

The Cambridge City Council
(Hanover Court and Princess Court)
Compulsory Purchase Order 2026

STATEMENT OF REASONS

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THE CAMBRIDGE CITY COUNCIL
(HANOVER COURT AND PRINCESS COURT)
COMPULSORY PURCHASE ORDER 2026

STATEMENT OF REASONS FOR THE MAKING OF THE ORDER

1 INTRODUCTION AND BACKGROUND

- 1.1 This document is the Statement of Reasons of Cambridge City Council (the **Council**) which sets out the background to, and reasons for, the making of the Cambridge City Council (Hanover Court and Princess Court) 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 shaded pink (land to be acquired compulsorily) on the Order Map. The Order Land forms part of buildings known as Hanover Court and Princess Court (the **Estate**), which are more particularly described in Section 2 (*The Estate*) of this Statement.
- 1.2 This Statement of Reasons (the **Statement**) has been prepared in compliance with the Ministry of Housing, Communities and Local Government (**MHCLG**) Guidance on Compulsory Purchase (the **Guidance**). It explains why the Compulsory Purchase Order (**CPO**) powers contained in the Order are necessary and why there is a compelling case in the public interest for making the Order, taking into account the Guidance.
- 1.3 On 14 March 2023, the Council's Executive Councillor for Housing granted approval for the redevelopment of the Estate and delegated authority to the Council's Strategic Director to commence with a CPO for the acquisition of leasehold properties in order to facilitate the demolition of the buildings within the Estate and subsequent redevelopment. The Council has submitted the Order to the Secretary of State for Housing, Communities and Local Government (the **Secretary of State**) for confirmation. If confirmed by the Secretary of State, the Order will enable the Council to compulsorily acquire the Order Land to undertake the comprehensive redevelopment of the Estate in accordance with adopted planning policy and a planning permission.
- 1.4 The proposed redevelopment of the Estate will comprise of the demolition of existing blocks and redevelopment to provide the erection of 165 new homes, landscaping, community room, parking and associated works (hereinafter referred to in this Statement as the **Scheme**). The Scheme is more particularly described in Section 4 (*The Scheme*) of this Statement.
- 1.5 The Council has made the Order pursuant to Section 17 of the Housing Act 1985 (the **1985 Act**). The Council is the local housing authority and local planning authority for the Order Land.
- 1.6 The Council is the registered freehold proprietor of the Order Land. The Scheme will be delivered by a joint venture between the Council and The Hill Group (**Hill**), known as the Cambridge Investment Partnership (**CIP**). CIP is an equal partnership between the Council and Hill which was established in 2017 to deliver affordable and market-sale homes and associated commercial and community facilities. CIP's role as delivery partner is discussed further in paragraph 6.7 of Section 6 (*Justification for the Use of Compulsory Purchase Powers*) of this Statement.

- 1.7 The Council recognises that, in line with the Guidance, a CPO can only be made if there is a compelling case in the public interest which justifies the overriding of any private rights in the land sought to be acquired (paragraphs 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 fit with the statutory powers of section 17 of the 1985 Act as it will facilitate the acquisition of land, houses and buildings for the provision of housing accommodation, while achieving a quantitative and qualitative housing gain. The justification for the use of compulsory purchase powers is set out at Section 6 (*Justification for the Use of Compulsory Purchase Powers*) of this Statement.
- 1.8 The redevelopment of the Estate is a priority for the Council due to the fire safety risks and structural issues affecting the buildings on the Estate. The evolution of the Scheme is discussed at paragraph 4.4 of Section 4 (*The Scheme*) of this Statement, with the condition of the existing Estate and its fire safety risks discussed in more detail at paragraph 4.3 of Section 4 (*The Scheme*).
- 1.9 The Council considers that the proposals for the Scheme are supported by planning policy at national, regional, and local level. The Council's aims and objectives for the Scheme are consistent with the policy objectives of the National Planning Policy Framework (the **NPPF**), the Council's Local Plan (adopted in October 2018) and the emerging Greater Cambridge Local Plan. The policy context of the Scheme and its compliance with existing and emerging local and national planning policy is set out in detail in Section 7 (*Planning Policy relevant to the Scheme*) of this Statement. Section 8 (*Special Considerations and Special Category Land*) of this Statement further sets out the impact that the Estate being situated in a Conversation Area has on the Scheme.
- 1.10 The Council has sought to acquire the Order Land by negotiation. Despite the efforts and progress made by the Council in seeking to acquire all interests by agreement, it is clear that in order to deliver the Scheme within the timescale that is necessitated by the safety risks and structural issues, the Council's compulsory purchase powers must be used. 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. Information as to the consultation, efforts and negotiations that have taken place with a view to acquiring the required land and rights, as well as details on the Council's Residents' Offer are set out at Section 9 (*Consultation and Engagement*) and Section 10 (*Efforts to acquire by agreement and the Residents' Offer*) of this Statement. Discussions will continue with the leaseholders of the Order Land with a view to limiting the number of interests which need to be acquired compulsorily. This approach is in accordance with the advice contained within paragraph 2 of the Guidance and ensures that valuable time is not lost progressing the Scheme whilst continuing efforts are made to reach agreement with landowners.
- 1.11 In deciding to make the Order, the Council has had full regard to the requirements of the Human Rights Act 1998 (the **HRA 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 area. The Council has concluded that the interference with the rights caused by the Order is proportionate when weighed against the significant benefits which will be delivered by the Scheme as set out in Section 11 (*Human rights considerations*) of this Statement.

- 1.12 The Council has also carefully considered the potential impacts of the Order on those with protected characteristics, in the context of the public sector equality duty and has concluded that on balance the public benefits of delivering the scheme significantly outweigh any negative impacts. Further discussion is set out at Section 12 (*The Public Sector Equality Duty*) of this Statement.
- 1.13 On confirmation of the Order by the Secretary of State or by the self-confirmation by the Council following approval 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.
- 1.14 The Council supports the Scheme and wishes it to be brought forward in the public interest in accordance with planning and housing policies for Cambridge.

