

## Notice of NON KEY Executive Decision containing exempt information

This Executive Decision Report is part exempt and Appendices B is not available for public inspection as it contain exempt information within the meaning of paragraph 3 of Schedule 12A to the Local Government Act 1972. It is exempt because it refer to financial or business affairs of any particular person (including the authority), and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

<b>Subject Heading:</b>	Approval to enter into option agreement to Acquire Sub-Leasehold Interest – The Alderman Public House, 52 Chippenham Road, Romford RM3 8HX
<b>Decision Maker:</b>	Mark Butler Assistant Director of Regeneration & Place Shaping
<b>Cabinet Member:</b>	Councillor Paul McGeary Lead Member for Housing
<b>ELT Lead:</b>	Neil Stubbings Strategic Director of Place
<b>Report Author and contact details:</b>	Veronika Lebedeva Project Manager – Regeneration Email: veronika.lebedeva@havering.gov.uk
<b>Policy context:</b>	The decision supports delivery of the Council’s adopted Housing Strategy, the London Plan (2021), Havering Local Plan (2021), and the 12 Estates Regeneration Programme (Cabinet approvals February 2019 and March 2023).

**Non-key Executive Decision**

<b>Financial summary:</b>	Approval is sought to enter into an option to acquire the sub-leasehold interest in The Alderman Public House for the agreed purchase price, plus reasonable professional fees, funded from existing HRA capital budgets allocated to the Farnham and Hilldene/Chippenham Road regeneration scheme.
<b>Relevant Overview &amp; Scrutiny Sub Committee:</b>	Place Overview and Scrutiny Sub-Committee
<b>Is this decision exempt from being called-in?</b>	The decision will be exempt from call in as it is a Non key Decision

**Non-key Executive Decision**

**The subject matter of this report deals with the following Council Objectives**

People - Supporting our residents to stay safe and well x

Place - A great place to live, work and enjoy x

Resources - Enabling a resident-focused and resilient Council

## Part A – Report seeking decision

### **DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION**

Approval is sought for the Council to enter into an option to acquire the sub-leasehold interest in The Alderman Public House, 52 Chippenham Road, Romford RM3 8HX, from Cubitt Taverns Limited on the terms set out in Exempt Appendix B.

### **AUTHORITY UNDER WHICH DECISION IS MADE**

Constitution Part 3.3, Scheme 3.3.5 (2 April 2024 - current)

Powers delegated to the Strategic Director of Place:

8.12 To purchases assets, land and property on behalf of the Council provided that the value of the land, property or asset is less than £1,000,000. Any land, property or asset of £1,000,000 or above shall require the authorisation of Cabinet.

The above delegation is subject to subsequent sub-delegations to the Director of Housing & Property and the Assistant Director of Regeneration & Place Shaping

### **STATEMENT OF THE REASONS FOR THE DECISION**

The Alderman Public House forms part of the Chippenham Road regeneration site. The freehold of the site is owned by the Council, but the premises remain subject to both a headlease and a sub-leasehold interest. Securing this interest is essential to enable comprehensive redevelopment of the site to deliver 138 new affordable homes.

Without acquiring this sub-leasehold interest, the Council would be unable to achieve vacant possession of the site. This would prevent or significantly delay the regeneration scheme and undermine delivery of new homes and associated community benefits.

The Chippenham Road scheme forms part of the Council's 12 Estates Regeneration Programme and received planning permission from the Strategic Planning Committee on 27 February 2025 (applications P1274.23 and P1150.24). The approved development will deliver 138 high-quality affordable homes, together with enhanced landscaping, play space, public realm and community facilities. The scheme will transform a brownfield site currently occupied by vacant or underused properties into a sustainable neighbourhood providing significant social, economic and environmental benefits.

There is an urgent local housing need, with a substantial number of households on the housing waiting list. The Chippenham Road scheme will make a meaningful

### Non-key Executive Decision

contribution to addressing this need by delivering 100% affordable housing, including new council-rented homes.

Securing the Alderman sub-leasehold interest by agreement avoids the need to rely on compulsory purchase powers. This approach minimises delay, reduces costs and ensures the Council can proceed swiftly with regeneration. The agreed terms are supported by independent valuation advice and represent a fair and reasonable settlement in line with the Compensation Code.

The Cubitt Taverns sub-lease cannot be acquired in isolation, as the headlease is held by another party. Vacant possession of the Alderman Public House requires acquisition of both interests. The option agreement with Cubitt is therefore conditional upon also securing the headlease surrender, ensuring that both interests can be assembled together. This is a necessary measure to enable the entire property acquisition. The agreement allows a three-year period for completion, providing sufficient time to resolve the headlease position. Should voluntary agreement not be achievable, the Council retains the ability to pursue a Compulsory Purchase Order to secure the headlease interest.

