THE LONDON BOROUGH OF TOWER HAMLETS

TOWN & COUNTRY PLANNING ACT 1990

and

ACQUISITION OF LAND ACT 1981

STATEMENT OF REASONS

LONDON BOROUGH OF TOWER HAMLETS

(TEVIOT ESTATE PHASE 1) COMPULSORY PURCHASE ORDER 2026

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1 Introduction

1.1 This document is the Statement of Reasons of the London Borough of Tower Hamlets (the **Council**) setting out the background to, and the reasons for, making a compulsory purchase order (**CPO**) titled the London Borough of Tower Hamlets (Teviot Estate Phase 1) Compulsory Purchase Order 2026 (the **Order**). The land included within the Order is referred to as the **Order Land** which is shown edged red and coloured pink on the plan at **Appendix 1** to this Statement of Reasons (the **Order Map**). The Order Land contains buildings in blocks off Chadbourn Street, Spey Street, Ullin Street, St Leonards Road and Zetland Street, London E14. The Order Land forms part of the site of phase 1 of the proposed comprehensive redevelopment of the Teviot Estate (hereinafter referred to as **Teviot P1 Site**) and therefore forms part of the wider Teviot Estate, Poplar, E14 (hereinafter referred to as the **Estate**).

1.2 This Statement of Reasons (the **Statement**) explains why the Council considers it necessary to use its powers of compulsory acquisition as contained in the Order and why there is a compelling case in the public interest for making the Order. This Statement has been produced in line with the advice provided in the guidance issued by the Ministry of Housing, Communities & Local Government "Guidance on the Compulsory Purchase Process" (January 2025) (the **Guidance**).

1.3 On 28 January 2026, the Council's Cabinet resolved to make the Order for the acquisition of all leasehold interests (as well as to acquire or address any other necessary land interests) in the Order Land to facilitate the regeneration of the Order Land. Following the Cabinet resolution, the Order was made by the Council on 1 July 2026 under section 226(1)(a) of the Town and Country Planning Act 1990 (as amended) (the **1990 Act**). The Order has been submitted to the Secretary of State for Housing, Communities and Local Government (the **Secretary of State**) for confirmation. If confirmed, the Order will enable the Council to secure vacant possession of the Order Land in order to deliver the first phase of the planned comprehensive regeneration of the Estate.

1.4 In order for the Scheme to be brought forward and in conjunction with the CPO (if confirmed) on 28 January 2026 Cabinet also granted approval for the Council to acquire land for planning purposes and engage its powers under section 203 of the Housing and Planning Act 2016 to interfere with and override existing rights over the Estate. The land to be acquired for planning purposes pursuant to 1990 Act powers is shown on the plan at **Appendix 2**.

1.5 The proposed redevelopment of the Teviot P1 Site comprises a residential-led mixed-use development and is intended to deliver at least 475 new homes, flexible commercial business and service floorspace, hard and soft landscaping works including public open space, access and highway alterations and car and cycle parking provision (the **Scheme**). The redevelopment of the Teviot P1 Site forms the first phase of, and is expected to act as a catalyst for, the regeneration of the wider Estate, delivering economic, social and environmental benefits to the community. The Scheme will deliver both a qualitative and quantitative housing gain, as well as public open space to serve the local community.

1.6 The Scheme is being undertaken by Teviot Estate Developments LLP (**Teviot LLP**) a joint-venture partnership between Poplar HARCA and The Hill Group (**Hill**). Poplar HARCA will be responsible for owning and managing the existing and future affordable housing to be developed on the Teviot P1 Site. The Scheme has the full support of the Council and, to secure the delivery of the Scheme, as set out above, the Council has resolved to use its compulsory purchase powers to assist in bringing forward the Scheme.

1.7 The Council considers that the proposals for the Scheme are supported by planning policy at national, regional, and local level. In fact, the Council resolved to grant planning permission for the comprehensive redevelopment of the Estate including the Scheme on 8 July 2025 (Planning ref. PA/24/00922) and issued the conditional permission on 10 December 2025 (the **Planning Permission**) following completion of a legal agreement pursuant to Section 106 of the 1990 Act (the **Sec 106 Agreement**). The Scheme presents an opportunity to deliver a new landmark development, creating a sense of identity, providing modern homes and community facilities. The planning policy context of the Scheme, the extent to which the Scheme complies with that policy, and details of the Planning Permission are set out in detail in section 6 of this Statement.

1.8 The proposed Order (if confirmed) would run in tandem with Poplar HARCA's current and continuing efforts to achieve negotiated settlements with all land interests wherever possible. Despite the efforts and progress made to date to acquire all interests by agreement, the Council has been unable to secure all necessary interests, and without the use of compulsory purchase powers there is a material risk that the Scheme would be delayed or prevented altogether. The use of these powers is considered necessary and appropriate to progress the Scheme by reducing the risks arising in uncertainty with land assembly. Information as to the efforts and negotiations that have taken place with a view to acquiring the required land and rights, as well as details on the leaseholder offer are set out at section 9 below.

1.9 The Council has consulted widely on the Scheme and has undertaken an extensive engagement exercise with existing residents of the Estate, as well as other stakeholders. Further detail as to the consultation and engagement is set out at section 9 of this Statement.

1.10 The Council recognises that, in line with the Guidance, a CPO should only be made if there is a compelling case in the public interest which justifies the acquisition of private rights in the land being sought to be acquired (paragraph 2 and 12 of the Guidance). The Council is satisfied that the Order will meet this requirement and that the delivery of the Scheme will satisfy the test in s226(1A) 1990 Act by contributing to the promotion and improvement of the economic, social and environmental well-being of the area. The Council considers that without the acquisition of the remaining interests within the Order Land, the Scheme cannot be implemented in accordance with the Planning Permission and within the required funding and delivery programme.

1.11 The justification for the use of compulsory purchase powers is set out at section 8 below.

1.12 The CPO Guidance states at paragraphs 2.8 and 2.9:

> "*2.8 Compulsory purchase is intended as a last resort to secure the assembly of all the land needed for the implementation of projects. However, an acquiring authority does not need to wait for negotiations with affected parties to break down or for the affected parties to begin to engage with them before starting the compulsory purchase process in parallel with negotiations. Delaying the start of the compulsory purchase process can result in valuable time in progressing a project being lost. Therefore, depending on when the land and/or rights are required, it may often be sensible, given the amount of time required to complete the compulsory purchase process, for the acquiring authority to:*
>
> *• plan a compulsory purchase timetable as a contingency measure*
>
> *• initiate formal procedures*
>
> *2.9 This will also help to make the seriousness of the acquiring authority's intentions clear from the outset, which in turn can encourage those whose land is affected to*

enter more readily into meaningful engagement. In starting these procedures, the acquiring authority should make it clear that it is willing to continue to engage with affected parties to purchase land by agreement."

1.13 In deciding to make the Order, the Council has had full regard to the requirements of the Human Rights Act 1998. The Council has carefully considered the balance to be struck between individual rights and the wider public interest and has also had regard to whether there are any alternative means of securing the redevelopment of the Order Land and the associated regeneration of the Estate. The Council has concluded that the interference with rights caused by the Order is proportionate when weighed against the significant benefits which will be delivered by the Scheme as set out in this Statement at section 8.8 and section 11.

1.14 Details of the Equalities Impact Assessment (the **EQIA**) carried out in respect of the Scheme are set out in section 12 of this Statement. In summary, the Scheme will benefit future residents, and the community, including those with protected characteristics. There are potentially limited adverse equality effects to those affected by the CPO, however, steps are in place to mitigate these to reduce the potential effects so that they are limited so far as possible. The Council will continue to monitor the effect of the Order and the Scheme on those persons identified in the Equalities Impact Assessment and will work closely with residents to mitigate any adverse impacts of the Scheme.

1.15 On confirmation of the Order by the Secretary of State (or the self-confirmation by the Council following authorisation to do so by the Secretary of State), the Council intends to execute a General Vesting Declaration and, if required, any Notices to Treat, in order to secure unencumbered title to the Order Land.

1.16 The Council supports the Scheme and wishes it to be brought forward in accordance with planning and housing policies for the London Borough of Tower Hamlets with the intention of facilitating the regeneration of the Estate.

2 Location and description of the Order Land

Location

2.1 The Order Land forms part of the Teviot P1 Site lying within the Estate which is situated in the Lansbury Ward, Poplar, London E14 and shown on the Order Map at Appendix 1.

Description of the Order Land

2.2 The Council has given careful consideration to the need for the land comprising the Order Land and is satisfied that all of the land and interests included within the Order Land are necessary and justifiably required for the delivery of the Scheme.

2.3 The Order Land comprises the interests set out in the Order Schedule and Order Map and is within the Teviot P1 Site which has an overall area of approximately 1.47 hectares. It comprises 3 housing blocks off Chadbourn Street, Spey Street, Ullin Street, St Leonards Road and Zetland Street, London E14. A Map of the Order Land as shown within the Estate is appended to this Statement at Appendix 1.

2.4 The 3 existing housing blocks currently located on the Order Land were built in various phases between the 1950s and 1970s. The housing blocks comprise 159 flats and maisonettes together with 67 car parking spaces.

Land Ownership within the Site

2.5 As stated, there are currently 159 residential flats within the Order Land which originally comprised:

2.5.1 45 long leasehold interests. 32 of these interests have now been acquired by agreement by Poplar HARCA;

2.5.2 114 secure tenants. 112 of these tenants have now been relocated; and

2.5.3 31 short lifes including 1 AST where possession has been granted by the Court prior to the implementation of the Renters Rights Act 2026, Poplar HARCA are awaiting enforcement to be completed. 30 of these tenants have now been relocated.

2.6 The freehold of the residential flats is owned by Poplar HARCA following transfer of the freehold of the Estate by the Council to Poplar HARCA in 1998.

2.7 Efforts made to acquire by agreement are detailed at section 9 below.

3 The Council's Power to Acquire Land Compulsorily

3.1 Section 226(1)(a) of the 1990 Act enables the Council (a local authority to whom the section applies) on being authorised by the Secretary of State to acquire land compulsorily if it considers that the acquisition will facilitate the carrying out of development, redevelopment or improvement on or in relation to land in its area. This power is subject to Section 226(1A) which provides that the Council must not exercise powers of compulsory purchase unless it considers that the proposed development, redevelopment or improvement is likely to contribute to the achievement of one or more of the following objectives:

3.1.1 The promotion or improvement of the economic well-being of its area;

3.1.2 The promotion or improvement of the social well-being of its area;

3.1.3 The promotion or improvement of the environmental well-being of its area.

3.2 The compulsory acquisition of the Order Land is necessary for the delivery of the Scheme. The Scheme will make a significant contribution to the environmental, social and economic well-being of the existing residents of the Estate, the Lansbury ward and the Council's wider borough as detailed in sections 4 and 5 of this statement.

3.3 The Guidance states at paragraph 98.1 that the powers under Section 226 of the 1990 Act are expressed in wide terms and can, therefore, be used to assemble land for regeneration. This view is now confirmed through the new sub-section 1B to Section 226 of the 1990 Act, which states that “In the application of subsections (1) and (1A) in England, "improvement" includes regeneration”. The Guidance provides recommendations to acquiring authorities on the use of compulsory purchase powers and the Council has taken full account of these recommendations in the progression of and making of the Order.

3.4 As set out in paragraph 109 of the Guidance, where land is being assembled for a predominantly housing-led development, the Secretary of State will have regard to development plan policies and national planning policies when determining whether to confirm an order. These factors include the following:

(a) whether the purpose for which the land is being acquired fits in with the development plan for the area and the NPPF (see Section 6 of this Statement for further consideration of this point);

(b) the extent to which the proposed purpose will contribute to the achievement of the promotion or improvement of the economic, social or environmental well-being of the area (please see Section 8.8 and Section 6 of this Statement for

details as to how the Scheme will meet these requirements);

(c) whether the purpose for which the local authority is proposing to acquire the land could be achieved by other means (please see Section 8.18 of this Statement)

(d) the potential financial viability of the scheme for which the land is being acquired. A general indication of funding intentions, any of any commitment from third parties, will usually suffice to demonstrate that there is a reasonable prospect that the scheme will proceed (see Section 7 of this Statement which details the proposed funding of the Scheme).