2 THE ESTATE

- 2.1 The acquisition of the Order Land will facilitate the delivery of new and significantly improved housing for existing tenants and homeowners on the Estate and will enable the regeneration of the landscaping and community spaces on the Estate. As noted above, the Order Land (shown edged red and shaded pink on the Order Map) comprises the Estate including both Hanover Court and Princess Court and associated parking blocks. The Order is required to secure the necessary land assembly within a reasonable timescale, in light of the significant maintenance and fire safety issues faced by residents and the Council as freeholder (as discussed further in Section 6 (*Justification for the Use of Compulsory Purchase Powers*) of this Statement).
- 2.2 The Council has made careful consideration of the need for the land and rights within the Order Land and is satisfied that all of the rights included within the Order are necessary and justifiable, as detailed in Section 3 (*The Order Land: Land to be acquired*) of this Statement.
- 2.3 The Order Land forms the Estate, a housing estate within the Cambridge City Council municipal area. The Estate covers a total area of approximately 0.76 hectares (with building coverage of approximately 30%) and is bounded by Coronation Street, Bentinck Street, Union Road and George IV Street.
- 2.4 The Estate is situated close to Cambridge City Centre with a mix of residential, office, educational and retail uses, all within close proximity of the site.
- 2.5 Coronation Street forms the site's immediate southern boundary with St George's Court Care Home, residential dwellings and a primary school adjacent to the site.
- 2.6 The Estate contains 2 brutalist-style residential housing blocks built in 1968 which comprise of Hanover Court and Princess Court, joined by a parking block in a U-shaped structure. Hanover Court (which stands at 8 storeys at a height of 20.5m) lies to the west, and Princess Court (which stands at 5 storeys at a height of 13m) lies to the east.
- 2.7 There are currently 127 homes on the site with an existing footprint of 6,580 sqm and 288 habitable rooms (of which 182 are affordable and 106 are private), none of which are wheelchair accessible. Prior to the Council's voluntary decant programme, the Estate comprised 82 Council rented homes and 45 leasehold homes. The 82 Council rented homes are affordable homes with an area of 4,227 sqm. None of the homes are wheelchair accessible in accordance with any standard under the Buildings Regulations 2010.
- 2.8 As at the date of this Statement the following properties remain occupied and form part of the Order Land:
- 2.8.1 3 non resident leaseholders;
 - 2.8.2 5 resident leaseholders; and
 - 2.8.3 2 secure tenant flats.
- 2.9 The parking block comprises 24 surface car parking spaces and 153 garage block parking spaces.

- 2.10 The remainder of the Estate consists of a central communal amenity space and garden, with a number of established trees. The existing central amenity covers 2,215 sqm.
- 2.11 The Estate comprises dilapidated moribund housing, blighted by significant fire safety risks, the remedying of which is impracticable without vacant possession of the buildings, as well as inherent weaknesses in the structure of the building. Addressing the fire safety risks whilst retaining the buildings would require vacant possession of all of the flats in order to strip back the units and access the service risers across all floors to undertake the remedial work over a period of months. This would not be without risk given the structural issues which includes live gas supplies (which could result in the progressive collapse of the buildings on the Estate) and load bearing internal masonry walls which cannot be moved, and already stressed brickwork which could trigger disproportionate collapse. The condition of the Estate and its inherent fire safety and structural issues are discussed further at paragraph 4.3 of Section 4 (*The Scheme*) below.

3 THE ORDER LAND: LAND TO BE ACQUIRED

- 3.1 The Order Land comprises a total of 13 plots over which the Council is seeking to exercise its powers of compulsory acquisition.
- 3.2 The interests identified above remain outstanding and need to be acquired by the Council to facilitate the delivery of the Scheme. The Council has successfully negotiated the purchase of 38 leasehold interests in the Estate (with one interest being acquired the week the CPO was made as noted in paragraph 10.4.1 of Part 10 (*Efforts to acquire by agreement and the Residents' Offer*)), as well as decanting 80 of the tenants, as of March 2026, with a further 2 leasehold interests currently under instruction for lease surrenders. Full details of the owners and their outstanding interests, together with the new rights that need to be acquired, are contained in the Schedule to the Order and shown on the Order Map.
- 3.3 The land proposed to be acquired is shown edged red and shaded pink on the Order Map. Details of these interests are contained in Table 1 of the Schedule to the Order. This includes 8 leasehold interests. The Order Map identifies the Order Land. Individual plot boundaries and numbers on the CPO Map correspond with the Schedule. In addition, the Schedule lists other parties who may have a qualifying interest in the Order Land where known after reasonable enquiry. The Schedule has been based on information gathered through inspections and enquiries, responses to notices issued under section 16 of the 1976 Act and inspection of Land Registry documents. There has been an extensive enquiry to identify land interests, but it is recognised that currently unknown interests may emerge in the course of proceeding with the compulsory purchase process.

4 THE SCHEME

4.1 The Scheme proposals

4.1.1 The Scheme envisages the provision of 165 new homes comprising 412 habitable rooms, an uplift of 37 homes (and 124 habitable rooms) compared to the existing housing stock. These will be provided for in 4 separate housing blocks plus 1 4-storey linking block; the western blocks will stand at 5 storeys high, the south-eastern block at 6 storeys high and the north-eastern block at 5/6 storeys high.

4.1.2 The new homes are broken down as follows:

Apartments	1 bed	2 bed	3 bed	Total
Total	91	66	8	165
Affordable	38	26	8	72
Private	53	40	0	93

4.1.3 44% (being 72 in number) of these 165 homes will be affordable homes, meaning a slight decrease of 10 affordable homes to 72 total over the Estate. However, the slight reduction is offset by the total net internal area of affordable housing increasing to 4,775sqm over the Estate due to the redevelopment meeting modern space standards and addressing overcrowding on the Estate. The proposed footprint of the housing stock will decrease overall to 2,775 sqm as the space will be used more efficiently.

4.1.4 5% of affordable homes (being 4 in number) will be wheelchair accessible, meeting the requirements contained in Part M4(3) of Schedule 1 of the Buildings Regulations 2010.

4.1.5 All existing residents (secure Council tenants and leaseholders) have a "right of return" in line with the Council's Regeneration Policy.

4.1.6 The Scheme will see a decrease in the number of surface parking spaces available to 4 (plus 1 car club space), which is counterbalanced by the provision of cycle parking (including cargo cycles) and visitor cycle parking, as well as a clear network of accessible pedestrian routes. This is deemed appropriate due to the location and connectivity of the Estate, which is within a short walk of the City Centre and rail station, with frequent buses on Hills Road, which is a 2 minute walk from the Estate.

4.1.7 There will also be improved community and open spaces and facilities ancillary to the housing being provided, including:

- (a) improved landscape features to encourage formal and informal play;

- (b) a fully usable courtyard space which can be used all year round;
- (c) an outdoor neighbourhood play space encouraging nature-based play;
- (d) a street-side pocket park facing Coronation Street; and
- (e) a community room.

4.2 Background to the Scheme and the Order

4.2.1 In September 2020, the Council committed to a new programme of 1,000 new Council rented homes to be delivered over the following ten-year period. This allocated funds for investigations, capacity studies, early scheme design and pre-planning consultations. It also allocated funds available for leasehold buy-backs. It was noted in the report that the programme would include regeneration of Housing Revenue Account (**HRA**) estates and that officers were reviewing long lists of potential infill/redevelopment opportunities for assets held within the HRA.

