

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

SUMMARY OF EVIDENCE

OF

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

25 MARCH 2025

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1 INTRODUCTION

- 1.1 I am employed as a Housing Regeneration Manager at the London Borough of Sutton. I will provide evidence on the steps taken to engage with and assist Council tenants in support of the confirmation of the Order.

2 SCOPE OF EVIDENCE

- 2.1 My evidence will address the following:

- 2.1.1 The Decant of Council Tenants, including:

- (a) A chronology of the engagement process with tenants (CPO Guidance, tier 1, paragraph 17 (**CDC.2**));
- (b) The extent to which the Council has provided information and engaged with tenants to assist with relocation (CPO Guidance, tier 1, paragraph 19 (**CDC.2**));
- (c) The steps the Council has taken to understand and mitigate the effects of the CPO on tenants and help those affected by the CPO (CPO Guidance tier 1, paragraphs 2 and 19 (**CDC.2**)); and
- (d) An update on rehousing tenants (CPO Guidance, tier 1, paragraphs 2 and 17 (**CDC.2**));

- 2.1.2 Conclusion; and

- 2.1.3 Declaration of truth.

3 THE DECANT OF COUNCIL TENANTS

- 3.1 The Council has been seeking to assemble the land required for the proposed redevelopment of Elm Grove Estate ("**Estate**") by working with the tenants of the Estate to provide them with replacement homes to ensure their housing needs are met, so that all homes on the estate are vacated to facilitate its demolition.
- 3.2 The Council has been engaging with residents of the Estate since 2017 through a variety of methods on both the options to regenerate the Estate and the rehousing of residents. The consultation resulted in the co-production of a Community Charter and a Residents' Charter (Appendix A to **CDB.1** page 49), which were incorporated into the Elm Grove Landlord Offer that was approved by the Council in December 2021 (**CDB.3** and **CDB.4**). The support shown by residents for these commitments was evidenced by the overwhelming success of the residents' Estate Ballot held in February and March 2022, with 78.6% of residents voting in favour of the regeneration proposals.

3.3 Since the Ballot, the Council has continued to work diligently with Council tenants, with further steps taken to understand and mitigate the impact of residents having to move. Tenants were given the option to move away temporarily, in order to return back to a new home on the Estate in the future, or move away permanently.

3.4 The Council has been successful in rehousing the majority of tenants that were located within the Order Land. There are currently fifty one affordable homes vacant and six Council tenants in occupation, of which three have pending permanent placements and three are subject to possession proceedings. The Council continues to work with these tenants in order to find them suitable alternative accommodation.

4 CONCLUSION

4.1 The Council has been meaningfully engaging with tenants of the Estate since 2017. The Council has made significant progress in rehoming tenants in accordance with its obligations under the CPO Guidance (**CDC.2**) and has worked to meet the personal needs of tenants throughout this process, which is demonstrated by the fact that fifty one of the fifty seven affordable homes on the Estate are now vacant.

5 DECLARATION OF TRUTH

5.1 I confirm that insofar as the facts stated in my evidence are within my own knowledge I have made clear which they are, and I believe them to be true and that the opinions expressed represent my true and complete professional opinion.