3.5 Although the primary objective of the Scheme is to deliver housing provision and, as such, the Council has powers of compulsory acquisition under section 17 of the Housing Act 1985 to achieve such aims, the Council has concluded that the use of general planning powers is more appropriate as the proposed development of the Teviot Phase 1 Site includes amenity spaces, parking, landscaping and flexible commercial business and service floorspace. The proposed development of the Order Land will give rise to the well-being benefits in the Council's area and accordingly the Council has concluded that section 226(1)(a) is the appropriate power.

3.6 The Council has had regard to paragraph 166.1 of Section 7 of the Guidance which confirms that the Council's use of its planning powers is appropriate even where the primary objective is the delivery of housing. The Guidance states *"Where an authority has a choice between the use of housing or planning compulsory purchase powers the confirming authority will not refuse to confirm a compulsory purchase order solely on the grounds that it could have been made under another power."*

3.7 Where, as in this case, the Order Land is being assembled under planning powers for housing development, the Secretary of State will have regard to the policies which would have been relevant if the Order was made under housing powers (i.e. under section 17 of the Housing Act 1985).

3.8 Section 17 of the Housing Act 1985 empowers local housing authorities to acquire land, houses or other properties by compulsion for the provision of housing accommodation where such acquisition will achieve a "quantitative or qualitative housing gain". Evidence that the Scheme will achieve a quantitative and qualitative housing gain is set out in Section 4 below together with information regarding the needs for the provision of further housing accommodation in the Borough as part of the development plan.

3.9 Having regard to the nature of the proposals and the Guidance, the Council is satisfied that the use of its compulsory purchase powers under Section 226(1)(a) of the 1990 Act is justified in order to facilitate the Scheme and achieve its objectives. Details of the justification of the use of compulsory purchase powers are contained in section 8.

4 The Scheme

4.1 Overview of the Scheme

4.1.1 As explained in Section 1 above, the Scheme forms Phase 1 of a comprehensive redevelopment of the Estate.

4.1.2 The Order Land consists of buildings which are outdated and inefficient and housing which has considerable issues with non-upgradeable building fabric including fundamental fabric deficiencies which cannot be viably or effectively remedied to meet modern housing standards. As set out in paragraph 7.19 and in the committee report for the Planning Permission (the **2025 Committee Report**)[1] these issues include damp, overcrowding and

[1] Online at: https://democracy.towerhamlets.gov.uk/documents/s256321/Teviot%20Committee%20Report%20Final.pdf Hard Copies can be made available on request.

poor-quality amenity space. The current homes on the Teviot P1 Site are consequently not considered suitable for modern day living.

4.1.3 The Scheme will see the demolition of the existing accommodation on the Order Land and the construction of a new, high quality residential-led development of at least 475 homes (of which 44% will be affordable), new flexible commercial floorspace and associated public realm and highway improvements. The Council considers that the Scheme, which is to be delivered in accordance with the Planning Permission, will deliver qualitative and quantitative improvements to the existing housing stock to meet local housing need, improve social facilities and environmental amenity, and is supported at all levels of current planning policy.

4.1.4 Poplar HARCA is the freehold owner of the Order Land. However, there are leasehold interests within the Order Land. To date, Poplar HARCA has successfully acquired 32 leaseholder interests by way of negotiated settlements. This leaves a total of 13 leasehold interests to be acquired. Full details of the owners and their outstanding interests are contained in the Schedule to the Order and shown on the Order Map.

4.1.5 As detailed above (and in greater detail at Section 9), despite Poplar HARCA's ongoing efforts to acquire the remaining interests by negotiation, there are leaseholders whose interest in the Order Land Poplar HARCA has not been able to acquire in order to carry out redevelopment. In order to deliver the Scheme it is essential that the Council is able to secure vacant possession of the Order Land and there is no reasonable prospect that all remaining interests can be acquired by agreement within a timescale compatible with delivery of the Scheme and associated funding requirements. Consequently, all of the remaining interests must be acquired by Poplar HARCA and the Council considers it necessary to utilise its power of compulsory purchase in order to achieve this and facilitate the Scheme. Poplar HARCA will, nonetheless, continue to engage with leaseholders and attempt to acquire the remaining interests in the site via private negotiation.

4.2 Evolution of the Scheme

4.2.1 In 2017, Poplar HARCA started to talk to residents of the Estate and other stakeholders about the potential to regenerate the Estate. A Resident Ballot was subsequently held between 10 April-3 May 2019. The majority of residents (86% on a turnout of 81%) voted in favour of redevelopment. As part of a comprehensive consultation process, local residents and stakeholders have contributed to the vision for the future development and the emerging design proposals.

4.2.2 Since the Ballot, ongoing extensive engagement has continued with the Estate residents and other local stakeholders to inform individuals of the proposals and to obtain feedback to help the development of the Scheme. A Residents Steering Group (RSG) was set up at the beginning of the process and remains open to anyone who lives within the Teviot Neighbourhood. The group has been central to co-designing the masterplan through a series of workshops.

4.2.3 As further detailed in Section 4.3 below, on 10 December 2025, a planning permission for the development pursuant to which the Scheme is to be implemented was granted (under reference PA/24/00922). The Planning Permission is hybrid in nature, and comprises full planning permission for the development by which the Scheme will be delivered, being Phase 1 of the phased demolition of existing buildings and phased construction of new buildings on the Estate, and outline planning permission for Phases 1b, 2, 3 and 4.

4.3 Planning Permission for works comprised in the Scheme

4.3.1 An application was submitted on 17 June 2024 for a development proposal that would enable the regeneration of the Estate. The description of the development is as follows:-

> *Full Planning Permission for :*
> *1 Phased site-wide demolition of all existing buildings and structures, site preparation and enabling works (including excavation); and*
> *2 Phased construction of buildings comprising residential units (Use Class C3); flexible commercial business and service floorspace (Use Class E); hard and soft landscaping works including public open space, access and highway alterations, car and cycle parking provision, and all other associated ancillary works (the "detailed" element - Phase 1a);*
>
> *Outline Planning Permission (with all matters reserved) for:*
> *3 Phased construction of buildings (including basements) comprising residential units (Use Class C3); flexible commercial; business and service floorspace (Use Class E); place of worship (Use Class F1); local community floorspace (Use Class F2); Public House (Sui Generis); hard and soft landscaping works including public open space, access and highway alterations, car and cycle parking provision, and all other associated ancillary works (the "outline element" - Phases 1b, 2, 3 and 4).*

On 8 July 2025 the Development Committee resolved to grant the Planning Permission. The conditional Planning Permission decision notice was issued on 10 December 2025 following signing the Sec 106 Agreement with the local planning authority.

4.3.2 The outline element of the masterplan comprises up to 1,453 new homes, up to 1,126 sqm (GEA) of flexible commercial, business and service floorspace, up to 1,932 sqm (GEA) of workspace including affordable workspace, up to 374 sqm of commercial/public house space, community and faith facilities, 23,115 sqm of public open spaces (including Langdon Park), 6,686 sqm of play space, improvements to Langdon Park and improved infrastructure and connectivity. The full extent of the Estate subject to the Planning Permission is identified on the plan at **Appendix 3**.

4.3.3 The Planning Permission is subject to 87 conditions, none of which are unusual or onerous and which can be expected to be discharged in the ordinary course of development.

4.3.4 As previously noted, it is intended that the Scheme will be delivered through the implementation of the Planning Permission.

5 Housing Need in the London Borough of Tower Hamlets

This Section 5 provides an overview of the need for housing within London and more specifically within the London Borough of Tower Hamlets (the **Borough**) further demonstrating why developments such as the Scheme are essential within the Borough.

5.1 The London Borough of Tower Hamlets

5.1.1 The Borough ranks as the 27th (of 317 local authorities) most deprived local authority area at district level based on its Rank of Average Rank set out in the Ministry of Housing, Communities & Local Government's English Indices of Multiple Deprivation 2019 (the latest published indices) (the **IOMD**). According to the IOMD, the Borough was the 14th most deprived local authority area based on Income Deprivation Affecting Children and the most deprived area in the country based on Income Deprivation Affecting Older People.

5.1.2 As detailed above, the Estate is within the Lansbury Ward. According to Greater London Authority analysis of the IOMD, the Lansbury ward is ranked as the most deprived ward in Tower Hamlets (of 20). It was the 10th most deprived ward in London out of 633 based on rank of score.

5.1.3 In 2024, Tower Hamlets had a median household income of £43,689, according to CACI Paycheck statistics used for setting council rents. This figure was lower than the median income for London, which stood at £44,157, and for Inner London, which was £46,371. Nearly 40,000 residents had household incomes below £30,000, and 16,500 residents had household incomes below £20,000.

5.1.4 In contrast with Section 5.1.3, in September 2024, the Office for National Statistics (the **ONS**) stated that the average house price in Tower Hamlets was £482,000. This is below the London average of £526,000 but nearly twice the national average of £294,000, demonstrating a disparity between the income of residents within the Borough and the price of available housing.

5.1.5 The ONS also reported that for the year ending March 2023, 28.3% of Londoners' disposable income was spent on average weekly rent. This makes London the least affordable region in England. In comparison, mortgagors allocated around 17.7% of their disposable income to mortgage costs.

5.1.6 The private rented sector is the predominant type of housing tenure within the Borough (see Table 1 below), and the 2021 census (the last UK census) records Tower Hamlets population growth was higher than across London as a whole with a percentage increase of 22.1% since 2011 compared to London which had a 7.7% increase. In contrast the 2021 census also reported that 31.8% of households in the Borough were deprived in one or more of the following areas; housing, education, employment and health. Considering these challenges there is an urgent necessity for the provision of affordable and social housing options to meet the needs of the residents in the borough.

Table 1

Tenure	**Percentage of households in Tower Hamlets by tenure**
Private rented	38.2%
Social rented	35.9%
Owns outright or with a mortgage	23.1%
Shared ownership	2.6%
Living rent free	0.2%

(Source: ONS & Census 2021)

5.1.7 In 2024, the ONS reported that the annual inflation rate for rents in the private sector within Tower Hamlets saw a significant increase, ranging from 7.2% to 9.9%, depending on the size of the rental unit (see Table 2 below).

Table 2

Bedroom size	**2024 Annual rent increase in Tower Hamlets**
One bedroom	9.9%
Two bedrooms	9.2%
Three bedrooms	8.8%
Four or more bedrooms	7.2%

(Source: ONS & Census 2021)

5.1.8 The sharp rise in rent prices has placed Tower Hamlets as the borough with the 8th highest rental rates among all the London Boroughs between October 2022 and

September 2023. This surge in rent inflation highlights the increasing cost of living and the growing financial burden on renters in the area. As a result, residents are facing heightened economic pressures and the need for affordable housing solutions is becoming more critical.

5.1.9 The ONS Private Rental Market Statistics shows that the median monthly private sector rents in Tower Hamlets was £1,900 per month between October 2022 to September 2023. This figure is higher compared to the median rent of £1,625 for London and significantly above the national median of £850.

5.2 Housing needs in the Borough

5.2.1 There is an urgent need for additional housing across London, and as set out below, particularly within the London Borough of Tower Hamlets.

5.2.2 The Council's Local Plan 2031 (adopted January 2020) prioritises the provision of housing, especially affordable housing, and includes a key objective of 'managing growth and shaping change'. This includes ensuring that the Council delivers their strategic and local housing needs, in conjunction with effective infrastructure planning and delivery. The Council's current Local Plan has a target of delivering 39,310 new homes by 2025.

5.2.3 The Council's draft new Local Plan, which went out to consultation between September to October 2024, sets the Borough's housing target as 34,730 new homes to be developed between 2019/2020 to 2028/2029. This relates to total net housing supply. The strategic target is based on policy H1 (Increasing housing supply) of the London Plan (GLA, 2021) with the period beyond this being informed by the later phases of the London Plan Strategic Housing Land Availability Assessment (SHLAA) 2017.