4.2.2 The initial focus at the Estate was the multi-storey parking block which was in a poor state of repair and condition and had attracted anti-social behaviour. Based on the experiences on other estates, it was also considered important to review the Estate as a whole.

4.2.3 Work continued in parallel on preparations for maintenance work to the parking block as well as working on outline development options for the whole estate including the parking block. A consultation exercise was carried out in November 2021.

4.2.4 At the Council's Housing Scrutiny Committee in January 2022, a voluntary decant process (including the option for tenants to move permanently and for leaseholders to sell their leasehold interest to the Council) was approved. It was also decided that an options appraisal would be carried out to consider the possible future of the Estate, including both the retention and redevelopment options pursuant to further consultation.

4.2.5 In deciding on a full regeneration of the Estate, the Council prepared an Options Analysis (February 2023). Demolition and redevelopment of the Estate through CIP was considered as Option 4, with three alternative options being considered:

(a) Option 1 – Do nothing.

Under this option, no further capital work would be done, with none of the concerns addressed.

(b) Option 2 – Essential Repairs.

Retain the building in existing form and undertake essential repairs: The essential repairs would include both structural and fire related works, ventilation, rain-water pipe diversions and lifetime maintenance costs to both blocks.

(c) Option 3 – Sustainable Refurbishment.

Retain the building and retrofit to achieve enhanced energy standards: Significant refurbishment of the property to primarily address the energy performance whilst also addressing anti-social behaviour concerns and enhancing amenities. The retrofit would include cavity wall insulation, EWI, solar panels and ground source heat pumps.

(d) Option 4 – New Development

Redevelop the blocks through CIP to provide 138 new homes, including 40-82 affordable homes for rent.

4.2.6 All four options were evaluated against the Council's strategic vision, financial performance and economic benefits-costs ratio (**BCR**). Other than the "Do nothing" option (Option 1), all options would involve disruption to anyone living within the Estate, and as such all such options would need to be carried out with vacant possession. The Options Appraisal concluded that Option 4 satisfied the most 'Critical Success Factors' with no potential red flags.

4.2.7 Neither Option 1 nor 2 nor 3 were considered to offer a reasonable alternative because:

- (a) no social and/or economic benefits would accrue under Options 1 or 2, and Option 3 would deliver a value eroding BCR of 0.94 (at an All Economy Level) with no public purse benefits;
- (b) neither option would deliver a significant improvement in energy performance from a carbon assessment perspective, with Option 2 being found to negatively contribute towards the Council's net-zero goals, on the assumption that the existing poor EPC ratings would remain, and Option 3 delivering "*far from what a Net Zero building should be performing like*";
- (c) none of these three options would address the ongoing anti-social behaviour on the Estate due to the layout of the buildings remaining the same.

4.2.8 The Options Appraisal recommended a full redevelopment of the Estate in accordance with Option 4 as this option:

- (a) aligns with RUBA targets and would deliver large carbon and operational costs savings of 50-75%;
- (b) would deliver a BCR of 1.96 over a 30-year time frame at the All Economy Level, meaning for every £1 spent on the development, £1.96 is expected to be derived in broader benefits, with benefits also having a positive outcome of 1/33 at the Public Purse level over the 30-year time frame assuming that 138 units would be delivered (rather than the 165 now proposed);
- (c) all options effectively deliver a negative Net Present Value, and the Council should take advantage of the significant investment put into the

Estate and the fact that a number of residents have already decanted by pursuing a full regeneration to replenish the housing stock quality.

- 4.2.9 The Council therefore concluded that full demolition and redevelopment of the Estate was the preferred option to deliver longer term sustainable housing through the provision of new, well designed, energy-efficient homes that will meet the needs of residents now and in the future.
- 4.2.10 In September 2022, the Council's Housing Scrutiny Committee agreed a new homes development programme. The sites identified as "under consideration" included the Estate. The report noted that the capacity to increase the number of homes was limited and that the Council would need to do further work on options.
- 4.2.11 On 14 March 2023 the Council's Executive Councillor for Housing delegated authority to the Strategic Director to make a CPO if necessary to facilitate the redevelopment of Estate. The need for the CPO has been aligned with the submission of the Planning Application, and the Executive Councillor has been updated in respect of ongoing decant and the decision to proceed with the CPO from October 2025. The Council has made continuing efforts with leaseholders on the Estate since 2023 in respect of acquiring their properties by agreement. However, the Notices of Deficiency dated 16 April 2024 and 23 August 2024 served by Cambridgeshire Fire & Rescue Service and the long-term waking watch (discussed further in paragraph 4.3 of Section 4 (*The Scheme*)) have made the ongoing management of the properties on the Estate unsustainable from a financial and health and safety perspective. These circumstances have emphasised the need for vacant possession of the properties on the Estate, as the remaining fire risks (as well as the separate structural issues) cannot be addressed whilst the buildings are occupied.
- 4.2.12 Redevelopment of the Estate has not yet commenced as it will be subject to the grant of planning and the Council gaining control and ownership of the land through the confirmation and implementation of the Order.

4.3 **Condition of the Estate**

- 4.3.1 The Estate is comprised of dilapidated moribund housing, blighted by significant fire safety risks as well as inherent weaknesses in the structure of the buildings. As noted previously in this Statement, the level and extent of alterations and potential partial demolition required to remedy the weaknesses in the buildings on the Estate demonstrate that remedial works alone are a not viable nor appropriate solution here to support the life expectancy of the buildings.
- 4.3.2 Problems with the structure of the Estate buildings were identified over 12 years ago and there has been an ongoing programme of works to address some of the issues, alongside routine planned maintenance. Between 2011 and 2021, £2,500,000 was invested in the Estate to repair and maintain the buildings, including for structural repairs, fire door replacements, asbestos removal work and lift refurbishments. Compartmentation breaches remain, making remedial work logistically impracticable and disruptive to residents.

Fire Risk Assessments

- 4.3.3 On 17 July 2020, inspections took place at Hanover Court and Princess Court, following which two Fire Risk Assessments (**FRAs**) were prepared. Further FRAs were issued following inspections taken place on 7 May 2023 (the **2023 FRAs**). The 2023 FRAs concluded that both Hanover Court and Princess Court had substantial risks relating to the means of giving warning in case of fire, measures to limit fire spread and development, and procedures and arrangement. Other risks were noted as "tolerable", although the only trivial risk noted was in respect of fire safety signs and notices in Princess Court.
- 4.3.4 The risk matrix in the 2023 FRAs concluded that urgent action should be taken given the occupied nature of the Estate, with both Hanover and Princess Court being rated as follows:
- (a) Likelihood of fire based on Publicly Available Specification 79 (**PAS 79**): moderate.
 - (b) Consequences for fire safety in the event of fire based on PAS 79: high harm (increased from medium harm in the 2020 FRAs).
 - (c) Risk to life from fire at the premises based on PAS 79: substantial risk (reduced from intolerable in the 2020 FRAs).

