

ENGAGEMENT WITH AND DECANT OF COUNCIL TENANTS

**TOWN AND COUNTRY PLANNING ACT 1990
ACQUISITION OF LAND ACT 1981**

**LONDON BOROUGH OF SUTTON
(ELM GROVE) COMPULSORY PURCHASE ORDER 2024**

APP/PCU/CPOP/P5870/3344739

ENGAGEMENT WITH AND DECANT OF COUNCIL TENANTS

APPENDICES

OF

**MICHAEL HUNTE
LONDON BOROUGH OF SUTTON
ON BEHALF OF THE ACQUIRING AUTHORITY**

25 MARCH 2025

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APPENDIX 1 – ELM GROVE ESTATE RESIDENT MOVES TABLE

APPENDIX 1 – ELM GROVE ESTATE RESIDENT MOVES TABLE

Key:

	Vacant property where residents have moved
	Secure Tenants still in occupation (Live Tenancies)
	Non-Secure Tenants still in occupation
	Homeowners still in occupation

Address	Name	Tenure	Move / Completion Date	Rehousing Status
1 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant (Eligible)	14/10/2024	Rehoused Temporarily (Tenant Returning to Elm Grove)
2 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant (Eligible)	11/08/2023	Permanently Rehoused
2 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant	13/01/2025	Permanently Rehoused
3 Elm Grove, Sutton, Surrey, SM1 4EU		Secure Tenant	September 2024	Moved to a Care Home Temporarily (Permanent Placement Pending) (Elm Grove Tenancy Still Active)
4 Elm Grove, Sutton, Surrey, SM1 4EU		Secure Tenant	03/04/2023	Permanently Rehoused
4 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant	03/07/2024	Moved to Alternative Temporary Accommodation
5 Elm Grove, Sutton, Surrey, SM1 4EU		Secure Tenant		Still in Occupation (Subject to Possession Proceedings)
6 Elm Grove, Sutton, Surrey, SM1 4EU		Leaseholder	21/08/2024	Property Acquired by the Council
7 Elm Grove, Sutton, Surrey, SM1 4EU		Leaseholder	31/07/2024	Property Acquired by the Council
8 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant	10/07/2024	Moved to Alternative Temporary Accommodation
9 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant (Eligible)	14/08/2023	Permanently Rehoused
9 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant	19/08/2024	Moved to Alternative Temporary Accommodation
10 Elm Grove, Sutton, Surrey, SM1 4EU		Secure Tenant	13/05/2024	Rehoused Temporarily (Tenant Returning to Elm Grove)
11 Elm Grove, Sutton, Surrey, SM1 4EU		Non Resident Leaseholder	13/02/2024	Property Acquired by the Council
12 Elm Grove, Sutton, Surrey, SM1 4EU		Secure Tenant	22/07/2024	Rehoused Temporarily (Tenant Returning to Elm Grove)
13 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant	21/10/2024	Moved to Alternative Temporary Accommodation
14 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant	April 2025	Still in Occupation (Accepted a Permanent Property Pending Work)
15 Elm Grove, Sutton, Surrey, SM1 4EU		Leaseholder		Sale Agreed (Homeowner Returning to Elm Grove)
16 Elm Grove, Sutton, Surrey, SM1 4EU		Secure Tenant	31/05/2023	Permanently Rehoused

