 2005 by type was as follows:

	House and Bungalows	Non-traditional houses and bungalows	Flats	Total
Pre 1945	1,448	-	4,296	5,744
1945-1964	509	-	-	509
1965-1974	219	-	-	219
Post 1974	1855	233	34,244	36,332
All Ages	4031	233	38,540	42,804 (this figure includes 14 dwellings owned by the Authority in Bexley)

5.4 Due to the numbers on the Authority's Housing Register, and the need from the priority homeless and existing Authority tenant's, the Authority is in need of more 1 and 2 bed flats and 2 and 3 bed houses with garden and ground floor access.

5.5 At present, the Order Land contains 32 residential properties comprising 2 x 4 storey blocks which consists of 28 x 3 bed maisonettes and 4 x 4 bed maisonettes.

- 5.6 The residential properties currently situate on the Order Land will be demolished and rebuilt within Phase 4A as follows:

Flats

5 x 1 bed	} Housed in 1 x 5 storey block
10 x 2 bed	

Houses

4 x 2 bed

14 x 3 bed

TOTAL

33 Units

- 5.7 Phase 4A will therefore result in an increase in the number of residential units on the Order Land.

- 5.8 The new build properties, as well as being built to a modern standard, will enable a balance of accommodation to be maintained on the Silwood Estate whilst providing larger dwellings which are most in demand. A combination of good design and appropriate mix of tenure and size of homes will ensure that the Scheme meets the many needs and aspirations of existing and future Silwood Estate residents.

- 5.9 Phase 4B is developed solely on Authority land and will be marketed and developed in conjunction with the private sector with a policy requirement to provide 35% affordable homes. Current estimates suggest that there will be approximately 40 homes for affordable housing consisting of a mixture of rented and shared ownership for sale. Phase 4C is entirely on Lewisham land and will provide approximately 227 private homes for sale, some of the proceeds of which will be used to subsidise the funding of affordable housing in earlier phases and running costs of the community centre.

6. THE PLANNING POSITION

- 6.1 Phase 4A of the Scheme located within the Authority's administrative area received full planning permission on 12 July 2005.

- 6.2 Phase 4A is fully in accord with Planning Policy Guidance Note 3 (Housing). The Guidance advises, inter alia, that local planning authorities should:

- 6.2.1 Plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing;
- 6.2.2 Provide wider housing opportunity and choice and a better mix in the size, type and location of housing;
- 6.2.3 Create more sustainable patterns of development by building in ways which exploit and deliver accessibility by public transport to jobs, education and health facilities, shopping, leisure and local services;

- 6.2.4 Place the needs of people before ease of traffic movement and design in the layout of residential developments;
- 6.2.5 Promote good design in new housing developments in order to create attractive, high-quality, living environments in which people will choose to live.
- 6.3 All of these considerations are very much at the heart of the Phase 4A proposals. The residential accommodation will meet the needs of the whole community.
- 6.4 The Adopted Unity Development Plan for Southwark 1995 contains the following, inter alia, objectives:
 - 6.4.1 To identify and meet the needs of different groups of people and residential communities and to safeguard and enhance neighbourhood stability through infrastructure;
 - 6.4.2 To provide a safe and secure environment;
 - 6.4.3 To create attractive, well-designed buildings and streets;
 - 6.4.4 To enhance and protect the quality of the environment and the amenity enjoyed by residents;
 - 6.4.5 To secure the repair and improvement of all sub-standard housing.
- 6.5 For the reasons set out in Section 2 of this Statement of Reasons, Phase 4A assists the Authority in meeting its objectives under the adopted UDP.
- 6.6 The emerging Unity Development Plan (to be called the Southwark Plan) is currently undergoing the pre-inquiry and final changes. The Plan contains policy that all residential dwellings must provide good quality living environment. Further, the Plan recognises a need to provide more high quality housing of all kinds, potentially affordable housing. As Section 2 above shows, Phase 4A will meet the policy requirements contained in the Plan, once the Plan is adopted.
- 6.7 The redevelopment of the Silwood Estate helps the Authority meet its commitment to regeneration and sustainability in housing as demonstrated through the 1998 – 2005 Southwark Housing Strategy.

