

Notice of KEY Executive Decision

Subject Heading:	Harold Hill Town Centre – Chippenham Road: Making of a Compulsory Purchase Order
Decision Maker:	Neil Stubbings – Strategic Director of Place
Cabinet Member:	Councillor Graham Williamson – Cabinet Member for Regeneration & Development
ELT Lead:	Neil Stubbings – Strategic Director of Place
Report Author and contact details:	Veronika Lebedeva Regeneration, London Borough of Havering Tel: 07815 933428 Email: veronika.lebedeva@havering.gov.uk
Policy context:	Havering and Wates Regeneration LLP Business Plan and Budget Update 2026/2027 Report to Cabinet – 12th November 2025 Harold Hill Town Centre - Chippenham Road Making of a Compulsory Purchase Order The decision aligns with the London Plan (2021) and the Havering Local Plan (2016–2031),
Financial summary:	The making of the Compulsory Purchase Order does not introduce any new financial commitments beyond those already approved by Cabinet. All costs associated with land acquisition, compensation, professional fees and implementation of the Order will be met from existing approved capital budgets within the Council’s 12 Estates Regeneration Programme and Housing Revenue Account.

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Reason decision is Key	This is a Key Decision as it relates to potential expenditure in excess of £500,000
Date notice given of intended decision:	26 th January 2026
Relevant Overview & Scrutiny Committee:	Place Overview & Scrutiny Sub Committee
Is it an urgent decision?	No
Is this decision exempt from being called-in?	No

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

To exercise authority delegated to the Strategic Director of Place by Cabinet on 12 November 2025 and more specifically:

1. To make a Compulsory Purchase Order in respect of land and interests within the Chippenham Road site, pursuant to section 226(1)(a) of the Town and Country Planning Act 1990 (as amended) and section 13 of the Local Government (Miscellaneous Provisions) Act 1976;
2. To approve the making of the Compulsory Purchase Order and authorise the affixing of the Council's Common Seal to the Order, the Order Map and all associated statutory documentation by the Deputy Director of Legal and Governance, once satisfied that the documentation has been settled in accordance with the authority delegated by Cabinet;
3. To authorise the publication and service of all statutory notices required in connection with the making of the Compulsory Purchase Order; and
4. To record that all subsequent actions required to promote, confirm and implement the Compulsory Purchase Order, including the consideration of objections, representation at any public inquiry or other proceedings, the securing of vacant possession, the use of General Vesting Declarations or Notices to Treat, appropriation under section 203 of the Housing and Planning Act 2016, and the payment of compensation and associated costs, will be undertaken in accordance with the authority already delegated by Cabinet.

AUTHORITY UNDER WHICH DECISION IS MADE

Report to Cabinet – 12th November 2025: Harold Hill Town Centre - Chippenham Road - Making of a Compulsory Purchase Order

The above report delegates authority to the Strategic Director of Place, in consultation with the Leader of the Council and Deputy Director Legal and Governance to;

- i. Make the CPO or multiple CPOs to enable the acquisition of land, interest and rights within the CPO Red Line Plan
- ii. Appoint surveyors, solicitors, barristers and any other professionals required to promote the CPO(s) and to facilitate the vacant possession of interests located within the CPO Red Line Plan;
- iii. Settle the final form and content of the CPO(s) and associated documentation
- iv. Make amendments to the CPO if necessary, including a reduction or increase to the extent of the land included in the draft Order Map
- v. Take all necessary steps to secure the making, confirmation and

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implementation of the CPO(s) including publication and service of notices and presentation of the Council's case at Public Inquiry, or Court should such representation be necessary;

STATEMENT OF THE REASONS FOR THE DECISION

The decision is required to give effect to Cabinet's resolution of 12 November 2025 authorising the making of a Compulsory Purchase Order to facilitate the regeneration of the Chippenham Road site. Making the Order at this stage enables the Council to progress the statutory land assembly process in a timely manner, maintain programme certainty, and secure delivery of the approved regeneration scheme in accordance with the Council's adopted policies and funding arrangements.

This decision approves the making of the Compulsory Purchase Order and associated documentation.

OTHER OPTIONS CONSIDERED AND REJECTED

Deferring or not making the CPO

The report to Cabinet in November 2025 highlights the wider public interest and benefits to be delivered by the Council's regeneration proposals. The Council has sought to acquire the outstanding property interests by negotiation over a prolonged period, without success and the CPO is required to bring certainty of outcome.

To refrain from making the Order would be inconsistent with the Cabinet resolution and would prejudice delivery of the approved regeneration scheme.

PRE-DECISION CONSULTATION

In accordance with the Cabinet resolution in November 2025, the Strategic Director of Place has consulted with the Leader of the Council, the Deputy Director of Legal and Governance and the Strategic Director of Resources in advance of taking this decision.

The Council had also advised the owners of the relevant property interests of its intention to make the CPO

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

Name: Veronika Lebedeva

Designation: Project Manager

Signature:



Date: 2nd March 2026

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

The legal implications and risks associated with the making of the Compulsory Purchase Order were fully considered and reported to Cabinet on 12 November 2025. Cabinet resolved that there is a compelling case in the public interest for the making of the Order and that any interference with rights under the Human Rights Act 1998 is lawful, necessary and proportionate.