Structural risks

- 4.3.5 The buildings on the Estate are both masonry structures, consisting of precast concrete floors and roofs with no vertical or horizontal ties present, other than the precast concrete floor built into the masonry walls. The buildings were constructed in the late 1960s prior to the Ronan Point accident, which introduced the requirement to check the robustness of structural designs within the subsequent Building Regulations 1970.
- 4.3.6 The Council was alerted to cracking within external walls of the Estate's buildings by contractors carrying out planned works. In response, a "Preliminary Report on the Apparent Cracking within the External Façade Brickwork, Concrete Façade Panels and Year 2 Urgent Remedial Works" (dated 28 February 2020) was prepared by MLTS Limited. The Report concluded that Hanover Court and Princess Court are "*moving towards the end of their design life*" with a host of outstanding defects which will continue to deteriorate. In summary, the Report identified a host of issues needing repair, including (but not limited to):
- (a) Concrete balcony feature panels suffering from carbonisation corrosion;
 - (b) Extensive cracks in the external walls, caused predominantly by wind loads as well as settlement of the foundations and/or thermal movement;
 - (c) Concentration of masonry cracks over features openings relating to heavily loaded slender piers;
 - (d) Inappropriate location of the staircase entrances crippling these load bearing piers;

- (e) Cracks and possible movement in the slender masonry bin chute towers and link corridors; and
- (f) Various cracking issues with the brickwork forming the façade due to combined dead, live and wind loadings.

4.3.7 In May 2021, the Council commissioned a "Disproportionate Collapse Calculation Report" by Millward Consulting Engineers (with a further review undertaken in December 2021) to review the structural stability and capacity of the buildings for accidental loading resulting from a gas explosion, focused on the risk of disproportionate collapse. The report found that the building structures on the Estate would be unable to support the accidental load of 34kN/m² as required by the Building Regulations 1970, which would *"result in a progressive collapse of the building that would be beyond the acceptable limits of the building regulations"*. Detailed analysis and calculations confirmed that all the wall panels fail robustness testing. The degree of failure varies from a factor of 1.926 to the lower floor up to 22.565 to the upper floors, which is significant. Due to a lack of original design information, it is not possible to predict the probable extent of damage, however it is reasonable to assume that this would result in a progressive collapse of the buildings should a gas explosion occur, that would be beyond the acceptable limits of the building regulations.

4.3.8 The report recommended that all gas appliances be removed from the buildings on the Estate accordingly, as the *"building would not be able to satisfactorily resist a gas explosion"* from a structural collapse perspective. The December 2021 review confirmed that this work, and other remedial works identified in the MTLs Report, were completed and *"the properties are therefore no longer at risk"* of disproportionate collapse.

4.3.9 However, recent inspections have found that live gas supplies still exist; the gas supplies to the Council-owned properties have been removed but some remain to the privately-owned leasehold flats in Princess Court. Consequently, the building still has an inherent disproportionate collapse risk, as the gas supplies could result in progressive collapse of the building which cannot be remediated by repairs due to the overall construction of the buildings. Deterioration is likely to continue due to ongoing carbonation of concrete due to atmospheric conditions.

Notices of Deficiency

4.3.10 Cambridgeshire Fire & Rescue Service served two Notices of Deficiency dated 16 April 2024 and 23 August 2024 on the Council under the Regulatory Reform (Fire Safety) Act 2005, for breaches under Article 8(1) relating to *"pipes and service ducts, and other openings in the walls, floors, partitions and ceilings for the passage of building services not being adequately sealed with fire-resisting materials, or bushed, in order to minimise the danger of the spread of heat, smoke or fumes"* in Hanover Court. The same risks have been identified in Princess Court. The lack of compartmentation in the buildings on the Estate is an ongoing risk which is incapable of resolution unless one of Options 2, 3 or 4 as set out in the Options Analysis is pursued.

- 4.3.11 Due to the practically challenging and financially prohibitive nature of the works required pursuant to these Notices, the Council remains at risk of enforcement action (and prosecution of the responsible person) in relation to remedial works identified within the Notices of Deficiency within Hanover Court and Princess Court.
- 4.3.12 The enforcement and prosecution risk is currently being mitigated by a waking watch policy to safeguard the residents of the Estate, which was introduced in January 2024. This involves 24/7 security patrols on site to provide early warning of a fire event. A meeting with the Chief Fire Officer on 9 July 2024 and the second Notice of Deficiency highlighted that a waking watch is appropriate for temporary periods of up to 12 months in normal circumstances. This period has since been exceeded. The waking watch remains in situ to safeguard the remaining residents, incurring significant monthly costs for the Council as the costs are not being passed on to residents of the Estate.
- 4.3.13 Therefore, there remains a need to carry out further essential repairs to the structure and fire related upgrade works, together with some ancillary works. The structural works include pier strengthening, masonry and balcony repairs, replacing downpipes, installing roof barrier, refurbishing coping stones and below ground drainage, reviewing both cavity wall ties and foundations. The fire upgrade works include compartmentation work and the installation of a new fire alarm installed in sections.
- 4.3.14 The compartmentation breaches remain present in the service risers and beyond, and are present throughout the entire height of the buildings on the Estate and traversing all floors. Remedial work would require the removal and re-fitting of all kitchens and/or bathrooms of the majority of the 127 properties on the Estate, which would present logistical challenges and severe disruption for current residents, thereby requiring vacant possession of the Estate.

Design Standards

- 4.3.15 The design of the buildings on the Estate falls short of today's standards. None of the existing flats meet the Decent Homes Standard and they fall around 20% smaller than current space standards. The existing flats have low floor-to-ceiling heights of 2.29m compared with modern day standards of 3m heights.
- 4.3.16 The Estate is also unsuitable for residents with mobility needs, as no existing flats are considered accessible or adaptable due to their design and spatial attributes. This means the Estate currently has nil wheelchair homes provision.
- 4.3.17 The Council commissioned the "Hanover & Princess Court Moribund Report" (the **Moribund Report**) in 2025 to consider and demonstrate how the Estate can be considered 'moribund housing' for the purpose of Homes England grant funding. The Moribund Report states that redevelopment is required to provide "*safe, modern, and contextually appropriate housing*". The loadbearing nature of internal walls on the Estate, along with the collapse risk present (as described above), means the internal layouts of the flats on the Estate cannot be reconfigured or combined without compromising the structural integrity of the buildings. The low ceiling heights also mean it is not possible to install modern

mechanical and electrical installations to increase energy efficiency on the Estate at present.