16 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant	01/02/2024	Permanently Rehoused
17 Elm Grove, Sutton, Surrey, SM1 4EU		Secure Tenant	21/11/2022	Permanently Rehoused
17 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant	14/10/2024	Permanently Rehoused
18 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant	N/A	Evicted
19 Elm Grove, Sutton, Surrey, SM1 4EU		Secure Tenant	03/06/2024	Permanently Rehoused
20 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant	20/05/2024	Moved to Alternative Temporary Accommodation
21 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant (Eligible)	30/09/2024	Rehoused Temporarily (Tenant Returning to Elm Grove)
22 Elm Grove, Sutton, Surrey, SM1 4EU		Secure Tenant	21/08/2023	Permanently Rehoused
22 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant	03/06/2024	Moved to Alternative Temporary Accommodation
23 Elm Grove, Sutton, Surrey, SM1 4EU		Leaseholder		Sale Agreed (Homeowner Buying on the Open Market)
24 Elm Grove, Sutton, Surrey, SM1 4EU		Leaseholder		Sale Agreed (Homeowner Returning to Elm Grove)
25 Elm Grove, Sutton, Surrey, SM1 4EU		Secure Tenant		Still in Occupation (Subject to Possession Proceedings)
26 Elm Grove, Sutton, Surrey, SM1 4EU		Leaseholder		Sale Agreed (Homeowner Returning to Elm Grove)
27 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant	23/08/2024	Moved to Alternative Temporary Accommodation
28 Elm Grove, Sutton, Surrey, SM1 4EU		Secure Tenant	26/08/2024	Permanently Rehoused
29 Elm Grove, Sutton, Surrey, SM1 4EU		Secure Tenant	25/12/2022	Permanently Rehoused
30 Elm Grove, Sutton, Surrey, SM1 4EU		Secure Tenant	N/A	Tenant Passed Away
31 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant	08/08/2024	Permanently Rehoused
32 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant (Eligible)	14/10/2024	Permanently Rehoused
33 Elm Grove, Sutton, Surrey, SM1 4EU		Secure Tenant	06/06/2024	Permanently Rehoused
34 Elm Grove, Sutton, Surrey, SM1 4EU		Secure Tenant	21/11/2024	Permanently Rehoused
35 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant	25/07/2024	Permanently Rehoused
36 Elm Grove, Sutton, Surrey, SM1 4EU		Secure Tenant		Still in Occupation (Subject to Possession Proceedings)
37 Elm Grove, Sutton, Surrey, SM1 4EU		Secure Tenant	27/09/2024	Rehoused Temporarily (Tenant Returning to Elm Grove)
38 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant (Eligible)	29/01/2024	Rehoused Temporarily (Tenant Returning to Elm Grove)
38 Elm Grove, Sutton, Surrey, SM1 4EU		Non-Secure Tenant	N/A	Tenancy Terminated by Tenant

39 Elm Grove, Sutton, Surrey, SM1 4EU		Secure Tenant	17/02/2025	Rehoused Temporarily (Tenant Returning to Elm Grove)
40 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	04/08/2024	Rehoused Temporarily (Tenant Returning to Elm Grove)
41 Elm Grove, Sutton, Surrey, SM1 4EX		Non Resident Leaseholder	13/10/2023	Property Acquired by the Council
42 Elm Grove, Sutton, Surrey, SM1 4EX		Leaseholder		Sale Agreed (Homeowner Returning to Elm Grove)
43 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	03/10/2024	Rehoused Temporarily (Tenant Returning to Elm Grove)
44 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	14/11/2023	Permanently Rehoused
44 Elm Grove, Sutton, Surrey, SM1 4EX		Non-Secure Tenant	17/07/2024	Moved to Alternative Temporary Accommodation
45 Elm Grove, Sutton, Surrey, SM1 4EX		Leaseholder	12/03/2025	Property Acquired by the Council
46 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	19/01/2024	Permanently Rehoused
46 Elm Grove, Sutton, Surrey, SM1 4EX		Non-Secure Tenant	27/09/2024	Moved to Alternative Temporary Accommodation
47 Elm Grove, Sutton, Surrey, SM1 4EX		Non-Secure Tenant	18/07/2024	Moved to Alternative Temporary Accommodation
48 Elm Grove, Sutton, Surrey, SM1 4EX		Non-Secure Tenant	N/A	Evicted
49 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	22/08/2023	Permanently Rehoused
49 Elm Grove, Sutton, Surrey, SM1 4EX		Non-Secure Tenant	19/06/2024	Moved to Alternative Temporary Accommodation
50 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	20/01/2025	Rehoused Temporarily (Tenant Returning to Elm Grove)
51 Elm Grove, Sutton, Surrey, SM1 4EX		Non Resident Leaseholder	20/03/2025	Property Acquired by the Council
52 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	22/07/2024	Permanently Rehoused
53 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	13/11/2023	Permanently Rehoused
53 Elm Grove, Sutton, Surrey, SM1 4EX		Non-Secure Tenant	20/11/2024	Moved to Alternative Temporary Accommodation
54 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	14/10/2024	Permanently Rehoused
55 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	16/10/2023	Permanently Rehoused
56 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	20/10/2024	Rehoused Temporarily (Tenant Returning to Elm Grove)
57 Elm Grove, Sutton, Surrey, SM1 4EX		Non-Secure Tenant	25/08/2024	Permanently Rehoused
58 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	May 2025	Still in Occupation (Accepted a Permanent Property Pending Works)
59 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	07/02/2023	Permanently Rehoused
60 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	08/12/2024	Permanently Rehoused