5.2.4 Tower Hamlets currently has just over 21,500 council-owned residential properties and there are more than 45 housing associations working in Tower Hamlets managing over 30,000 homes. However, between 1 April 2025 and 30 June 2025 there were still over 29,000 households on the Council's housing register seeking affordable accommodation within the Borough (see Table 3 below). Within that period, just over 142 households were allocated a social housing home, with most households living in a home that they were not satisfied with. There is a growing reliance by the Council on expensive private sector properties used for temporary accommodation to account for the lack of available affordable social homes and to prevent homelessness in the Borough. This results in a growing pressure on the Council's general fund budget. It is evident that there is a pressing demand within the Borough for additional housing which meets the needs of the local residents.

5.2.5 In terms of housing numbers, the Borough is the fastest growing borough in London with circa 2,000 new homes of all tenures built each year. As a result of the consistently high delivery of new housing, the Borough accounts for the highest level of 'New Homes Bonus' in the country. However, while a large number of new homes are being successfully delivered in the Borough each year, the demand and need still significantly exceed supply.

5.2.6 The Council needs to deliver 1,965 affordable homes each year to meet housing need. This figure has been calculated based on the Council's Local Plan 2031 that sets out the Council's overall housing supply target of 58,965 new homes to be delivered between 2016 and 2031, of which 50% is to be affordable.

5.2.7 Tower Hamlets Local Housing Needs Assessment (October 2023) revealed that the Borough faces a significant overcrowding issue and an urgent need for new housing of all types, including new family homes (with three or more bedrooms). These requirements are evident from housing needs assessments and recent lettings data. Both local and sub-regional housing policies aim to address these needs.

5.2.8 The GLA's Housing in London 2024 evidence base (which is used for the Mayor of London's housing polices) states that in Quarter 1 of 2023/24 there were 17,870 households assessed as being owed a new homelessness prevention or relief duty in London. By the end of March 2024, there were over 65,000 households in temporary accommodation.

5.2.9 Recent figures drawn from the Council's Common Housing Register (housing waiting list) show that there are 28,852 households registered on the Common Housing Register (CHR) (as of July 2025) of whom:

(a) 13,209 households (46% of all on the register) are over-crowded;

(b) 3,220 were placed in temporary accommodation placed by the Council.

Table 3 Housing Demand/Homes Let 1 April 2025 to 30 June 2025

Bedroom(s) needed	Demand	Allocations	Shortfall
0 bed (bedsit)	0	5	0
1 bed	13,780	64	13,716
2 bed	6,469	42	6,427
3 bed	7,976	26	7950
4 bed	1,570	5	1,565
5+ bed	146	0	146
Total	29,941	142	29,804

(Source: Homeseekers Current Housing Demand & Lets Information)

5.3 The Scheme and meeting housing needs in the London Borough of Tower Hamlets

5.3.1 The above local context has been considered by the Council and Teviot LLP during the development of the Estate regeneration proposals to meet the market and affordable housing needs within the Borough and to support the vision of making Tower Hamlets a well-maintained borough with safer estates providing greater access to affordable housing and an environment where residents can reach their full potential.

5.3.2 Section 6 of this Statement (Planning Position Relevant to the Scheme) sets out how the national planning policy has been strengthened over time to address the growing need to provide additional homes, including affordable housing, and to emphasise the need to make efficient use of land.

5.3.3 The Order is required to facilitate the Scheme. The Planning Permission in accordance with which the Scheme is intended to be brought forward will result in the number of homes within the Teviot P1 Site increasing from 159 to 475. See Table 4 in Section 7 below for a breakdown of the homes to be delivered pursuant to the Planning Permission. These units will therefore make a significant contribution to meeting housing needs in Tower Hamlets.

5.3.4 Section 8.8 outlines the anticipated social, economic, and environmental benefits of the Scheme in detail. However, the Scheme will also secure a number of public benefits

specific to the need for housing provision, including:

(a) increasing the supply of good quality affordable housing to meet the acute need in the Borough;

(b) increasing the supply of market housing to meet the significant identified requirement;

(c) improving the aesthetics of the area to make residents proud of where they live;

(d) providing local economic investment, including job and training opportunities; and

(e) improving public realm.

5.4 Social Housing Circumstances - Conclusion

5.4.1 Taking into account the various data sources referenced above regarding housing demand and supply across the Borough, the following conclusions have been drawn:

(a) Tower Hamlets remains a borough of high housing need;

(b) there is a sustained increase of net migration into the Borough;

(c) the Borough needs to deliver a significant number of affordable homes each year to meet housing need; and

(d) a significant percentage of those homes must have two or three bedrooms to meet demand from over-crowded households.

5.4.2 The social and housing circumstances described in this Statement demonstrates the need for the Scheme and why there is a compelling case in the public interest for using powers of compulsory acquisition to support the delivery of the Scheme.

5.4.3 The Order will facilitate the redevelopment and improvement of the Teviot P1 Site (of which the Order Land forms part) to provide at least 475 residential units. These homes will help to address the critical housing need in the Borough and the need for regeneration, and positively impact upon the economic, social and environmental wellbeing of all residents living in the local area.

6 Planning Position Relevant to the Scheme

6.1 As previously stated, on 8 July 2025 the Council's Development Committee resolved to grant the Planning Permission. In assessing the Planning Application and making its resolution, the Council's Development Committee had regard to local and national planning policy. It is, therefore, evident that the Council considers that the proposals for the Scheme are supported by planning policy at national, regional, and local level and that there are no planning impediments to the Scheme coming forward.

6.2 The Scheme is consistent with policy objectives of the National Planning Policy Framework (December 2024), the London Plan (2021) and the Council's Local Plan (adopted on 15 January 2020). The Scheme presents an opportunity for redevelopment to create a landmark development, creating a sense of identity, providing modern homes and community facilities. The various relevant policies, and the extent to which the Scheme complies with them, were set out in the Committee Report for the Planning Permission and are summarised below.

National Planning Policy Framework

6.3 The National Planning Policy Framework (NPPF) sets out the Government's policies on planning and how these are expected to be applied. The NPPF makes it clear that the

purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF sets out three dimensions to sustainable development:

6.3.1 Economic – helping to build a strong economy by ensuring that enough of the right type of land is available in the right places;

6.3.2 Social – supporting communities by ensuring that a sufficient number and range of homes can be provided and fostering a well-designed and safe built environment; and

6.3.3 Environmental – protecting and enhancing the environment by making effective use of land, helping to improve biodiversity, using natural resources prudently and minimising waste and pollution.

6.4 The NPPF makes it clear that local planning authorities should seek opportunities to achieve the promotion of these dimensions.

6.4.1 In decision making, this means approving development proposals that accord with an up-to-date development plan (paragraph 11).

6.4.2 Chapter 5 of the NPPF promotes increases and improvements in the quantity, quality and variety of housing, with paragraph 61 noting the Government's support for schemes that significantly boost the supply of housing, including affordable housing. Paragraph 63 provides that dwellings should be delivered in a variety of sizes, types and tenures to meet the broad needs of different groups in the community.

6.4.3 As regards design, Chapter 12 of the NPPF states that achieving well-designed places is a key purpose of the planning system. In addition, paragraph 135 cites functionality, attractiveness and responsiveness to local context as important principles in the design of developments and highlights that developments should promote accessibility.

6.4.4 Chapter 8 of the NPPF promotes the creation of healthy and safe communities. This is expressed in paragraph 98, which emphasizes the importance of creating high quality open space where people can meet and interact. Paragraph 103 of the NPPF builds on this, promoting the importance of a high quality network of open spaces which provide opportunities for physical activity and social interaction.

6.4.5 Paragraph 98 of the NPPF also highlights the planning system's role in supplying the social, recreation and cultural facilities and services that are crucial in meeting community needs. The importance of safeguarding existing valued facilities and the need to ensure residential economic and community uses are integrated within new developments is noted. Paragraphs 104 and 105 resist the loss of recreation spaces and require new developments to incorporate both private and public open spaces for use by occupants.

6.5 Increasing housing supply is a fundamental policy objective within the NPPF. The Scheme is consistent with sustainable development principles of the NPPF in terms of the emphasis on urban regeneration and the efficient re-use of brownfield land in order to create sustainable development in line with economic, social and environmental objectives to improve people's quality of life. The existing use of the Estate is predominantly as residential and, as such, the principle of residential use has been established. The proposed re-provision of 475 homes of which 44% by habitable room will be affordable, is in accordance with the NPPF and should be given substantial weight.

6.6 Local planning authorities are also expected to support the Government's objective of significantly boosting the supply of homes across all housing tenures to meet objectively assessed needs and demands. The current Government has a target of building 1.5m new

homes within this Parliament, and since taking office has made clear that accelerating housing delivery is a key priority.

6.7 The emphasis on community involvement; creating a sustainable community in a high quality, safe and healthy local environment where people want to live; contributing to the promotion of urban renaissance and improvement of quality of life and access to jobs; building a socially inclusive community with a mix of housing are all in line with the NPPF aims of sustainable development.

London Plan (2021)

6.8 The Mayor of London's revised London Plan was formally adopted in March 2021. It provides a strategic spatial strategy within Greater London and forms part of the Council's development plan. The London Plan sets out a number of objectives:

6.8.1 Building strong and inclusive communities;

6.8.2 Making the best use of land;

6.8.3 Creating a healthy city;

6.8.4 Delivering the homes Londoners need;

6.8.5 Growing a good economy; and

6.8.6 Increasing efficiency and resilience.

6.9 Where a development scheme proposes the demolition of an existing estate Policy H8 requires that alternatives to demolition have first been considered. As set out in Section 8.11 of this Statement, the Estate faces considerable issues which are better dealt with by the demolition and provision of a high- quality residential development which re-provides homes to modern standards.

6.10 London Plan Policy GG2(c) requires those involved in planning and development to explore the potential to intensify the use of land to support additional homes, particular in locations that are well connected to jobs, services, infrastructure and amenities. Policy H1 sets the ten year net housing completion target for Tower Hamlets at 34,730 units by 2028/29. The Scheme, developed in accordance with the Planning Permission, will result in 475 new homes within the Estate which will make a meaningful contribution towards the Council's target.

6.11 Where a development results in a loss of existing housing, Policy H8 requires that the lost housing is replaced by new housing at existing or higher densities. This policy also requires that where a proposal will result in the demolition of affordable housing, the development should seek to re-provide the housing to be demolished as well as provide an uplift in affordable housing where possible. As set out in this Statement, 475 homes will be provided in place of the 159 units currently on the Teviot P1 Site of which 44% (by habitable room) will be affordable homes.

6.12 London Plan Policy H10 requires developments to secure a range of unit sizes. As set out in Section 4.5 of this Statement, the dwelling mix is informed by the need to cater for the decant provision, the character of the site and local need in compliance with this policy. Of the homes to be provided, London Plan Policy D6 requires any new dwellings to meet specified internal space standards. As set out in the Planning Application documents, the proposed unit sizes will meet these standards. Policy D6 also includes a requirement to maximise dual aspect dwellings and ensuring the provision of sufficient daylight and sunlight to new dwellings. Of the proposed units to be constructed under the Scheme, 83% will be dual aspect.

6.13 As such, it is evident that the Scheme will play a key role in achieving the objectives under

the London Plan.

The Local Plan

6.14 Local Plan policy D.H2 part 5 provides the following criteria for estate regeneration schemes to follow:

6.14.1 Protect and enhance existing open space and community facilities;

6.14.2 Protect the existing quantum of affordable and family units, with affordable units re-provided with the same or equivalent rent levels;

6.14.3 Provide an uplift in the number of affordable homes; and Include plans for refurbishment of any existing homes to the latest decent homes standard.

6.15 As set out above the Scheme proposes a mix of publicly accessible commercial spaces, workspace and community uses which improve the interface between the buildings and surrounding public realm and open space and in addition 475 homes will be provided in place of the 159 units currently on the Teviot P1 Site of which 44% (by habitable room) will be affordable in compliance with this policy. The Scheme evidently supports the objectives of policy D.H2 Part 5 of the Local Plan.

6.16 The Scheme will secure 47 wheelchair accessible homes. The remaining 428 homes within the phase will be wheelchair adaptable homes and designed to M4(2) building regulations in accordance with Local Plan Policy D.H3 (and London Plan Policy D7) which requires residential developments to provide at least 10% of the proposed dwellings as dwellings which meet Building Regulation M4(3) 'wheelchair accessible dwellings' and the remainder of dwellings to meet M4(2) 'accessible and adaptable dwellings'.