4.4 Evolution of the Scheme

- 4.4.1 The Scheme underwent a significant amount of design review over the pre-application period to test the best architectural approach. The evolution of the Scheme's design has been guided by feedback obtained through the seven pre-applications (dating from 21 June 2021 to 18 February 2025) and the Design Review Panel on 28 November 2025.
- 4.4.2 The feedback of the first pre-applications focused on increasing the dual-aspect flats (based on feedback that 50% single-aspect flats were seen as problematic) and the impacts of massing on long-distanced views. This led to the buildings being realigned to match existing alignments and adjusting the building heights by reducing the number of storeys during the seventh pre-application. The quality and usability of the space if the buildings were in a U-shape formation was seen to leave much of the space in near-permanent shade, leading to that design being dropped at the third pre-application.
- 4.4.3 The characteristics of the redeveloped buildings compared to the area's character as a Conversation Area was also acknowledged from the first pre-application as a key consideration. It was considered important for the Scheme to have minimal roofline impact due to nearby listed buildings and in-keeping with local character, as discussed further in paragraph 8.2 of Section 8 (*Special Considerations and Special Category Land*) below.
- 4.4.4 The retention of as much landscaping as possible was also a significant guiding factor, with the third pre-application presenting a tree retention and tree removal option. Officers noted that the existing trees on the Estate contributed significantly to the character of the wider Conservation Area and their loss would have a detrimental impact. Tree retention was chosen to also provide a visual buffer.
- 4.4.5 The Design Review Panel offered detailed design feedback with an emphasis on architecture, heritage and landscape, relating to the:
- (a) variation in the balcony depths and façade articulation to break down the massing;
 - (b) considerations of elevational articulation to make the design more tactile and human-scaled;
 - (c) larger, legible and welcoming entrances; and
 - (d) mitigating impacts on the Conservation Area in terms of height, bulk and car parking in order to address the current Estate's negative contribution to the area and integrate the Scheme convincingly into the historic urban grain.
- 4.4.6 Public consultation has also informed the evolution of the Scheme. Feedback has demonstrated positive sentiment about the proposals from the local community,

with strong support for the landscaping proposals. Public consultation is discussed further in Section 9 below (*Consultation and Engagement*) below

4.4.7 The Scheme's evolution has resulted in a design strategy that focuses on:

- (a) increasing the developable area and maximising the building footprint, with building volume responding to the setting;
- (b) integrating physical and visual permeability through the site;
- (c) adjusting building volume to fit within the trees with opportunities to add perimeter trees;
- (d) adapt the building mass to maximise dual aspect accommodation; and
- (e) celebrating the building entrances.

4.4.8 The Scheme's design strategy is discussed in more detail in the Design and Access Statement submitted with the Planning Application. The wider planning position is discussed further in Section 7 (*Planning policy relevant to the Scheme*) of this Statement.

4.5 The Scheme is an important redevelopment project that is supported by the Council. It represents a significant long-term investment which prioritises resident safety and community well-being at the heart of the regeneration proposals. The Council believes that the Scheme will provide significant social, economic and environmental improvements for residents and will deliver a qualitative and quantitative housing gain, as more particularly described in Section 6 (*Justification for the Use of Compulsory Purchase Powers*) of this Statement.

5 THE COUNCIL'S POWER TO ACQUIRE LAND COMPULSORILY

- 5.1 The power to acquire land compulsorily conferred by Section 17 of the 1985 Act can be used to:
- 5.1.1 to acquire land as a site for the erection of houses;
 - 5.1.2 acquire houses, or buildings which may be made suitable as houses, together with any land occupied with the houses or buildings;
 - 5.1.3 acquire land proposed to be used for any purpose authorised by sections 11, 12 and 15(1) (facilities provided in connection with housing accommodation); and
 - 5.1.4 acquire land in order to carry out on it works for the purpose of, or connected with, the alteration, enlarging, repair or improvement of an adjoining house.
- 5.2 The power under section 17 includes power to acquire land for the purpose of disposing of houses provided or disposing of the land to a person who intends to provide housing accommodation.
- 5.3 The Order if confirmed will enable the Council to acquire existing leasehold flats for the purposes of delivering the Scheme which will provide housing and ancillary development. This plainly fits within the statutory regime.
- 5.4 Section 17(4) of the 1985 Act provides that the Secretary of State may not confirm a compulsory purchase order unless they are satisfied that the land is likely to be required within 10 years of the date the order is confirmed. The Council confirms that the Order Land is required as soon as possible alongside ongoing negotiations with leaseholders to ensure vacant possession is achieved to support the intended timeline moving forwards with the determination of the Planning Application in July 2026; the discharge of pre-commencement conditions by October 2026; and the demolition works commencing in accordance with a planning permission as soon as possible after confirmation of the Order.
- 5.5 Acquisition of the Order Land is necessary in order to deliver the Scheme. This is discussed in detail in Section 6 (*Justification for the Use of Compulsory Purchase Powers*) of this Statement.
- 5.6 The Guidance states that a compulsory purchase order should only be made where there is a compelling case in the public interest and provides recommendations to acquiring authorities on the use of compulsory purchase powers. Paragraph 163 of the Guidance states an acquisition under the 1985 Act must achieve a quantitative or qualitative housing gain. Paragraph 164 of the Guidance goes on to state the information that will be required in respect of a 1985 Act CPO. These issues are addressed in Section 6 (*Justification for the Use of Compulsory Purchase Powers*).
- 5.7 Having regard to the nature of the proposals and the advice set out in the Guidance, the Council is satisfied that the use of its compulsory purchase powers under Section 17 is justified in order to achieve its objectives. In the case of the Scheme, the relevant Council's Local Plan is strongly supportive of the regeneration and the Council has taken full account of the Guidance in making this Order.

6 JUSTIFICATION FOR THE USE OF COMPULSORY PURCHASE POWERS

6.1 Factors of particular relevance to CPOs which will be taken into account by the Secretary of State when deciding if the powers should be confirmed, as well as further Scheme-specific considerations, are discussed below.

6.2 1985 Act Requirements from Guidance Paragraph 163

6.2.1 An acquisition under the 1985 Act must achieve a quantitative or qualitative housing gain.

6.2.2 The Scheme provisions a clear quantitative gain of 37 new homes above the existing estate total.

6.2.3 The homes on the Existing Estate are in a state of poor repair and provide substandard living conditions for residents. The Council has spent over £2,500,000 on repairs in the period 2001-2021. The buildings have structural problems and do not meet modern fire safety standards. The Council has received regular complaints from residents about the flats being cold due to poor insulation in the flats. These issues are discussed further below.