61 Elm Grove, Sutton, Surrey SM1 4EX		Non Resident Freeholder	13/02/2024	Property Acquired by the Council
62 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	11/03/2024	Permanently Rehoused
63 Elm Grove, Sutton, Surrey, SM1 4EX		S16 Freeholder	13/02/2024	Property Acquired by the Council
64 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	31/07/2024	Permanently Rehoused
65 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	12/10/2022	Permanently Rehoused
65 Elm Grove, Sutton, Surrey, SM1 4EX		Non-Secure Tenant	06/11/2024	Permanently Rehoused
66 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	01/11/2024	Permanently Rehoused
67 Elm Grove, Sutton, Surrey, SM1 4EX		Freeholder		Sale Agreed (Homeowner Returning to Elm Grove)
68 Elm Grove, Sutton, Surrey, SM1 4EX		S16 Freeholder		Sale Agreed (Homeowner Returning to Elm Grove)
69 Elm Grove, Sutton, Surrey, SM1 4EX		Occupant	05/02/2024	Permanently Rehoused
69 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	15/07/2024	Permanently Rehoused
70 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	14/10/2024	Permanently Rehoused
71 Elm Grove, Sutton, Surrey, SM1 4EX		Secure Tenant	06/11/2023	Permanently Rehoused
71 Elm Grove, Sutton, Surrey, SM1 4EX		Non-Secure Tenant	17/06/2024	Moved to Alternative Temporary Accommodation
72 Elm Grove, Sutton, Surrey, SM1 4EX		Non-Secure Tenant	06/01/2025	Permanently Rehoused
73 Elm Grove, Sutton, Surrey, SM1 4EX		Freeholder		Sale Agreed (Homeowner Returning to Elm Grove)

APPENDIX 2 – PLAN OF PROPERTIES CURRENTLY OCCUPIED AT ELM GROVE ESTATE



- KEY**
- no. Secure Tenants
 - no. Non-Secure Tenants

Rev	Date	Drawn	Description
A	10.03.25	AAN	Initial Issue
B	12.03.25	AAN	Updated to LBS Regen comments
	24.03.25	AAN	Updated to LBS Regen comments

Notes:
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**APPENDIX 3 – SUMMARY OF ENGAGEMENT WITH SECURE TENANTS SUBJECT TO
POSSESSION PROCEEDINGS**

APPENDIX 3 – SUMMARY OF ENGAGEMENT WITH SECURE TENANTS SUBJECT TO POSSESSION PROCEEDINGS

██████████ 5 Elm Grove, Sutton, Surrey, SM1 4EU

██████████ is a secure tenant, who lives on the second floor, in a one bedroom flat on Elm Grove. He has lived at the property since ██████████. ██████████ is a ██████ year old ██████ man who lives alone. The Council has continued to experience difficulty in engaging with ██████████ and despite numerous efforts to contact him, in writing, via home visits through telephone calls and text messages he has not responded sufficiently to enable the Council to rehouse him.

Officers did manage to make contact with him in October 2024 in order to gain access to his property to carry out an annual gas safety check. The Council had previously secured an injunction against ██████████ due to his failure to provide access in previous years, therefore was able to gain access through the use of the injunction. It was only through this approach that ██████████ responded to allow access for the compliance check, enabling officers from the Housing Regeneration team to take the opportunity to discuss the regeneration and rehousing options to ██████████ and to provide assistance in helping him to complete his Housing Application on 28 October 2024.