Other relevant Policy and Guidance

6.17 The Mayor of London's Housing Supplementary Planning Guidance (March 2016, updated August 2017) provides guidance on a range of London Plan policies including housing supply, residential density, housing standards and viability appraisals. The guidance states the overarching objectives for any estate regeneration scheme will usually be to:

6.17.1 Deliver safe and better quality homes for local people;

6.17.2 Increase the overall supply of new and affordable homes; and

6.17.3 Improve the quality of the local environment through a better public realm and provision of social infrastructure (e.g. schools, parks, or community centres).

6.18 The Mayor's 'Good Practice Guide to Estate Regeneration' (the **GPGER**) provides detailed guidance for assessing approaches to estate regeneration. The GPGER requires all estate regeneration schemes to provide an increase in affordable housing, full rights to return or remain for social tenants and a fair compensation deal for leaseholders and freeholders. At the start of the Scheme there were 117 residents of the Teviot P1 Site eligible for the Landlords Offer at the time of the ballot. All those who were eligible have received the offer. There are now 3 social housing tenants in occupation affected by the proposal still requiring relocation.

6.19 The GPGER also puts great emphasis on early consultation and engagement with residents. As set out in Section 8 of this Statement, Poplar HARCA and Hill have sought to engage and consult with Estate residents throughout the life of the Scheme.

Conclusions

6.20 The Scheme benefits from strong policy support at national, regional and local level. It is proposed to be delivered by implementation of the Planning Permission, which has already

been granted. There are therefore no known planning impediments to the delivery of the Scheme.

7 Funding and Delivery

7.1 Funding of the Scheme

7.1.1 The Scheme will be funded through a combination of partner equity and senior debt. The joint venture is supported by both Poplar HARCA and Hill, a well-established private development partner with a strong track record of delivering high-quality housing and regeneration schemes across London and the South East. Poplar HARCA also has a strong track record of delivering complex regeneration schemes in partnership with local authorities and private developers. Within the borough these have included the regeneration of the Aberfeldy Estate and Chrisp Street.

7.1.2 Poplar HARCA is a Registered Provider and a Registered Charity that owns and manages circa 9,000 homes in the Tower Hamlets E3 and E14 postcodes. Poplar HARCA was the first stock transfer housing association set up by the Council in 1998, with the specific remit of regenerating estates across the Poplar area which had been transferred into its ownership, as well as investing in local communities. Poplar HARCA has the following objective within its register rules: *'A2.6 the promotion and co-ordination of the physical, social and economic regeneration of the local authority areas in which the Association owns or manages housing stock and neighboring local authority areas for the general benefit of the residents in such areas'*

7.1.3 Poplar HARCA is committed to funding the costs associated with securing vacant possession of the Teviot P1 Site, which have been fully incorporated into its Board-approved and regulator-compliant Business Plan. Poplar HARCA is a Fitch-rated A– Registered Provider with a strong credit profile. Its latest Business Plan confirms continued compliance with all internal financial controls and external funding covenants.

7.1.4 This financial strength and sound governance were most recently validated in March 2025 when Poplar HARCA received G1 and C1 regulatory ratings. G1 reflects the highest level of governance compliance, while C1 confirms full compliance with the consumer standards. These ratings mean Poplar HARCA is well placed to act as the long-term manager of the affordable homes delivered through the Scheme. Appropriate arrangements will be in place to ensure delivery of the affordable housing in line with planning obligations.

7.1.5 Hill were appointed as Poplar HARCA's preferred development partner, and subsequently, the joint-venture partner with Poplar HARCA, following an extensive, formal EU-compliant procurement exercise commencing in 2019.

7.1.6 Hill is a Top 10 UK Housebuilder. It recently published its financial results for the year ended 31 March 2025 which showed turnover of £1.15bn from the delivery of over 2,800 homes, PBT of £90.5m and Net Assets of £431.8m. Hill is a privately owned company with no third-party shareholders. It is therefore in control of its cash management procedures, re-investing the vast majority of its annual profits back into the business. It is a well-funded company with access to corporate debt facilities of £220m committed to December 2026 (which are currently fully available) and project debt facilities approaching £75m. These facilities will be refinanced by December 2025 and extended to December 2030. Hill held net cash of £118.3m at 31 March 2025.

7.1.7 The joint-venture legal entity, Teviot LLP, was established in January 2021 as the vehicle to progress the delivery of the redevelopment of the Estate. Teviot LLP has already committed over £8million to developing the regeneration proposals for the Estate, with both partners committing 50% each.

7.1.8 Poplar HARCA and Hill are currently out in the market seeking a senior debt funding

solution to deliver the Scheme, alongside committed JV partner equity. This process will leverage the existing banking relationships of the two organisations which between them have raised project debt facilities in excess of £500m over the past 10 years. The joint venture will be seeking a market facing senior debt facility providing funding for 60% of the development cost of delivering the Scheme. It is expected that the necessary financing commitment will be in place prior to commencement on Teviot P1 Site.

7.1.9 An application for grant funding has been made to the GLA for funding in Phase 1. Funding has been approved for the rented properties in Phase 1 under the 21/26 program. This funding though is subject to a start on site prior to 30th September 2026. A further application for funding has been made for the 24 shared ownership units under the 26/36 program on which Poplar HARCA expects a decision by Summer 2026.

7.1.10 The current allocation is dependent on a start on site in the summer of 2026 but not dependent on the confirmation of the Order by that date. To successfully draw down this grant, start on site for the construction of the affordable housing needs to be before 30 September 2026. Any slippage in the programme will endanger Poplar HARCA's ability to claim this grant. In the event that the programme slips further, grant would have to be re-applied for under a new funding programme and there is no guarantee that monies will be forthcoming or available for the same amount.

7.1.11 A CPO indemnity agreement with Poplar HARCA has been entered into before any use of the compulsory purchase powers. This agreement indemnifies the Council against any financial liabilities associated with the promoting, making and confirmation of the Order and any associated costs and compensation payments to be made.

7.1.12 In light of the above, and consistent with the requirements of the Guidance, the Council is therefore satisfied that funding is available for the land assembly costs and any blight claims now, and that the Scheme will be funded and will be deliverable.

7.2 Delivery of the Scheme

7.2.1 The Estate is a previously developed brownfield site in an accessible Inner London location. The existing Estate is highly deficient in its layout and efficiency, the quality of its buildings, homes and open spaces and its severance from neighbouring communities. The whole Estate contains 535 existing homes comprising sub-standard accommodation, cramped and overcrowded units, and with a poor public realm and general layout. The site presents a significant opportunity to deliver multiple benefits enhancing the lives of the residents and transformational change for this area of Poplar, while concurrently delivering more homes, better homes, affordable housing and family dwellings, as well as investment in the local economy and an increase in jobs, environmental improvements and townscape enhancement. The prospective benefits of regeneration at the Estate are wide ranging and significant.

7.2.2 The Scheme will see the delivery of 475 new homes within the Estate including the replacement of the existing 159 homes on the Teviot P1 Site. The Teviot P1 Site covers four rectangular and L shaped building plots located around Langdon Park and the new Teviot Square. Block B01 is in the western part of the plot adjacent to Langdon Park and fronts onto Chadbourn Street. The remaining blocks on the Teviot P1 Site, B02, B03 and T01 are situated between St Leonards Road to the west and Zetland Street to the north.

7.2.3 Within the Teviot P1 Site and as delivered by the Scheme, affordable housing provision is prioritised, providing much needed affordable housing at an early stage of the project and demonstrating Teviot LLP's commitment to maximising affordable housing delivery early in the project. This includes 44% affordable housing (by habitable room), which is a 29% uplift on the existing position. The tenure of this provision is split 90% social rent and 10% overall. This split exceeds the requirements of policy but reflects the high quantum of social rent

units needed to accommodate decanted residents. See Table 4 below for further detail.

7.2.4 The dwelling mix is informed by the need to cater for the decant provision, the character of the site and local need. Within the dwelling mix to be delivered by the Scheme, the prioritisation is family sized social rented units. This is required to address the existing undersized units on the Estate currently and will result in a high proportion of affordable housing being delivered upfront, with this first phase of the Estate redevelopment rehousing existing tenants from all later phases of the Estate development.

7.2.5 The redevelopment will enhance the existing low-grade buildings which are of a poor architectural quality and materiality and fail to make a valuable contribution to the surrounding townscape. The Scheme proposes activated ground floor frontages through a mix of publicly accessible commercial spaces, workspace and community uses which improve the interface between the buildings and surrounding public realm and open space. The proposed layout of buildings within this phase is framed around the new public open space and green spaces, and Langdon Park which will be upgraded as phase 1b of the Estate redevelopment.

7.2.6 The Scheme will provide 47 wheelchair accessible homes within the Teviot P1 Site, meeting the 10% policy requirement. These homes will be designed to comply with M4(3) standards. The 47 accessible homes are allocated across a range of tenures as follows; 14 social rent, 3 intermediate and 30 private units. The remaining 428 homes within Phase 1a will be wheelchair adaptable homes and designed to M4(2) building regulation standards.

7.2.7 The design of the buildings has taken into consideration the site orientation and existing site constraints. The design seeks to maximise the number of dual aspect homes and does not have any north facing single aspect homes. Overall, 83% of units across the Teviot P1 Site will be dual aspect. The layout of the units and building orientation has been carefully designed to prevent any unacceptable effects in terms of privacy and overlooking. The units at ground floor have been designed to maximise views out as well as protecting the privacy of future residents. Landscaping is also proposed to increase privacy and security for future residents including defensive hedge planting and expansive planting buffers.

Table 4 – Proposed Housing Mix pursuant to the Planning Permission

Tenure Type	**Number of Units**
Open Market	311
Intermediate	24
Social Rent	140
Total	**475**

7.2.8 The new homes are being designed to meet the planning policy requirements for sustainability. The development will target meeting the Mayor of London's net-zero carbon target. The Scheme will meet and exceed minimum on-site reduction in carbon emissions beyond Part L of the 2021 Building Regulations. The proposed development will achieve a total reduction in regulation CO2 emissions of c.78% over the GLA target of 35%. The resulting 22% Carbon shortfall will be mitigated through a financial payment into Tower Hamlets carbon offset fund.

7.2.9 Poplar HARCA and Hills entered into a project agreement to deliver the Teviot regeneration

scheme. The project agreement sets out the obligation for Poplar HARCA to grant a development lease with delivery obligations to the LLP once relevant condition precedents have been satisfied for each phase of development. Whilst the development lease does not specify that the LLP will enter into a contract with Hill residential for construction services, it is in fact the intention of the LLP board to enter into a JCT contract for this.

7.3 **Phasing**

7.3.1 The Estate wide redevelopment for which the Planning Application was made is currently anticipated to be delivered in four phases of which the Scheme forms phase 1a. The reasons for a phased development are wide ranging and include factors such as providing sufficient alternative accommodation for decants, compliance with the landlords offer, building sequencing and reprovision, arranging finance and technical factors such as the 3-year time limit on the exercise of compulsory acquisition powers under the Order. It is expected that the development will be delivered on the basis of the four component phases over a development period of circa 10-16 years.

7.3.2 The indicative phasing programme (for illustrative purposes only) comprises the following:

- Phase 1 – 2026-2029
- Phase 2 – 2029-2033
- Phase 3 – 2033-2037
- Phase 4 – 2037-2041

8 Justification for the use of CPO powers

8.1 The acquisition of all interests within the Order Land is essential to enable delivery of the Scheme. The remaining leasehold interests are located within the core development footprint of Phase 1. Without their acquisition, the Scheme cannot be implemented in accordance with the Planning Permission.

8.2 In the absence of the Order, there is a material risk that:

8.2.1 the Scheme would be delayed indefinitely;

8.2.2 the approved comprehensive redevelopment could not proceed; and

8.2.3 critical funding, including time-limited grant funding, would be lost.