The making of the Order is undertaken pursuant to the statutory powers contained in section 226(1)(a) of the Town and Country Planning Act 1990 (as amended), subject to confirmation by the Secretary of State. The Council will comply with the statutory requirements relating to the making, publication, service, consideration of objections and confirmation of the Order, including representation at a public inquiry or other proceedings, should these arise.

The principal legal risks relate to the potential for objections to the Order, the requirement to demonstrate compliance with compulsory purchase guidance and statutory tests, and the possibility of legal challenge. These risks have been considered in detail as part of the Cabinet decision-making process and will continue to be managed through the involvement of the Council's Legal Services and external advisers, in accordance with established procedures.

FINANCIAL IMPLICATIONS AND RISKS

The financial implications and risks associated with the making of the Compulsory Purchase Order were fully considered and reported to Cabinet on 12 November 2025. Cabinet noted that funding is available within existing approved capital budgets, including the Housing Revenue Account and the 12 Estates Regeneration Programme, to meet the costs associated with land acquisition, compensation, professional fees and implementation of the Order.

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The making of the Compulsory Purchase Order does not give rise to any new or additional financial commitments beyond those already approved. Detailed financial information relating to the remaining property interests and estimated acquisition costs is contained within the exempt appendices to the Cabinet report.

The principal financial risks relate to potential increases in compensation and disturbance costs, delays to the compulsory purchase process, and the risk of cost escalation. These risks have been identified and assessed as part of the Cabinet decision-making process and will continue to be managed through existing governance, budgetary controls and professional advice.

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

The making of the Compulsory Purchase Order is a governance and statutory process that will be managed using existing officer resources within the Council, supported by Legal Services, Property, Finance and Regeneration teams. No new permanent staffing requirements arise as a result of this decision.

Where specialist expertise is required, including valuation, surveying or representation at public inquiry or other proceedings, this will be commissioned through existing framework arrangements and funded from approved project budgets.

EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

The equalities and social inclusion implications associated with the making of the Compulsory Purchase Order were fully considered and reported to Cabinet on 12 November 2025. A full Equality Impact Assessment was undertaken and approved as part of the Cabinet decision-making process.

The Equality Impact Assessment concluded that the regeneration scheme will have an overall net positive impact, including through the delivery of new affordable and accessible homes, specialist supported accommodation, and wider improvements to the local environment. Any potential adverse impacts associated with compulsory acquisition and relocation have been mitigated through early engagement, decanting and rehousing processes, and the ongoing pursuit of acquisition by agreement wherever possible.

The making of the Compulsory Purchase Order does not give rise to any new or additional equalities or social inclusion impacts beyond those already assessed. Equality considerations will continue to be monitored as part of the statutory compulsory purchase process and subsequent delivery of the scheme, in accordance with the Council's Public Sector Equality Duty under the Equality Act 2010.

HEALTH AND WELLBEING IMPLICATIONS AND RISKS

The health and wellbeing implications associated with the making of the Compulsory Purchase Order were considered and reported to Cabinet on 12 November 2025. Cabinet noted that, while the compulsory acquisition of land and property interests can give rise to short-term adverse impacts for affected individuals, these impacts are limited in scale and have been mitigated through early engagement, decanting, rehousing support and continued efforts to acquire interests by agreement wherever possible.

The regeneration of the Chippenham Road site is expected to deliver significant long-term health and wellbeing benefits, including the provision of high-quality, energy-efficient and accessible affordable housing, improvements to the public realm and the removal of vacant and under-used buildings that have contributed to antisocial behaviour.

The making of the Compulsory Purchase Order does not introduce any new or additional health and wellbeing impacts beyond those already assessed as part of the Cabinet decision-making process. Health and wellbeing considerations will continue to be addressed through the statutory compulsory purchase process and the subsequent delivery of the scheme, in line with the Council's Health and Wellbeing Strategy.

ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS

The making of the Compulsory Purchase Order is a statutory land assembly and governance process and does not, in itself, give rise to any direct environmental or climate change impacts.

Environmental and climate change considerations associated with the regeneration of the Chippenham Road site, including energy efficiency, carbon reduction, biodiversity and urban greening, have already been addressed through the planning process for the approved scheme and were considered as part of the Cabinet decision-making process on 12 November 2025.

Any environmental or climate change risks arising from the delivery of the scheme will be managed through compliance with planning conditions, relevant environmental legislation, and the approved Construction Environmental Management Plan. No additional environmental or climate change risks arise as a result of the making of the Compulsory Purchase Order.

BACKGROUND PAPERS

Report to Cabinet – 28th January 2026: Havering and Wates Regeneration LLP Business Plan and Budget Update 2026/2027

Report to Cabinet – 12th November 2025: Harold Hill Town Centre - Chippenham Road - Making of a Compulsory Purchase Order

APPENDICES

None.

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Part C – Record of decision

I have made this executive decision in accordance with authority delegated to me by the Leader of the Council and in compliance with the requirements of the Constitution.

Decision

Proposal agreed

Details of decision maker

Signed

Name: Neil Stubbings

Head of Service title: Strategic Director of Place

Date: 19 March 2026

Lodging this notice

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

For use by Committee Administration

This notice was lodged with me on _____

Signed _____