Under his Housing Application, ██████████ housing needs include a replacement one bedroom property, either a Council or Housing association property in Sutton, whilst he has also stipulated that the areas he would prefer to move to in the borough would include ██████████, including a preference for the ██████████ area in ██████████.

The Council has used various means of communication to try and engage with ██████████, but he has still not responded sufficiently to enable the Council to help him move or actively bid on any accommodation himself. As a result, a Notice of Seeking Possession was served on him on 16 October 2024, to begin the process to recover possession of the property under Ground 10. The Notice expired on 18 November 2024 and Possession Proceedings were then issued to the Court on 27th December 2024.

The Council has continued to try and contact ██████████ and identify alternative accommodation for him to move to. Between November 2024 and March 2025 ██████████ has been nominated to 6 different properties in the borough, but has failed to respond on 5 occasions, whilst declining the opportunity to view the other.

On 12 February 2025, a member of the Council's Housing Regeneration team saw ██████████ on the estate during a site visit, where she informed him that the Council had been trying to contact him for several months, which he acknowledged. It was explained that the Council had made a number of suitable offers of accommodation to him based on his housing needs and preferences but had received no response from him other than a text message to decline the property at ██████████, however when asked about his lack of engagement he wasn't able to provide a satisfactory reason for his lack of engagement and instead stated that he was still trying to get his head around things. The Council has also looked for assistance in this matter from the Elm Grove Independent Residents Advisor

PPCR, who have more recently attempted to make contact with [REDACTED]. Advisors from PPCR have left several voicemail messages and emails for him and carried out a home visit on 24 February 2025, however there has been no contact or response received.

A Court hearing has been listed for 25 April 2025 at Croydon County Court.

[REDACTED] has not objected to the Compulsory Purchase Order.

Offers of Alternative Accommodation and Reasons for Refusal:

Offer Date	Address of Property Offered	Property Type	Reason for Refusal
26/11/2024	[REDACTED]	1 Bedroom Flat (Housing Association)	Tenant did not respond to the offer
18/12/2024	[REDACTED]	1 Bedroom Flat (Council New Build Property)	Declined the offer via a text message stating [REDACTED] was not an area he wanted
20/12/2024	[REDACTED]	1 Bedroom Flat (Housing Association)	Tenant did not respond to the offer
15/01/2025	[REDACTED]	1 Bedroom Flat (Housing Association)	Tenant did not respond to the offer
21/01/2025	[REDACTED]	1 Bedroom Flat (Housing Association)	Tenant did not respond to the offer
28/01/2025	[REDACTED]	1 Bedroom Flat (Housing Association)	Tenant did not respond to the offer

████████████████████ 25 Elm Grove, Sutton, Surrey, SM1 4EU

████████████████████ is a secure tenant of a two bedroom flat on the ground floor. She has lived at the property since ██████████. ██████████ is a █████ year old single woman who lives with her adult son (aged █████). She has continued to engage with the Council throughout the process, however has declined multiple offers of suitable accommodation that would have met her housing needs without providing reasonable grounds.

████████████████████ completed her Housing Register Application on 25 May 2023. Her application was initially coded as a tenant wishing to return to Elm Grove, however she changed her preference in June 2024, opting to move away from Elm Grove permanently into alternative Council accommodation. Her housing needs include a requirement for two bedroom accommodation, with no special requirements for specific property types or any recommendations for housing on lower floors. Although ██████████ supplied a medical letter regarding her and her son's medical conditions, no additional medical priority or requirements have been granted by the Council's medical assessment team.

Since the registration of her Housing Application, ██████████ has been nominated to 10 properties that were considered suitable offers by the Council. Her application was placed on auto bid from 1 October 2024, meaning suitable properties that become available within the Council's stock will automatically be matched to her application.

Due to the number of offers that have been made to and subsequently declined by ██████████, in the absence of what the Council would consider reasonable ground, a Notice of Seeking Possession was served on 16 October 2024 to begin the process to recover possession of the property. The Notice expired on 18 November 2024 and Possession Proceedings were issued to the Court on 27 December 2024.

On 25 February 2025, the Elm Grove Independent Residents Adviser PPCR, arranged an online virtual meeting with ██████████, after she declined an offer of a home visit. PPCR have advised that ██████████ had explained that she remains open to moving away from Elm Grove, but that many of the properties that she has been offered by the Council have so far have been too small in terms of the room sizes.