8.3 In accordance with paragraph 2 and paragraph 12 of the Guidance acquiring authorities should use compulsory purchase powers where:

8.3.1 it is expedient to do so;

8.3.2 there is a compelling case in the public interest for doing so;

8.3.3 reasonable efforts have first been made to negotiate the purchase of the land by agreement; and

8.3.4 the acquiring authority is sure that the purposes for which it is making a compulsory purchase order sufficiently justify interfering with the human rights of those with an interest in the land affected. Regard should be had, in particular, to the provisions of Article 1 of the First Protocol to the European Convention on Human Rights and, in the case of a dwelling, Article 8 of the Convention Acquiring authorities should also give consideration to the public sector equality duty.

8.4 In accordance with paragraph 12 and 13 of the Guidance, the overarching consideration for the Secretary of State in deciding whether an Order should be confirmed is whether the acquiring authority has been able to demonstrate the matters listed at Section 8.3 above

and that they have taken reasonable steps to:

8.4.1 understand the impact of the exercise of the compulsory purchase powers included in the CPO on those with an interest in the land, for example affected owners and occupiers, through direct engagement with those parties;

8.4.2 attempt the acquisition of all land and rights included in the CPO by agreement;

8.4.3 that there are sufficiently compelling reasons for the compulsory powers to be sought at this time; and

8.4.4 formulate a clear idea of how it intends to use the land which it is proposing to acquire and show that all the necessary resources are likely to be available to achieve that end within a reasonable time scale.

8.5 In the context of that overarching consideration for the Secretary of State, having regard to paragraphs 109 and 110 of the Guidance, the following issues should be considered:

8.5.1 Whether the purpose for which the land is being acquired fits with the adopted planning framework for that area;

8.5.2 The extent to which the proposed redevelopment of the Estate would contribute to the achievement of the promotion and/or improvement of the economic, and/or social, and/or environmental well-being of the Council's area;

8.5.3 The potential financial viability of the proposal to redevelop the Teviot P1 Site, general funding intentions and the timing of available funding;

8.5.4 Planning or other impediments to implementation of the proposed regeneration and whether that regeneration has a reasonable prospect of going ahead; and

8.5.5 Whether the purposes for which the proposed Order Land is to be acquired could reasonably be achieved by any other means within a reasonable timeframe.

8.6 Each of the issues as summarised above in paragraph 8.5 are addressed below.

8.7 **Whether the purpose for which the land is being acquired fits with the adopted planning framework for the area**

8.7.1 The Scheme is in accordance with a variety of policy documents, namely the London Plan, the Council's Local Plan and the National Planning Policy Framework, as well as relevant guidance documents. This is evidenced in Section 6.

8.7.2 As set out in Section 6 above, in assessing the Planning Application, the Council's Development Committee will have had regard to local and national planning policy. On 8 July 2025 the Development Committee resolved to grant the Planning Permission. The Council therefore considers that the proposals for the Scheme are supported by planning policy at national, regional, and local level.

8.7.3 The Council is therefore satisfied that the Scheme and, consequently, the promotion of the Order is in accordance with the strategic objectives of the adopted planning framework. The Council is satisfied that the Scheme will contribute to the promotion and improvement of the economic, social and environmental well-being of the area in accordance with the statutory test

8.8 **Contribution to the social, economic and environmental well-being of the area**

8.8.1 Section 226(1A) of the 1990 Act directs that an acquiring authority may not exercise the powers under this section unless it thinks that the proposed development, redevelopment or improvement is likely to contribute to the economic, social or environmental well-being of the area for which the Authority has administrative responsibility.

8.9 **Social Benefits**

8.9.1 The residential proposals for the Estate comprise the re-provision of high-quality affordable housing to compensate for the loss of the existing poor quality housing stock which will help meet local housing needs, relieving pressures on the Council's housing list and delivering homes of the right size to better meet household and market needs.

8.9.2 The main social benefits for the Scheme to be delivered pursuant to the Planning Permission will include:

(a) A total of 140 Social Rent homes;

(b) 24 Shared Ownership homes;

(c) 44% of the new housing is Affordable based on habitable rooms;

(d) A tenure mix, maximising the number of family homes (3 bed +) in the affordable element and providing a mix of flats, maisonettes and houses;

(e) 49% of the homes in the social rent element which are family homes with 52 3 beds, 14 4 beds and 2 5 beds;

(f) the development of a new Teviot Square and improvement works to Langdon Park as part of the Teviot Phase 1 development;

(g) Elements of associated commercial and workspace ground floor units in the two blocks fronting Teviot Square;

(h) 311 market homes to cross subsidise the affordable housing provision and provide diversity of tenure;

(i) new homes that all meet modern living standards; and

(j) Community Spaces.

8.9.3 Alongside the reprovision of existing affordable homes, the proposed development will deliver 19% additional affordable homes (by habitable room). The delivery of this quantum of new social rented homes across the Estate will make a meaningful contribution towards Tower Hamlets acute need for low cost rented homes and is a considerable benefit associated with the Scheme.

8.10 **Economic Benefits**

8.10.1 The Scheme will also contribute to economic growth during the construction period.

8.10.2 Construction and new development opportunities create a range of employment opportunities within the local and wider economy and has been acknowledged by the Government as a key driver for boosting housing delivery as required by the NPPF. Construction of the Scheme will support jobs directly on the Estate during the development phase as well as indirectly by supporting additional jobs in the supply chain.

8.10.3 The Scheme will also contribute to the economic role of sustainable development by delivering land to improve choice and competition in the residential marketplace. The developer will seek to secure employment and training opportunities targeted at local people to ensure residents of the Borough have the chance to benefit from the employment the Scheme will deliver.

8.10.4 It is estimated that 4,060 people will live within the wider estate redevelopment, and a total of between 104 and 418 direct FTE jobs will be sustained by the commercial floorspace provided. This is in addition to 39 FTE construction jobs per month over the course of the construction period of the Proposed Development.

8.10.5 The economic benefits of the Planning Permission (and therefore the Scheme) will be:

(a) delivery of new homes to support growth;

(b) the payment of approximately £6.8 million by way of Tower Hamlets Community Infrastructure Levy (CIL) and £8.6 million by way of Mayor of London CIL;

(c) that, based on the build cost of the development, there is an obligation to provide 111 apprenticeships during the construction phase.

(d) 20% of the construction phase workforce will be local residents of Tower Hamlets.

(e) 20% of goods/services procured during the construction phase should be achieved by businesses in Tower Hamlets.

(f) a financial contribution of £645,060.00 required to support and/or provide the training and skills needs of local residents in accessing the job opportunities created through the construction phase of all new developments.

(g) end-use phase of the development will require a contribution of £102,022.11 towards the training and development of unemployed residents in Tower Hamlets.

(h) 20% of the end-user phase workforce will be local residents of Tower Hamlets and a minimum of 1 apprenticeship opportunity.

(i) in respect of Affordable Workspace, the Applicant's approach to providing the minimum policy position of 10/10/10 (10% of workspace at a 10% discount for a period of 10 years) will create a negative impact for existing workspace within the scheme.

8.10.6 The provision of the above benefits resulting from the Scheme are of particular importance for the Council.

8.11 **Environmental Benefits**

8.11.1 The redevelopment of the the Teviot P1 Site will remove the existing poor-quality buildings, and under-utilised land around the Order Land and will provide new buildings of high-quality design which are more sustainable than the existing buildings on the Estate.

8.11.2 The proposals include extensive improvements to the public realm, improving the local environment for residents. The proposals seek to introduce a variety of soft landscaping areas to the Estate with substantial improvements to Langdon Park which will deliver ecological and environmental benefits to the Estate and surrounding area. Delivery of Langdon Park improvements is a linked S106 obligation prior to the occupation of residential housing in phase 1.

8.11.3 The new housing development will feature green roofs designed to promote biodiversity and support local ecosystems. All homes will be constructed to meet modern building standards, with high energy efficiency and the integration of renewable energy technologies. These measures will significantly reduce greenhouse gas emissions and contribute to the development's overall environmental sustainability.

8.11.4 The Scheme is assisting in delivering the Council's Local Plan targets for delivery of affordable homes, place making, decarbonising housing stock, and providing homes that meet high sustainability standards.

8.12 **Quantitative and Qualitative Housing Gain delivered by the Scheme**

8.12.1 As referred to in the paragraphs above there will clearly be a quantitative housing gain delivered through the Scheme through the delivery of 475 new residential dwellings (a quantitative gain of 316 homes), of which 44% by habitable room will be affordable. The Council also considers that there will be a significant qualitative housing gain in that the accommodation to be provided will be of a high quality, built to modern design standards, along with improved accessibility. Details of the qualitative improvements are set out in the

sections above. As such the Council considers that the Scheme satisfies the tests which would apply were the Order to be made under section 17 of the Housing Act 1985.

8.13 **Viability of the regeneration and general indication of funding intentions**

8.13.1 As set out in Section 7.1, the Council is satisfied that there is a realistic prospect of funding being secured and the Scheme proceeding and does not envisage any financial impediments to the Scheme being progressed. Full funding for blight and land assembly is available now.

8.14 **Reasonable prospect of Scheme proceeding: implementation of the Scheme**

8.14.1 A summary of the potential impediments to the regeneration of the Estate are set out below. Save as referred to below, the Council does not consider there to be any material planning, resourcing (including financial), legal or other impediments.

8.15 **Securing vacant possession:**

8.15.1 The Order, once made and confirmed will remove impediments to acquiring all necessary land interests in the Order Land to progress the Scheme. Tenant interests will be terminated via the normal Landlord Tenant Act 1985 route. The time frames for securing vacant possession of tenant interests are being factored into the wider programme for the regeneration of the Estate. If any properties are currently occupied by property guardians, all these guardians will leave by the end of June 2026.

8.16 **Planning and other consents required**:

8.16.1 As set out in Section 6 of this Statement, the Scheme benefits from the Planning Permission. The Council does not envisage any impediments to discharging the conditions which will be attached to the Planning Permission or any planning obligations. No other consents are required.

8.17 **Existing rights**:

8.17.1 On 28 January 2026 Cabinet granted approval for the Council to acquire the freehold of the Teviot P1 Site from Poplar HARCA in order to engage the provisions of section 203 of the Housing and Planning Act 2016 for planning purposes. Engaging the powers under section 203, will allow Teviot LLP to interfere with existing rights which may be affected as a result of the Scheme. This facilitates the progression of the Scheme and assists with avoiding any delays which may have resulted through an injunction sought by someone with a right in or over the Estate.

8.17.2 The Council considers it is justified in relying on the powers available to it to ensure the delivery of the compelling public benefits associated with the Scheme. A plan of the land that is proposed to be subject to Section 203 is included as Appendix 2.

8.18 **Whether the purpose for which the acquiring authority is proposing to acquire the land could be achieved by other means**

8.18.1 The Order Land consists of buildings which are outdated and inefficient and housing which has considerable issues. As set out in the 2025 Committee Report these issues include damp, overcrowding and poor-quality amenity space. The current homes on the Teviot P1 Site are consequently not considered suitable for modern day living. The Council has carefully considered reasonable alternatives to compulsory acquisition, including refurbishment and partial redevelopment options. These alternatives were discounted for the following reasons:

(a) they would not address fundamental structural and layout deficiencies;

(b) they would deliver only a limited increase in housing provision;

(c) they would fail to deliver the scale of public realm and environmental improvements; and

(d) they would not meet the identified housing needs of the Borough.

8.18.2 The Council has sought to acquire the Order Land by negotiation. An overview of the efforts and negotiations that have taken place with a view to acquiring the required land and rights are set out at Section 9 of this Statement. Despite the efforts and progress made to date, the Council has not been able to come to an agreement with all leaseholders. Whilst the Council will continue to negotiate with individual land interests, it is evident that the absence of the Order to support the Scheme could have negative impacts on the deliverability of the Scheme, including:

(a) Risk to land assembly, jeopardising or delaying delivery of the Scheme. Any such delays may also lead to higher delivery costs which in turn may impact the viability of the Scheme;

(b) Ability of just one or more individual leaseholder to delay or prevent the Scheme;

(c) Uncertainty for leaseholders and their tenants as to whether the Scheme will progress; and

(d) Unfairness to those leaseholders who have already sold their property to the Council in accordance with the Leaseholder Offer on the understanding that their property would otherwise be subject to the proposed Order.