6.2.4 The Scheme will provide modern, spacious homes built to national space standards. They will be energy efficient and built to modern Building Regulation and planning standards.

6.2.5 The qualitative gain of the Scheme in housing terms is therefore clear.

6.3 1985 Act Requirements from the Guidance (Paragraph 164)

The Guidance requires the following issues to be addressed:

6.3.1 the total number of dwellings in the Cambridge district:

57,863 with 7,855 in the Cambridge City Council stock (comprised of 7,130 general needs, 160 temporary accommodation, 481 sheltered and 84 shared ownership).

6.3.2 the total number of substandard dwellings (i.e. the quantity of housing with Category 1 hazards as defined in section 2 of the Housing Act 2004):

38 non-decent homes in the stock with insufficient data to show the total number of substandard dwellings in the district.

6.3.3 the total number of households and the number for which, in the authority's view, provision needs to be made:

2238 households on the Cambridge City Council housing register, of which 2,118 households require accommodation up to 3 bedrooms (1 bed: 1,348, 2: bed 378, 3 bed: 392).

6.3.4 details of the authority's housing stock by type, particularly where the case for compulsory purchase turns on need to provide housing of particular type:

General needs: 7,130, temporary accommodation: 160, sheltered: 481, and shared ownership: 84;

- 6.3.5 where a compulsory purchase order is made with a view to meeting special housing needs, e.g., of the elderly, specific information about those needs:

This is not applicable to the Scheme.

- 6.3.6 where the authority proposes to dispose of the land or property concerned, details of the prospective purchaser, their proposals for the provision of housing accommodation and when this will materialise, and details of any other statutory consents required:

The Scheme will be delivered by CIP. This is discussed below.

- 6.3.7 where it is not possible to identify a prospective purchaser at the time a compulsory purchase order is made, details of the authority's proposals to dispose of the land or property, its grounds for considering that this will achieve the provision of housing accommodation and when the provision will materialise:

The Scheme will be delivered by CIP. This is discussed below.

- 6.3.8 where the authority has alternative proposals, it will need to demonstrate that each alternative is preferable to any proposals advanced by the existing owner:

The Council is not pursuing proposals in the alternative and has a fixed proposal for what it intends to do with the Order Land as discussed in this Statement. The Council is not aware of any alternatives advanced by existing owners.

6.4 **Scheme Benefits**

- 6.4.1 The Scheme will bring about significant public benefits:

- (a) New homes: 165 new homes (a net uplift of 38 new homes on the existing Estate).
- (b) Increase affordable housing floorspace: A net uplift in affordable housing floorspace, with each home meeting modern space standards.
- (c) Replacing poor quality housing: Replacement of poor quality, and in some cases defective housing stock with modern homes that meet high standards of accommodation in accordance with planning policy.
- (d) Replacement of unsafe housing: Fire safety risk with the existing estate means there is currently a 24-hour waking watch in place on the Estate to mitigate the fire safety risks. This is a significant cost to the Council and local taxpayers which will be alleviated by the Scheme.
- (e) Modern spacious homes: The Scheme will use the space more efficiently by decreasing the existing building footprint while enabling the provision of more homes, with natural light and ventilation being prioritised as part of the design. Existing homes on the Estate do not meet modern space standards.

- (f) Accessibility: There are currently no homes with wheelchair access on the Estate. The regeneration of the Estate will deliver purpose-built homes for people in the community with accessibility needs, with 5% of the affordable homes being wheelchair accessible.
- (g) Energy efficient homes: Existing homes on the Estate do not achieve suitable energy efficiency levels and do not align with the Council's vision of being net-zero carbon by 2030. Further the EPC ratings of the buildings on the Estate are below the desired standards (ranging from C to E on the EPCs available), with energy costs being incurred by residents of the Estate. The Scheme will have sufficient heating and energy systems and will include the installation of solar photovoltaic panels, exhaust air heat pumps, natural ventilation and dual aspect design. The high-quality insulation and airtight construction will minimise heat loss and reduce energy consumption across the Estate by ensuring efficient airflow and cooling to protect against overheating in homes. Through these means, the Scheme intends to achieve a gas free development and reduce carbon emissions, thereby promoting climate resilience. The increased energy efficiency and high-quality insulation of the homes on the redeveloped Estate pursuant to the Scheme will reduce financial costs for residents through energy usage savings.
- (h) Safer environment: The Estate's current design (i.e. the buildings' layout, staircases and circulation routes) means the Estate is prone to antisocial behaviour (including drug usage in stairwells) which impacts the safety and enjoyment of residents and visitors to the Estate. The Scheme will be designed to reduce antisocial behaviours.
- (i) New community facilities: As part of the proposals for the Scheme, an accessible community room will be provided on-site which can be used for various social activities to help support the local community. The room will have space inside for events and a garden courtyard which can be used as a gathering area. The Scheme will also deliver an on-site community centre terrace, community heart and private residential amenity space.
- (j) New green spaces: The redevelopment will also include improved landscape features to encourage formal and informal play, including a fully usable courtyard space which can be used all year round, an outdoor neighbourhood play space, nature-based play and a street-side pocket park facing Coronation Street. The Scheme enables the provision of more open space featuring biodiverse vegetation, including a sensory edible garden. The enhanced open spaces will feature designs influenced by Greater Cambridge Shared Planning Service's Youth Engagement Service workshops, which bring together local school children to produce their own designs for street furniture such as benches.
- (k) Connectivity: A permeable network of clear, accessible routes will allow residents of the regenerated Estate to navigate the area easily, with

increased access points into and out of the Estate boundaries to existing street networks.

- (l) Well-being: Places to stop and rest will feature amidst meaningful green amenity spaces, which will foster a sense of community and promote the physical and mental well-being of residents.
- (m) Sustainable design: The landscape of the Scheme will feature natural water management solutions, such as rain gardens and permeable surfaces (water responsive pockets) to reduce flood risk and enhance the environmental quality of the land.
- (n) Sustainable travel: The Scheme will include cycle parking for residents and visitors which enables and encourages the sustainable travel of residents to and from the Estate, as well as better pedestrian connections.

6.4.2 The Council supports the Scheme and is convinced that it will contribute significant public benefits to the area, replacing poor quality and unsafe housing stock, the upkeep of which is a significant burden on the public purse.

6.5 Condition of the Estate

6.5.1 The buildings on the Estate are in poor condition and are unable to meet fire safety standards as set out in paragraph 4.3 of Section 4 (*The Scheme*) and summarised below.