A hearing has been listed for 9 May 2025 at Croydon County Court.

████████████████████ has not objected to the Compulsory Purchase Order.

Offers of Alternative Accommodation and Reasons for Refusal:

Offer Date	Address of Property Offered	Property Type	Reason for Refusal
11/12/2023	████████████████████	2 Bedroom House (Council Property)	Tenant declined the offer due to the property not have an allocated parking space

26/04/2024	[REDACTED]	2 Bedroom House (Council Property)	Tenant declined the offer as the property was too close to the road
21/06/2024	[REDACTED]	2 Bedroom House (Council Property)	Tenant declined the offer on the grounds that the garden required a lot of work
21/3/2024	[REDACTED]	2 Bedroom House (Housing Association)	The property was withdrawn by the Housing Association
26/09/2024	[REDACTED]	2 Bedroom House (Council Property)	Tenant declined the opportunity to view the property as she said she was feeling unwell.
23/10/2024	[REDACTED]	2 Bedroom House (Council property)	Tenant declined the property as being too small
11/12/2024	[REDACTED]	2 Bedroom House (Council Property)	Tenant declined the property as being too small
29/01/2025	[REDACTED]	2 Bedroom House (Council Property)	Tenant declined the property - no reason provided
13/01/2025	[REDACTED]	2 Bedroom House (Council Property)	Tenant was unable to view the property in person and was shown pictures, but declined the property - no reason provided
16/02/2025	[REDACTED]	2 Bedroom House (Council Property)	The Tenant was skipped for this property because it contains a wet room and shower, whereas the Tenant's preference is for a bathroom with a bath

[REDACTED], 36 Elm Grove, Sutton, Surrey, SM1 4EU

[REDACTED] is a sole secure tenant of a one bedroom flat on Elm Grove. She has lived at the property since [REDACTED]. She has engaged with the Council throughout the process, however has declined several suitable offers of accommodation that would have met her housing needs without good reason.

[REDACTED] completed her Housing Register Application on 25 May 2023. Her housing need is for one bedroom property, with no special medical requirements. [REDACTED] had originally expressed a preference to move out of the borough into Croydon, which was an option at the time the Landlord Offer was published. At that time Sutton Council was part of a Housing Moves Scheme which allowed for tenants to move to a different local authority within London. This was a reciprocating arrangement between different boroughs, however the eligibility criteria for the Scheme has now changed, meaning [REDACTED] can no longer access an out of borough move.

On 24 April 2024 [REDACTED] Housing Application was updated to reflect her preference for Council accommodation in the Wallington area of Sutton. [REDACTED] explained that she would prefer to move to an alternative general needs Council home, as this would enable her to retain her secure tenancy conditions, including the ability to exercise the Right to Buy.

Since her Housing Application was registered, [REDACTED] has been nominated for 2 properties, however she declined these. [REDACTED] Housing Application was placed on auto bid from 1 October 2024, meaning that any suitable properties that become available would be matched automatically to her application.

Due to [REDACTED] declining suitable offers without reasonable grounds she was served with a Notice of Seeking Possession on 16 October 2024, in order to begin the process to recover possession of her property under Ground 10. The Notice expired on 18 November 2024 and Possession Proceedings were issued to the Court on 27th December 2024. Having been notified of the pending court action [REDACTED] contacted the Housing Regeneration team to request that her preferred areas of choice be expanded to include the Central Sutton and Carshalton areas so to provide her with wider choice. A hearing has been listed for 9 May 2025 at Croydon County Court.

[REDACTED] has not objected to the Compulsory Purchase Order.

Offers of Alternative Accommodation and Reasons for Refusal:

Offer Date	Address of Property Offered	Property Type	Reason for Refusal
02/01/2024	[REDACTED]	1 Bedroom Bungalow (Council Property)	Tenant declined the offer due to the property being a sheltered housing scheme, which could not be bought under the Right to Buy
09/09/2024	[REDACTED]	1 Bedroom Flat	Tenant declined the offer due to the property having

		(Council New Build Property)	an open plan layout and that the bedroom was to small
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