8.18.3 Consideration was given to the potential to refurbish the existing buildings. Resident feedback raised a number of concerns about the existing housing stock, including damp, condensation problems, over-crowding, safety, parking, the need for more shops and the lack of good quality green spaces. As part of this process, Baily Garner were commissioned to produce a feasibility study in relation to;

(a) Do nothing option – maintaining fabric and repairs to current standards.

(b) Partial refurbishment and infill – upgrades to the existing stock including refurbishment, landscape improvements and opportunities to increase accommodation through infill sites and rooftop extensions.

8.18.4 In addition to (a) and (b), a number of options of (c) full estate regeneration proposals were presented to the RSG in September 2018. Each option was discussed with the Residents and was taken away by them for further consideration. On 1st December 2018, a workshop was held with the RSG where Poplar HARCA presented further details for each option, discussed feedback from the initial meeting and also reviewed the process going forward, including opportunities and constraints. The Residents' preferred option was to further explore (c) full estate regeneration and they discounted the other options, (a) and (b).

8.18.5 Policy H8 of the London Plan and the Mayor's Good Practice Guide to Estate Regeneration guidance both require estate landlords and their development partners to consider alternative options to the demolition and replacement of affordable homes before progressing full regeneration. Prior to the resident ballot taking place, an options appraisal was undertaken by Poplar HARCA to investigate the best way to optimise and enhance the Estate. This looked at various infill and extension options, however, these options would not deliver the enhancement sought to homes, building fabric and open spaces, and they would only result in a marginal uplift in units across the Estate. Based on technical evidence and resident consultation, it was concluded that high quality new housing and the transformational public benefits needed at the Estate could only be secured by wholesale redevelopment. This decision was compounded by the poor quality of the existing units and significant level of work that would be required to ensure they provided acceptable levels of accommodation. The principle of full regeneration on a phased basis has been supported by the Council and the GLA throughout pre-application engagement owing to the deficiencies associated with the Estate's existing housing stock and the wider problems inherent to the Estate, as well as the social, environmental, economic and housing-related

benefits of regeneration.

8.18.6 The Council is supportive of the demolition and redevelopment process under the Scheme that will increase the supply of new modern homes and contribute to meeting the projected population growth within the Borough. These new homes will be built to modern standards, providing an exemplar high quality residential development, improved community space and an increased affordable housing provision.

8.18.7 In order to carry out the Scheme, Poplar HARCA requires unencumbered ownership with vacant possession of all the property interests which will form part of the Scheme. There is otherwise a potential risk that affected interest holders could bring proceedings which could stop construction of the project or significantly delay its delivery.

8.18.8 Poplar HARCA has made considerable efforts to acquire all land interests on the site by agreement but the prospects of acquisition of all interests in the Order Land by agreement within a reasonable timescale are unlikely.

8.19 In summary, the Council does not consider that the issues experienced by the Estate (including the Order Land) can be addressed through refurbishment of the Estate or by piecemeal regeneration and, having regard to the nature of the proposals and the advice set out in the Guidance, the Council is satisfied that there is a compelling case in the public interest for the making of the Order and that, if confirmed, the Order would strike an appropriate balance between public and private interests and that the development will make a significant contribution to the environmental, social and economic well-being of its area, as well as the Borough generally, meeting the objects of Section 226(1)(a) of the 1990 Act.

9 Negotiations and Other Engagement

9.1 Early engagement and the ballot

9.1.1 In 2017, Poplar HARCA started to talk to residents of the Estate and other stakeholders about the potential to regenerate the Estate. The first stage of the consultation took place pre-ballot. A summary of this first stage is as follows:

(a) Listening campaign;
(b) Resident Steering Group;
(c) Outreach;
(d) Newsletters;
(e) Options;

9.1.2 The Landlord offer[2] was presented to residents prior to the opening of the ballot. The following promises were made to residents:

(a) Keep the community together;
(b) More social homes;
(c) Current estate parking permits guaranteed;
(d) Reduction in crime and ASB through better design;
(e) Rent levels for HARCA tenants as if you hadn't moved;
(f) Move to the same size home, or larger if you're overcrowded;
(g) One move to a new home;
(h) Financial compensation, and moving costs;
(i) Options to suit every leaseholder;
(j) Door-to-door moving support for older and vulnerable residents;

[2] Online at: https://democracy.towerhamlets.gov.uk/documents/s267756/Appendix%205%20Landlord%20Offer.pdf Hard copies can be made available on request

(k) Residents' Panel representing residents at every decision and central to shaping the future of Teviot.

9.1.3 A Resident Ballot was subsequently held between 10 April-3 May 2019. The majority of residents (86% on a turnout of 81%) voted in favour of redevelopment. As part of a comprehensive consultation process, local residents and stakeholders have contributed to the vision for the future development and the emerging design proposals.

9.2 **Ongoing engagement**

9.2.1 The second stage of consultation took place post-ballot through procurement (2020-2021):

(a) Community engagement;

(b) Selection of development partner in partnership with the RSG;

(c) Selection of architects in partnership with the RSG;

9.2.2 A two-stage public consultation followed across 18 months, with resident and stakeholder feedback communicated into the masterplan at every stage. This included the launch of a dedicated project website, dozens of key local political and community stakeholders regularly contacted and individually briefed over the course of the public consultation, regular meetings, co-design workshops and regular contact with the RSG, local schools and youth empowerment board. In summary:

Stage 1

(a) Social media campaigns on Facebook and Instagram to advertise the launch of the public consultation in October 2021

(b) Door-knocking campaigns undertaken by Poplar HARCA in autumn 2021 to advertise public consultation events and discuss the proposals

(c) Two in-person Stage 1 public exhibition events hosted to meet the project team and generate feedback held on 28th October and 30th October 2021

(d) Newsletters advertising the first stage of public consultation in October 2021 sent to c. 5,500 addresses in the local area containing a freepost request for information;

Stage 2

(a) Public Consultation August – October 2022

(b) Consultation information booklets and feedback forms detailing the second stage Teviot masterplan and consultation events delivered to c. 5,500 address in the local area in August 2022

(c) Door-knocking campaigns undertaken by Poplar HARCA in autumn 2021 and summer/autumn 2022 to advertise public consultation events and discuss the proposals

(d) A Community Forum in partnership with the London Borough of Tower Hamlets held on 15th September 2022

(e) Two in-person Stage 2 public exhibition events hosted to meet the project team and generate feedback held on 22nd September and 24th September 2022 to coincide with the Teviot Festival

(f) Across both stages of consultation, over 900 feedback forms have been completed at in-person events, utilising freepost forms, via door-knocking,

and through the dedicated consultation website.

9.2.3 Following the second round of public consultation, the Scheme was required to go through significant revision in response to changing government guidance regarding fire safety regulations. While some individual stakeholder meetings took place in this period these primarily related to the light touch updates regarding the progress towards the required design response.

9.2.4 In order to keep local residents and stakeholders informed of these changes, in April 2024 the project team met with the RSG to present the current scheme design including a 3D model and to advise on target submission and delivery timescales. The team wrote to ward councilors and the Mayor introducing the updated proposals leading to further meetings to discuss the increase in affordable homes, and then held community information events that showed the changes that had been made to the Scheme, as well the update proposals and timeline. In addition, update flyers were widely distributed and public information events held.

9.2.5 Since resolution to grant the planning permission was made the quarterly newsletter has been delivered to every home in the Teviot neighborhood and uploaded on the Poplar HARCA website giving regeneration updates including community and services news. Consultation was held on the Fawe Street Bridge (the pedestrian bridge over the DLR which sits outside the Order land), RSG meetings and a weekly regeneration drop in and amongst other events, including a weekly keep fit session and monthly quiz night. The Teviot Festival was held in September 2025, and a social value workshop was held in October 2025.

9.3 Attempts to acquire by agreement

Approach to acquisitions

9.3.1 The current buyback programme commenced in 2022, although buy backs were ongoing beforehand. Home visits were made to all remaining interests in August 2024 and there are currently active negotiations with all leaseholders who have a relevant land interest in the Estate. In summary:

9.3.2 All leaseholders in the Order Land have received or had access to the comprehensive Leaseholder Offer document;

(a) Poplar HARCA's in-house consultants lead contact with residents to progress negotiations and provide home visits at various times, advertising and holding leaseholder drop ins on the Estate and using support and utilising information from Poplar HARCA's Home Ownership team;

(b) Leaseholders who need a more significant amount of support have been identified and allocated additional resources to assist;

(c) All leaseholders have been contacted and provided with a written offer;

(d) In September 2025 the Council wrote to all the leaseholders who had not yet agreed buy back terms and offered to meet with them. This letter informed these leaseholders that the Council was considering the use of its statutory compulsory purchase powers to enable the delivery of the Scheme, as a last resort, to assist in the acquisition of the last remaining properties on the Estate and encouraging them to correspond with the Council and/or Poplar HARCA.

(e) In November 2025 a further letter was issued by the Council to those leaseholders who had attended meetings with notes from those.

(f) Throughout 2026 Poplar HARCA's in-house consultants have made weekly

contact with the remaining leaseholders where possible, resulting in agreement with the majority.

(g) In February the Council wrote to all the remaining leaseholders advising them of the Cabinet meeting to consider the support of a CPO. Further letters were sent in March advising that a resolution has been made.

(h) In May the Council's consultants, JLL, wrote to two of the remaining leaseholders in order to assist with specific issues raised during negotiations.

9.3.3 Poplar HARCA will continue with its attempts to voluntarily achieve negotiated settlements with all those who own property interests in accordance with the Landlord Offer, an approach consistent with the Guidance.

Outcome of negotiations to date

9.3.4 Of the 45 leaseholders in Teviot P1, 32 buy backs have completed, terms are agreed with 10 and discussions are ongoing with the remaining 3. This demonstrates significant progress in acquiring interests by agreement, with over 90% of interests either acquired or terms agreed.

9.3.5 The remaining 3 interests under discussion have all received a written offer and have been in discussions with the buy-back team.

9.3.6 Notwithstanding that Poplar HARCA and the Council shall continue to negotiate with all affected leaseholders, but, given the number of outstanding interests in the Order Land, the Council reasonably considers that it may be necessary to acquire all remaining interests by way the Order.

10 Use of powers under section 203 Housing and Planning Act 2016

Section 203 of the Housing and Planning Act 2016 provides that any covenants and other adverse rights or interests affecting the proposed land to be acquired or appropriated for planning purposes (the extent of which is as shown edged in red on the plan at Appendix 2) can be overridden, thereby releasing the Scheme from risk of any beneficiary of those rights, or restrictions, obtaining an injunction to restrain the carrying out of the Scheme. Instead, such beneficiaries would be entitled to compensation under section 204 of the HPA 2016. The rights, or restrictions, are not extinguished or removed from existence by the use of section 203, but the Scheme can proceed notwithstanding any interference with those rights or breach of any restriction. As noted previously, reliance on section 203 is justified by the compelling public benefits of the Scheme.

11 Human rights considerations

11.1 The Human Rights Act 1998 (the **HRA**) incorporated into domestic law the European Convention of Human Rights (the **Convention**).

11.2 Section 6 of the HRA prohibits a public authority from acting in a way which is incompatible with the Convention. The Guidance provides that a compulsory purchase order should only be made where there is a 'compelling case in the public interest,' and that a public authority pursuing a compulsory purchase order should be sure that the purpose for which it is making that order sufficiently justifies interfering with the human rights of those with an interest in the land affected.