### **OTHER OPTIONS CONSIDERED AND REJECTED**

**Do nothing** – This option was rejected as it would prevent the Council from securing vacant possession of the Chippenham Road site. Without acquiring the Alderman sub-leasehold interest, the regeneration scheme could not proceed, resulting in the loss of 138 affordable homes and wider community benefits.

**Rely solely on compulsory purchase powers** – This option was rejected as it would involve greater cost, legal risk, and potential delay. Whilst the Council is preparing to exercise compulsory purchase powers if required, voluntary acquisition represents the most efficient and cost-effective means of securing the interest, in line with guidance that efforts should be made to acquire land by agreement wherever possible.

### **PRE-DECISION CONSULTATION**

Consultation on the principle of the Chippenham Road regeneration scheme has previously been undertaken through the 12 Estates Regeneration Programme, including Cabinet approvals in February 2019 and March 2023, and the statutory planning process. The planning applications were considered by the Strategic Planning Committee on 27 February 2025, where Members resolved to grant permission.

## Non-key Executive Decision

### **NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER**

Name: Veronika Lebedeva

Designation: Project Manager, Regeneration

Signature: 

Date: 21/11/2025

## **Part B - Assessment of implications and risks**

### **LEGAL IMPLICATIONS AND RISKS**

The Council has the power under Section 120 of the Local Government Act 1972 to acquire land and property for the benefit, improvement or development of its area. The acquisition of the Alderman Public House sub-leasehold interest is a voluntary transaction negotiated with the leaseholder on terms supported by independent valuation advice.

The Council has a general power of competence under Section 1 of the Localism Act 2011 to do anything an individual may generally do subject to any statutory limitations. This includes acting for its own purposes, for commercial purposes, or for the benefit of others. The arrangements now sought are in accordance with these powers.

This approach is consistent with Government guidance that local authorities should seek to acquire land by agreement wherever possible. While compulsory purchase powers remain available as a fallback measure to assemble the Chippenham Road regeneration site, completion of this voluntary acquisition reduces the need to rely on such powers, thereby limiting legal risk and potential delay.

The agreement is structured so that completion of the purchase, and payment of the balance of the consideration, is conditional upon securing the Stonegate headlease surrender. This provides the Council with assurance that funds will only be released once vacant possession can be achieved. The agreement has a three-year term, which provides adequate time to secure Stonegate's headlease interest through voluntary negotiation or, if necessary, through the Compulsory Purchase Order route. This ensures the Council retains a clear legal pathway to assembling the site even if voluntary agreement cannot be reached.

### **FINANCIAL IMPLICATIONS AND RISKS**

The Executive Decision seeks approval to acquire the sub-leasehold interest in The Alderman Public House for the agreed purchase price, plus reasonable costs. The detail of the agreed settlement and terms is set out in EXEMPT APPENDICES B and C.

### **Non-key Executive Decision**

The cost of the acquisition of the sub-lease will be funded from the dedicated HRA capital budget (C30620 – HRA Regeneration Acquisitions). The Council is satisfied that sufficient funding is, or will become, available to complete the acquisition and meet the other project costs necessary to deliver the development

#### **Financial Risks**

Completion delay – A delay in completing the acquisition could hold up the planned redevelopment of the site, with construction currently scheduled to commence in Q1 2026. Any delay may necessitate delivering the redevelopment in two phases and could expose the Council to cost escalation.

### **HUMAN RESOURCES IMPLICATIONS AND RISKS (AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)**

There are no HR implications arising directly from this decision.

### **EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS**

Equalities considerations have been assessed as part of the 12 Estates Regeneration Programme and the Chippenham Road scheme. The acquisition directly supports delivery of 138 new affordable homes, which will help meet the needs of households on the housing register, including those with protected characteristics. The regeneration programme also incorporates measures such as a Local Lettings Plan and targeted support for vulnerable residents, ensuring that the scheme contributes positively to equality of opportunity and social inclusion.

### **ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS**

Redevelopment of the site will deliver improved energy performance, biodiversity net gain and enhanced urban greening, consistent with London Plan policy and the Council's Climate Change Action Plan. The new homes will achieve modern environmental standards and contribute to a more sustainable neighbourhood.

### **BACKGROUND PAPERS**

Cabinet Reports: 12 Estates Regeneration Programme (February 2019; March 2023)

Strategic Planning Committee Report: Chippenham Road, Romford (27 February 2025 – Applications P1274.23 and P1150.24)

**Non-key Executive Decision**

**APPENDICES**

- Appendix A**      Location Plan - Open
- Appendix B**      Valuation and acquisition terms report – Exempt
- Appendix C**      Financial Implications and Risks – Exempt

**Details of decision maker**

Signed



Name:

Mark Butler

Head of Service title

Assistant Director of Regeneration & Place Shaping

Date:

24.11.2025

**Lodging this notice**

The signed decision notice must be delivered to Democratic Services, in the Town Hall.

**For use by Committee Administration**

This notice was lodged with me on \_\_\_\_\_

Signed \_\_\_\_\_