6.5.2 Maintenance concerns

- (a) As stated in the Council's Options Appraisal (February 2023):

"Since the remedial work programme started in 2011, the Council have spent approximately £2.5million on a range of works including re-roofing, concrete and brickwork repairs, lift refurbishment and balcony refurbishments and fire safety issues. The buildings should be structurally sound following the essential works, but there is a concern that there will continue to be a disproportionately high cost of maintenance going forward related to potential future movement and deterioration."

- (b) Furthermore, asbestos is present in the buildings (as indicated by asbestos surveys undertaken) which will need to be taken into account.
- (c) A report from Millward Consulting Engineers dated 29 June 2022 found that the buildings on the Estate would remain stable for another 30-40 years subject to further remedial work taking place on the Estate, the building being surveyed and maintenance issues being appropriately addressed.

6.5.3 Fire safety risks

- (a) The vertical risers on the Estate have been punctured over time and need repairing or redesigning. The FRAs (as discussed in paragraph 4.3 of Section 4 (*The Scheme*) of this Statement) highlighted risks with the:
 - i means of escape and procedures and arrangements as "Substantial Risk" items in both Hanover Court and Princess Court; and
 - ii means of giving warning in case of fire and measures to limit fire spread and development as "Substantial Risk" items in Hanover Court.
- (b) The Scheme will include robust safety and security measures.

6.6 Viability and funding

- 6.6.1 The compensation payable as a result of the Order will be met by the Council. The Council will also meet all costs, fees and professional costs in connection with promoting and implementing the Order. The Council, having considered the estimated liability for compensation, is satisfied that there are resources to pay all compensation arising out of the Order. The Council has set aside a significant decanting budget accruing to c. £18million, which includes provision for compensation payments.
- 6.6.2 With regard to the costs of constructing the Scheme, this will be funded by CIP supplemented by grant funding awarded from the Moribund and Brownfield Land Release Fund, the drawdown of which will be subject to various conditions which the Council considers will be met without impediment. The development costs have been carefully assessed via detailed financial appraisal modelling including cost estimates based on years of experience and comparable cost data. CIP utilises equity funding and external funding, where needed, to deliver its current and future pipeline. The Council is satisfied that CIP has sufficient funding available for the construction of the Scheme subject to this Order.
- 6.6.3 The Council does not consider there to be any funding impediment to acquiring the Order Land and the delivery of the Estate regeneration. The proposed mixed tenure scheme is financially deliverable based on balancing the usual elements of affordable housing provision, grant funding and external funding driving an acceptable developer's gross profit margin. Alternative delivery models, such as increased private housing and/or build to rent finance options could be considered if unforeseen circumstances arise.

6.7 CIP as development partner

- 6.7.1 CIP has appointed Carter Jonas as the planning consultants for the Scheme's application, and Pollard Thomas Edwards as the architects.
- 6.7.2 CIP has a strong and long-established track record over the last 9 years delivering grant funded projects since its conception in 2017, delivering its 1000th home in May 2025, across 23 developments. CIP has significant experience in delivering regeneration in Cambridge and across the Country, with a track record of delivering high-quality new council homes, market-sale homes and associated commercial and community facilities. CIP has won multiple awards, most recently

being the Regional LABC Award for Best Small Social Housing Development for the Fren Road Development, the Future Project of the Year at the East Prop Awards 2025 for the East Barnwell scheme, and Best New Building (over £3m) at the Greater Cambridge Design and Construction Awards.

- 6.7.3 As a branch of CIP, Hill is a leading housebuilder, with over twenty-three years developing housing led developments in London and the southeast, with approximately 20,000 homes built to date. Hill has also won a number of awards for its work in recent years including, Medium Housebuilder of the Year at the Housebuilder Awards 2020, Housebuilder of the Year at the 2020 WhatHouse? Awards and Best Large Development at the Evening Standard New Homes Awards 2020, as well as highly commended for Best Regeneration, Best Medium Housebuilder and Best Design at the Housebuilder Awards 2021, Best Sustainable Development and Best Medium housebuilder (silver) at the Whathouse? Awards 2021 and the Housing Design Award 2021.
- 6.7.4 The joint venture of CIP enables schemes to progress very quickly from planning permission to the commencement of works on site, and construction programmes are delivered at pace. At all stages of the Scheme, the Council's Project Managers and Management team work closely with the Hill pre-construction, commercial, technical, delivery teams and management team. To demonstrate, the delivery timeframes for some recently completed schemes include:
- (a) Aylesborough Close (70 affordable units) - planning permission February 2023, start on site June 2023, completion May 2025;
 - (b) Colville phase 3 (48 affordable units) - planning permission July 2022, start on site July 2022, completion February 2025; and
 - (c) Orchard Park (75 affordable units) - planning permission September 2021, start on site December 2021, completion March 2024.
- 6.7.5 Governance will be via standard quality assurance and process gateways within CIP and the Council/Hill. The contract will be administered via the appointed Employers Agent and Quantity Surveyor together with a Clerk of Works (TSA Riley). Regular reporting and progress updates will be undertaken via Council Cabinet Meetings and to the CIP Board. Management will include dedicated teams within the Council and Hill.
- 6.7.6 CIP is fully committed to delivering the Estate's regeneration, having expended considerable time and resources to date on communication with existing residents of the Estate as discussed in Section 9 (*Consultation and engagement*) of this Statement. CIP has a Business Plan 2024-2029 which includes a five-year project pipeline including the Scheme. The project resources will include: a Council Senior Development Manager and Project Manager and a Hill Commercial Surveyor, Technical Manager, Technical Assistant, Contract Manager, Site Manager, Assistant Site Manager and wider delivery team. The project will be overseen by Directors within the Council and Hill.
- 6.7.7 CIP is committed to delivering environmentally sustainable development through the key principles of low carbon energy strategy, cooling and overheating,

building fabric efficiency and renewable energy generation, which is demonstrated in the Scheme's design.

- 6.7.8 CIP has a proven track record of delivering developments of this scale and complexity in Cambridge. As such, the Council is confident that CIP has the expertise and resources to deliver the Scheme and does not consider that the purpose of the Order could be achieved more effectively by any alternative means.

6.8 Impediments

- 6.8.1 Paragraph 15 of the Guidance requires the acquiring authority to show that:

- (a) the implementation of the Scheme following the confirmation decision being made is unlikely to be blocked by any physical or legal impediments; and
- (b) there are no obvious reasons why planning permission might be withheld for the Scheme.

- 6.8.2 CIP has applied for full planning permission for the demolition of existing buildings and erection of 165 new homes, landscaping, community room, parking and associated works to deliver the Scheme under reference 25/04187/FUL (validated on 28 October 2025) (the **Planning Application**). The full extent of the Estate subject to the Planning Permission is identified on the plan at **Appendix 1**. The Planning Application has received various objections from surrounding landowners and comments from statutory consultees at the date of this Statement.