11.3 In making this assessment, the authority should have regard, in particular, to the provisions of Article 1 of the First Protocol ('A1P1') and Articles 6 and 8 of the Convention. Taking each in turn:

9.3.7 Article 1 of the First Protocol: this provides that every natural or legal person is entitled to peaceful enjoyment of possessions and includes peaceful enjoyment of property. It states that “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 compulsory acquisition of property interests involves interference with a person’s rights under this Article. These rights are enjoyed by corporate bodies as well as individuals. However, such interference by way of the Order will be in accordance with the law, and will be in the public interest. The Council is of the view that the public benefits of the Scheme do decisively outweigh the detriment to individual interests, particularly given the availability of compensation (and/or reprovision of housing accommodation for many of those affected). The demonstrable public benefits mean the Council is satisfied that the Order will strike a fair balance between the private loss of property rights and the public interest in securing the implementation of the Scheme (which is unlikely to happen in the absence of the Order);

9.3.8 Article 6: this provides that in determining the civil rights and obligations of a subject “everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law.” This includes property rights. Whether there has been a fair and public hearing will be ascertained in the round, taking into account opportunities to be heard in the consultation process, as well as any formal hearing procedure. As set out in section 8 of this Statement the Council has undertaken, and will continue to undertake, extensive consultation with relevant landowners. Those affected by the Order will be informed and advised of their rights to make representations to the relevant Secretary of State, to be heard as part of the confirmation process, including at any public inquiry that is convened for the Order. Confirmation is reviewable by way of challenge before the High Court. Those affected will also be informed and advised of a fair entitlement to compensation (where applicable), with any dispute resolved by the independent Upper Tribunal (Lands Chamber) if necessary. The statutory procedures for compulsory purchase are sufficient to satisfy the requirements of this Article;

9.3.9 Article 8: this provides that everyone has the right to respect for their private and family life and correspondence and that there shall be no interference by a public authority with the exercise of this right except in accordance with the law, where there is a legitimate aim and where it is fair and proportionate in the public interest. In view of the considerable public benefits identified in this Statement of Reasons, the Council is satisfied that the proposed use of compulsory purchase powers for site assembly of the Order Land and the interference caused is justified and falls within these exceptions.

9.3.10 Similarly, any interference with rights under Article 8 (right to home life) must be "necessary in a democratic society" and proportionate. "Proportionate” in this context means that the interference must be no more than is necessary to achieve the identified legitimate aim, thereby striking a “fair balance” between the rights of the individual and the rights of the public. The requirements under the Convention are reflected in paragraphs 12 and 13 of the Guidance:

"12.3 A compulsory purchase order should only be made where there is a compelling case in the public interest and reasonable efforts have been made by the acquiring authority to negotiate the purchase of land by agreement"

"12.4 An acquiring authority should be sure that the purposes for which the compulsory purchase order is made justify interfering with the human rights of those with an interest in the land affected. Particular consideration should be given to the provisions of Article 1 of the First Protocol to the European

Convention on Human Rights and, in the case of a dwelling, Article 8 of the Convention. Acquiring authorities should also give consideration to the public sector equality duty"

"13.1. The confirming authority when considering a compulsory purchase order has to be able to take a balanced view between the intentions of the acquiring authority and the concerns of those with an interest in land that it is proposing to acquire compulsorily and the wider public interest. The more comprehensive the justification which the acquiring authority can present, the stronger its case is likely to be."

"13.2 The confirming authority will consider each case on its own merits and [the Guidance] is not intended to imply that the confirming authority will require any particular degree of justification for any specific order. It is not essential to show that land is required immediately to secure the purpose for which it is to be acquired. However, a confirming authority will need to understand, and the acquiring authority be able to demonstrate, that there are sufficiently compelling reasons for the powers to be sought at this time."

9.4 In preparation and making of this Order, the Council has at each stage carefully considered the balance to be struck between individual rights and the wider public interest. The 2026 Committee Report delivered in respect of the Planning Permission noted the following:

" The proposal does not raise any unique human rights or equalities implications. The balance between individual rights and the wider public interest has been carefully considered, and officers consider it to be acceptable.

The proposed new residential accommodation meets inclusive design standards and 10% of new homes will be wheelchair accessible. The proposal would provide blue badge spaces which will be allocated according to need. The development will also secure cycle parking in accordance with the London Design Cycling Standards to enable cycle parking for different user groups i.e., wider cycle parking spaces to accommodate non-standard sized cycles.

The provision of 35% affordable housing would be of a particular benefit to groups that are socially/economically disadvantaged.

A larger replacement mosque and a new community centre will be provided as part of this development, significantly enhancing local community infrastructure. This mosque will support the needs of the Teviot British Bangladeshi Association, currently based within the estate, and will ensure the continued provision of a dedicated space for worship and community gatherings.

Publicly accessible open space will be provided which will be accessible to all residents.

The application has undergone the appropriate level of consultation with the public and Council consultees. The Applicant has also undertaken engagement with nearby residents and occupiers prior to the submission of the planning application.

The proposed development would not result in adverse impacts upon equality or social cohesion"

9.5 The Council has considered the effect of the Articles and concluded that in light of the significant public benefit that would arise from the Scheme, if brought forward, it is in the interest of the wider community to make the Order. Appropriate compensation will be available to those entitled to claim it under the relevant statutory provisions. Reprovision is being offered to many of the affected parties.

9.6 In conclusion, having regard to the matters set out above the Council considers that a compelling case in the public interest exists for the making and confirmation of the Order,

and that the interference with Convention Rights is justified in order to secure the economic, social and environmental benefits which the Scheme will bring, namely the creation of new, well-designed, high-quality homes aimed at improving the quality of life for existing and future generations living in the area.

12 Public Sector Equality Duty

12.1 The Public Sector Equality Duty (the **PSED**) was introduced by the Equality Act 2010 (the **EA 2010**) as part of the government's aim to protect people from discrimination in the workplace and in wider society. The PSED came into force on 5 April 2011 and means that public bodies have to consider all individuals when carrying out their day-to-day work including when shaping policy and delivering services.

12.2 Section 149 of the EA 2010 established the general equality duty which is that all public authorities are required in the exercise of their functions to have due regard to the need to:

12.2.1 Eliminate discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;

12.2.2 Advance equality of opportunity between people who share those protected characteristics and people who do not; and

12.2.3 Foster good relations between people who share those characteristics and people who do not.

12.3 The "relevant protected characteristics" are age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; and sexual orientation.

12.4 The legislation is not prescriptive about the approach that a public authority should take in order to comply with the PSED. However, principles from case law suggest that each public authority should keep in mind that the duty must be complied with before and at the time a particular policy is under consideration, as well as when a decision is taken. A public authority must also consciously think about the need to do the things set out in the PSED as an integral part of the decision-making process, exercising the duty in substance, with rigour and with an open mind. In light of this and as part of the proposed regeneration of the Estate, the Council has been working closely with residents to ensure they are consulted on all aspects of the new development, and that particular needs are taken into account. This has ensured that the Council better understands how the development will impact residents and that their needs are understood.

12.5 As part of the Equalities Impact Assessment (the **EQIA**) Mott MacDonald were first instructed to analyse the draft hybrid masterplan in July 2023. The EQIA has since been updated to reflect Teviot Phase 1 only and was issued in May 2026[3].

12.6 The appended EQIA report considers the impacts of the redevelopment process – particularly the impact on existing residents and users of community resources in the local area. The assessment also explores the impact of the delivery of the scheme on the current and future community. The EQIA has identified three broad categories of potential impact:

(a) Potential impacts on existing residents during redevelopment;

(b) Potential impacts on users of community resources during redevelopment; and

(c) Potential impacts on the community following redevelopment.

[3] A copy of the EQIA is available online at https://talk.towerhamlets.gov.uk/en-GB/projects/teviotestatecpo Hard copies are also available on request.

12.7 The EQIA identified that the use of CPO powers to facilitate Teviot P1 is likely to indirectly enable delivery of considerable positive impacts for local people with protected characteristics. The use of the CPO will enable delivery of the regeneration of the Estate and associated positive outcomes to be realised. In particular, the assessment identifies that the Scheme, once delivered, has the potential to provide improved housing, an improved public realm, improved community spaces, and improved religious spaces for local people. These outcomes are expected to deliver strong positive equality impacts, particularly for children, disabled people, older people, ethnic minority groups, and households living in deprivation.

12.8 The assessment also identifies potential adverse equality impacts, particularly during the redevelopment period, relating to relocation, financial stress, and accessing information. However, these are anticipated to be largely managed through Poplar HARCAs existing mitigation strategies and CPO compensation arrangements.

12.9 In order to further mitigate any remaining equality risk within the scheme, the EQIA recommends a series of actions which Poplar HARCA should consider (see Section 7.2 of the EQIA). Key recommendations include but are not limited to:

(a) Continue to produce user-friendly information for the scheme for affected parties, providing information on the steps required throughout the CPO process. The guide should consider timescales and details of the scheme and compensation;

(b) Ensure that improvements to public space (including the pedestrian environment and play spaces on the Site) appropriately consider best practice in accessible and inclusive (including gender- inclusive) design, benefitting women and girls and older and disabled people, including those with mobility and sensory impairments;

(c) Continue to work with groups which are less likely to take part in traditional consultations to develop plans for the site.

12.10 The EQIA will continue to be monitored and reviewed throughout the progression of the proposals and working in close collaboration between Poplar HARCA, Council departments, the ITLA and residents themselves to ensure the reduction, mitigation or even eradication of negative impacts of the Scheme and the proposed interventions will be embedded into local stakeholder engagement.

13 Special Considerations and Special Category Land

12.11 The Scheme will not involve the demolition/alteration/extension of:

12.11.1 Any buildings listed under Section 1 of the Planning (Listed Buildings and Conversation Areas) Act 1990;

12.11.2 Any buildings which are the subject of a building preservation notice or demolition/alteration/extension of any buildings which may qualify for inclusion in the statutory list;

12.11.3 Any buildings which are included in a conservation area designated under section 69 or section 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and which require listed building consent for demolition and/or re-development;

12.11.4 Any monuments which are scheduled under Section 1 of the Ancient Monuments and Archaeological Areas Act 1979; or

12.11.5 Any parks/gardens/historic battlefields which are registered under Section 8C of

the Historic Buildings and Ancient Monuments Act 1953.

12.12 Poplar HARCA are progressing discussions with statutory undertakers who have apparatus within the Order Land. Poplar HARCA are in discussions with the relevant undertakers to seek the necessary arrangements to secure the release of each interest in the Order Land and the grant of new rights in respect of the Scheme.

12.13 There is no special category land within the Order Land.

14 Identifying the Scheme for the purpose of compensation

Section 6A (1) of the Land Compensation Act 1961 (the LCA 1961) provides that the no scheme principle is to be applied when assessing the value of land in order to work out how much compensation should be paid by the acquiring authority for the compulsory acquisition of the land (see rule 2A in section 5). Section 6D of the LCA 1961 confirms that for the purposes of section 6A the "scheme" means the scheme of development underlying the acquisition. The Order authorises the compulsory acquisition of land for the purpose of facilitating the regeneration of the Estate. As such, the "scheme" for the purpose of the LCA 1961 to be disregarded for the purpose of assessing compensation is the redevelopment of the Order Land and the wider Estate.

15 Appendices to this Statement

Appendix 1: Order map (unsealed);

Appendix 2: Plan showing the land that may be subject to section 203;

Appendix 3: Planning Permission site location plan;

16 Further Information

a. Those parties affected by the Order who wish to discuss matters with a representative of the Council should contact

i. Monju Ali, Regeneration and CPO Co-Ordinator, monju.ali@towerhamlets.gov.uk or on 020-7364 2962 during normal office hours; or

Inspection of the Order and Order Documents

b. A copy of the Order, the Order Map, and the Appendices to this Statement of Reasons and other documents (including those hyperlinked) may be viewed at:

i. Tower Hamlets Council, Town Hall, 160 Whitechapel Road, London E1 1BJ (Monday to Friday) and may be seen at all reasonable hours

ii. A redacted copy of the order and map may be viewed online at https://talk.towerhamlets.gov.uk/en-GB/projects/teviotestatecpo

c. In the event that it becomes necessary to hold a public inquiry into the Order, the Council may refer to additional documents including those listed below. The list below is not exhaustive and the Council refer to additional documents in order to address any objections made to the Order:

i. The Order, Schedule and Map;

ii. Cabinet report (including appendices) and minutes;

iii. The National Planning Policy Framework;

iv. National guidance;

v. Adopted and emerging development plan policies;

vi. Relevant planning application documents and permissions;