7. **SPECIAL CONSIDERATIONS**

- 7.1 The Order Land does not lie within a conservation area and there are no listed buildings situate on the Order Land.
- 7.2 There is no special category land or consecrated land included in the Order Land.

8. **OTHER STATUTORY CONSENTS REQUIRED FOR THE PROPOSALS**

No other statutory consents are required for the proposals for Phase 4A other than building Regulations Approval. Depending upon the terms for the disposal of the Phase 4A site which are eventually agreed, it may be necessary to obtain the Secretary of State's consent to the disposal(s) under Section 32 of the Housing Act 1985 or Section 25 of the Local Government Act 1988.

9. **ANY VIEWS EXPRESSED BY A GOVERNMENT DEPARTMENT**

The bid for SRB funding for the Scheme was approved by DETR on 15 July 1999. Implicit in that approval was the need to keep to a timetable of seven years. The Order is necessary to achieve this timetable.

10. **HUMAN RIGHTS ACT 1998**

10.1 This Act came into force on 2 October 2000.

10.2 Article 1 of The First Protocol provides that 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.

10.3 Article 8 provides that everyone has the right to respect for his private and family life, his home and his correspondence. 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.

10.4 The Authority submits that there is a compelling case in the public interest for the acquisition of the Residential Property and interests/rights affected by the Order.

11. **OTHER INFORMATION**

11.1 The Authority has offered the leaseholder owning the Residential Property the market value for his property plus reasonable professional fees.

11.2 Home loss and disturbance payments will be made in accordance with the Land Compensation Act 1973 (as amended).

12. **LIST OF DOCUMENTS TO BE REFERRED TO AT A PUBLIC INQUIRY, IF HELD**

12.1 This statement is not intended to discharge the Authority's statutory obligations under the Inquiries Procedure Rules in the event of a public local inquiry being held.

12.2 In the event of a public local inquiry being held the Authority, at the date of this Statement, intends to refer to or put in evidence the following documents. The Authority reserves the right to add further documents to this list in the period leading to the inquiry:-

12.2.1 **Legislation:**

- (a) Section 17 Housing Act 1985
- (b) Acquisition of Land Act 1981
- (c) Circular 06/2004 (Appendices included are limited to E, U, V and W)

12.2.2 **National Planning Policy:**

- (a) Planning Policy Guidance Note 3 (Housing)

12.2.3 **Borough Planning Policy:**

- (a) Adopted Unitary Development Plan for Southwark, 1995
- (b) Emerging Unitary Development Plan for Southwark (the Southwark Plan)

12.2.4 **The Order:**

- (a) The London Borough of Southwark (Silwood Estate, Rotherhithe – Phase 4A) Compulsory Purchase Order 2005 and Map

12.2.5 **Community:**

- (a) PPCR Associates Survey 1999

12.2.6 **Silwood Estate Particulars:**

- (a) Existing site plans
- (b) Planning Permissions for Phases 1, 2, 3 and 4a of the Scheme
- (c) Silwood Seventh Year Delivery Plan
- (d) Silwood Estate Master planning Proposals
- (e) Silwood Options Appraisal 1998 (BPTW)

The documents may be inspected between the hours of 9.30am and 5.00pm Monday to Friday at the Authority's offices at either:-

The London Borough of Southwark
Department of Regeneration
Chiltern House
Portland Street
London
SE17 2ES

Please ask for Paul Davies or Jeremy Pilgrim.

The Rotherhithe Area Housing Office
153-159 Abbeyfield Road
Rotherhithe
London SE16 2LS

Please ask for Sharron Smith.

Interested Parties are advised to make an appointment before attending.

Pinsent Masons

30 Aylesbury Street
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EC1R 0ER
Tel: +44 (0) 207 490 4000
Ref: RG7/DB

September 2005