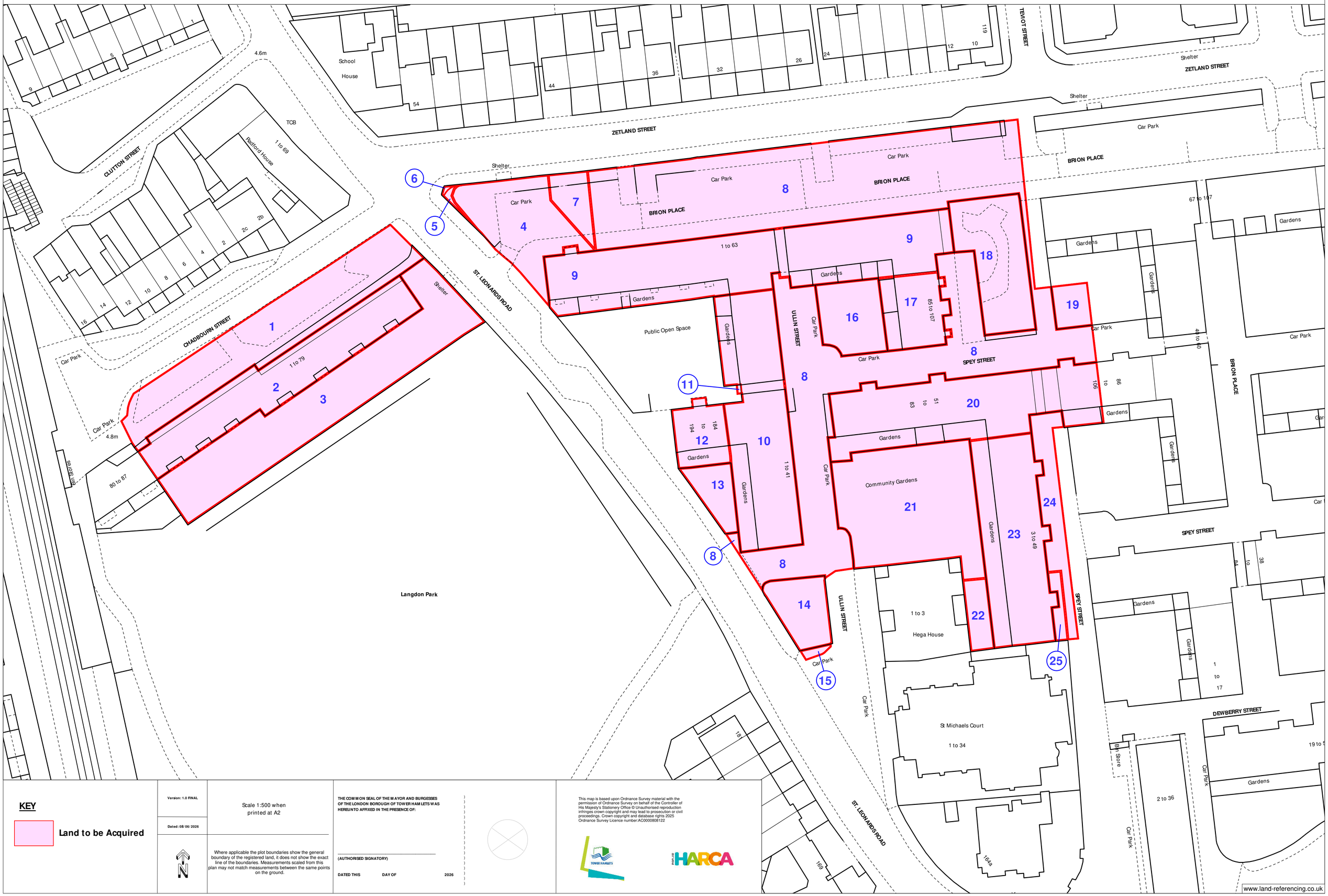
vii. Date and reports relating to housing need; and

viii. Correspondence with interest holders.

Appendix 1

Order Map

MAP REFERRED TO IN THE LONDON BOROUGH OF TOWER HAMLETS (TEVIOT ESTATE PHASE 1) COMPULSORY PURCHASE ORDER 2026



KEY

Land to be Acquired

Version: 1.0 FINAL

Dated: 08/06/2026

Scale 1:500 when printed at A2

Where applicable the plot boundaries show the general boundary of the registered land, it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground.

THE COMMON SEAL OF THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF TOWER HAMLETS WAS HEREUNTO AFFIXED IN THE PRESENCE OF:

.....

(AUTHORISED SIGNATORY)

DATED THIS DAY OF 2026

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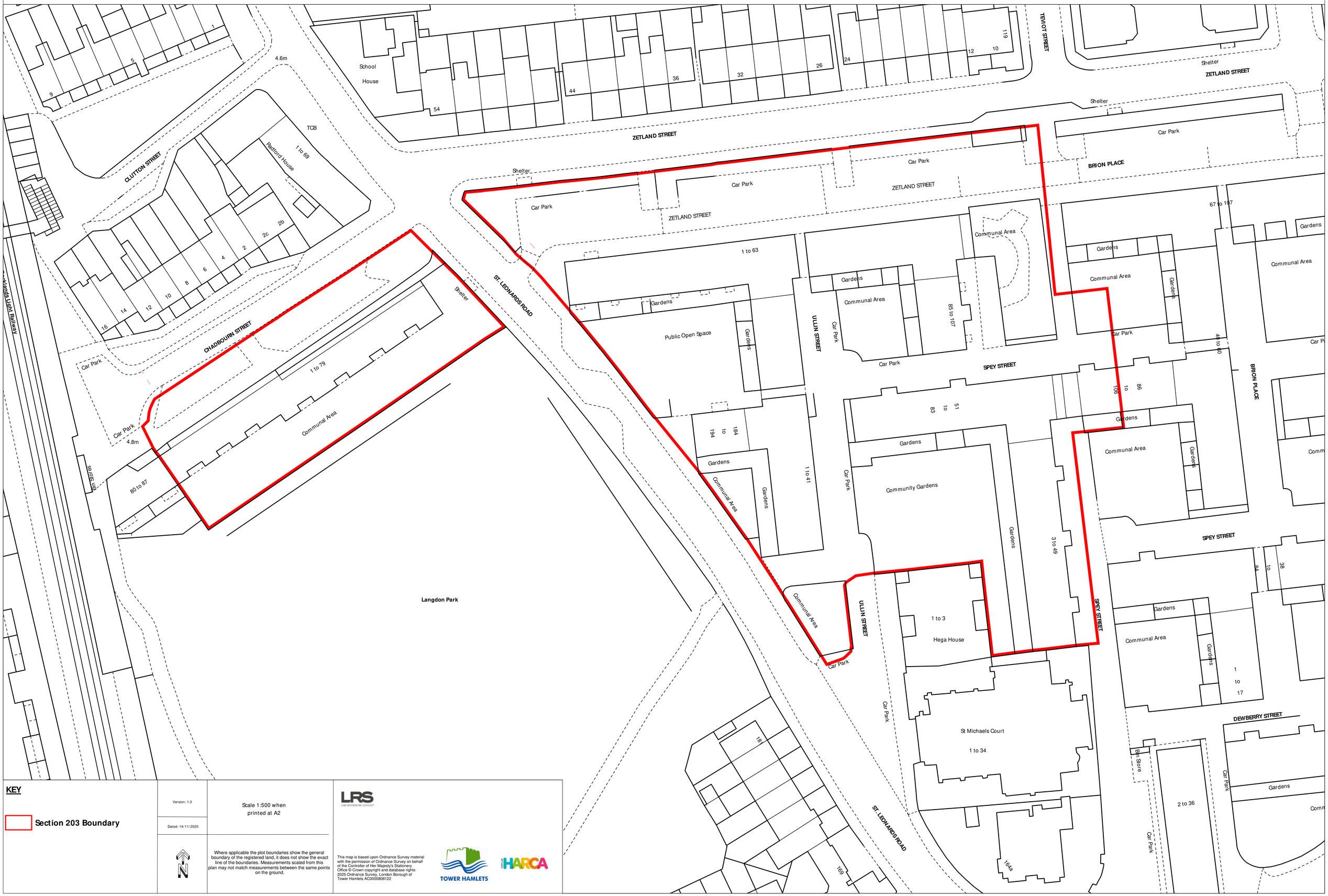
Appendix 2

Plan showing the land that may be subject to section 203

TEVIOT ESTATE PHASE 1 SECTION 203 ACQUISITION PLAN



KEY

Section 203 Boundary

Version: 1.0

Dated: 14/11/2025

Scale 1:500 when printed at A2

Where applicable the plot boundaries show the general boundary of the registered land, it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground.

LRS LAND REFERENCING SERVICES

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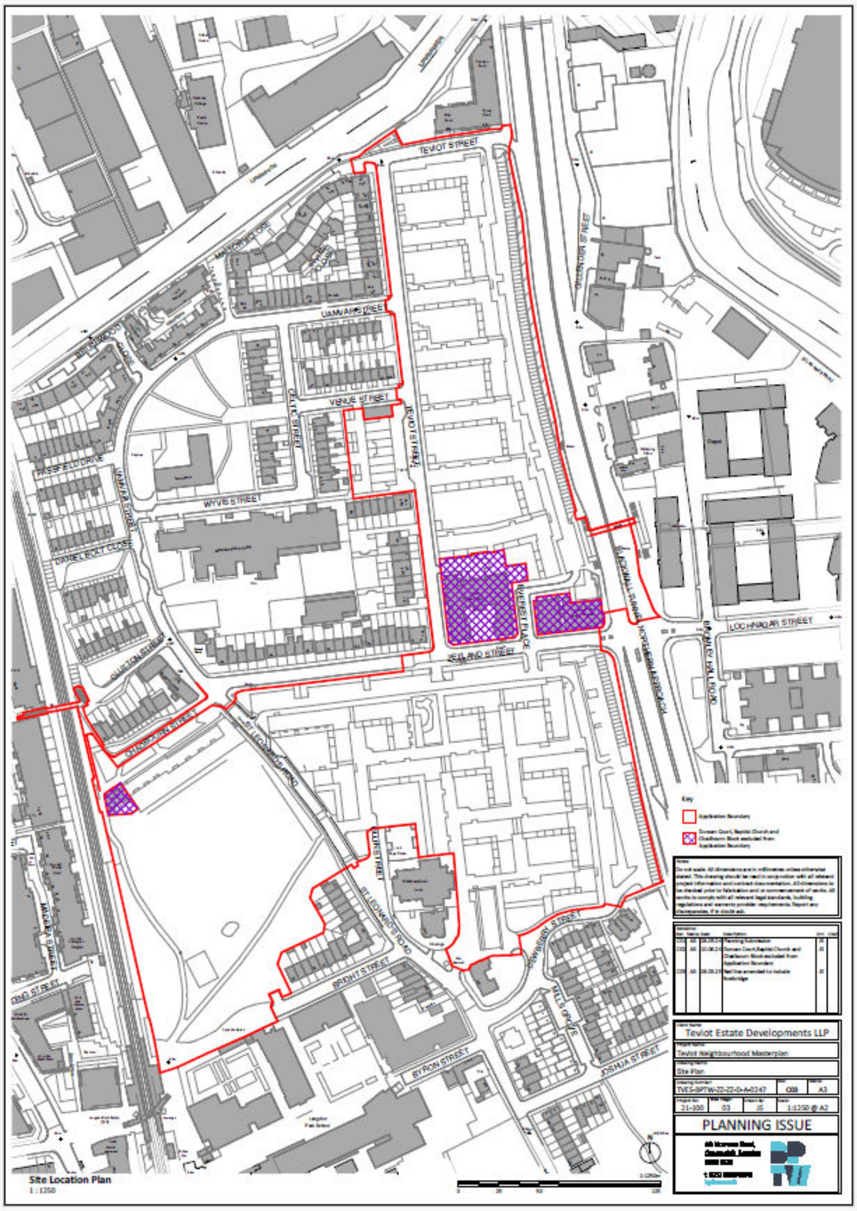
TOWER HAMLETS

HARCA

Appendix 3

Planning Permission Site Location Plan


TEVIOT STREET
UAMVAR STREET
VENUE STREET
WYVIS STREET
ZETLAND STREET
LOCHNAGAR STREET
BRIGHT STREET
BYRON STREET
JOSHUA STREET
Key
Duncan Court, Baptist Church and Chadbourn Block excluded from Application Boundary
Teviot Estate Developments LLP
Teviot Neighbourhood Masterplan
Site Plan
TVES-BPTW-22-22-D-A-0247
C08
A3
21-100
03
JS
1:1250 @ A3
PLANNING ISSUE
Site Location Plan
1 : 1250