- (a) Some of the objections are expected to fall away with additional/rebuttal information which has been recently submitted to the local planning authority, leaving the main objection remaining relating to the loss of 3 London Plane trees.
- (b) Policy 71 of the Local Plan stipulates that "*Development will not be permitted which involves felling, significant surgery (either now or in the foreseeable future) and potential root damage to trees of amenity or other value, unless there are demonstrable public benefits accruing from the proposal which clearly outweigh the current and future amenity value of the trees*". The character and retention of trees on the Estate was a guiding factor in the evolution of the Scheme (as discussed in paragraph 4.4 of Section 4 (*The Scheme*)). The third pre-application noted that "*If retaining these trees was deemed necessary to achieve an acceptable planning permission whilst providing 82 affordable homes the project would have an additional deficit of £5,000,000. This would render the redevelopment option financially unviable resulting in the retention of this substandard housing*". Whilst the loss of the trees will be a material consideration in the determination of the Planning Application, the Council considers that the delivery of the Scheme offers "*demonstrable public benefits*" which outweigh the loss in the context, so no conflict with the Local Plan exists. The "Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan"

(14 October 2025) submitted with the Planning Application confirms that the proposed "*alignment of new structures does not encroach within the Root Protection Areas of any trees that are to be retained*" and "*all trees and landscape features that are to remain as part of the development should suffer no structural damage*" if the report is complied with during the course of the Scheme's development.

- (c) The Council considers that any further objections and comments are also likely capable of being resolved through the grant of reasonable planning conditions and planning obligations. As such, the Council does not consider there to be any obvious reasons as why the Planning Application would not be granted.

6.8.3 The Council envisages that the related temporary traffic regulation order, which is needed to address existing parking bays abutting the pavements adjacent to the development, can successfully be obtained. There is no currently identified requirement for a stopping up or diversion order.

6.8.4 Due to the retention of existing trees on the Estate, there are demolition and construction constraints which make those phases of the Scheme challenging. However, the existing site constraints have been carefully assessed via an experienced consultant, technical and delivery team together with early specialist sub-contractor involvement. Advanced technical planning has already been undertaken to ensure the demolition and construction activities can be successfully delivered and impacts on the surrounding neighbourhood minimised as far as possible.

6.8.5 The Council's investigations have revealed no other legal, financial or physical impediment and the Council is confident that there is a more than reasonable prospect of the Scheme proceeding and the successful delivery of the regeneration of Estate.

6.8.6 The Council is therefore satisfied – having regard to CIP's resources, its standing as an established housing delivery partner in Cambridge, its reaffirmed commitment to the Scheme and the requirements of the Guidance – that the CPO is deliverable and that, having regard to national guidance, the Council is confident that there is no impediment to the successful delivery of the regeneration of Estate.

6.9 Conclusion

As discussed below at paragraph 7.4 of Section 7 (*Planning policy relevant to the Scheme*) below, the Council's Local Plan was adopted with the intention of guiding growth that "*enhance[s] the quality of life and secure[s] sustainable development*", "*through provision of housing of a mix of sizes and types, including a high proportion of affordable housing*". The Scheme will achieve this by delivering a qualitative and quantitative housing gain as discussed above.

7 PLANNING POLICY RELEVANT TO THE SCHEME

7.1 While the Estate is the subject of very few planning allocations or designations, we set out below the national and local existing and emerging planning policies and considerations that the Scheme complies with.

7.2 Planning Permission for the Scheme

7.2.1 As noted in paragraph 6.8.2 of Section 6 (*Justification for the Use of Compulsory Purchase Powers*), CIP has submitted the Planning Application for the Scheme, which will be assessed against the relevant national and local policies by the local planning authority as described below.

7.2.2 As discussed in paragraph 6.8 of Section 6 (*Justification for the Use of Compulsory Purchase Powers*), the Council is not aware of any reason why planning permission pursuant to the Planning Application will not be granted for the Scheme.

7.3 National Planning Policy Framework (NPPF)

7.3.1 The NPPF (December 2024, with minor updates in February 2025) 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, that there are three dimensions to sustainable development (economic, social and environmental), and that planning authorities should seek opportunities to achieve the promotion of these dimensions. In decision making, this means approving development proposals that accord with an up-to-date development plan.

7.3.2 The Council's proposals for the Estate are in accordance with the NPPF in terms of the emphasis on:

- (a) community involvement;
- (b) creating a sustainable community in a high quality, safe and healthy local environment where people want to live;
- (c) contributing to the promotion of urban renaissance and improvement of quality of life and access to jobs;
- (d) building a socially inclusive community with a mix of housing; and
- (e) improving the link between land use and transport,

which are all in line with the NPPF's aim of sustainable development.

7.3.3 The Scheme's proposals secure net gains across the economic, social and environmental objectives of sustainable development enshrined in the NPPF.

7.3.4 Within the NPPF, the following chapters have particular relevance to the delivery of the Scheme:

- (a) Chapter 5: 'Delivering a sufficient supply of homes' confirms that the Government is committed to boosting the supply of homes to meet local needs;
- (b) Chapter 8: 'Promoting healthy and safe communities' states that planning decisions should plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environment;
- (c) Chapter 9: 'Promoting sustainable transport' states that development proposals should identify and pursue opportunities to promote walking, cycling and public transport use;
- (d) Chapter 11: 'Making effective use of land' relates to making effective use of the land. Paragraph 124 confirms that local authorities should support development that makes effective use of land; and
- (e) Chapter 12: 'Achieving well-designed spaces' states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.

7.3.5 The Scheme is considered a sustainable development and accords with the principles set out in the NPPF as set out above.

7.4 **Local Plan (2018)**

7.4.1 The Council's Local Plan (adopted in October 2018) is part of the Council's statutory development plan. It sets out the spatial planning framework for the long-term development of Cambridge for the Local Plan period (up to 2031).

7.4.2 The Estate regeneration through delivery of the Scheme is consistent with the strategic objectives and policies of the Local Plan as the regenerated Estate will:

- (a) *"contribute to the vision of Cambridge as an environmentally sustainable city, where it is easy for people to make a transition to a low carbon lifestyle"* (strategic objective 1).

CIP's commitment to delivering environmentally sustainable development means the Scheme is designed to maximise sustainability by promoting a gas-free development and reducing carbon emissions through the means described in paragraph 6.4 of Section 6 (*Justification for the Use of Compulsory Purchase Powers*) of this Statement.

- (b) *"contribute to overall flood risk reduction through water sensitive urban design"* (strategic objective 2).

As discussed in paragraph 6.4 of Section 6 (*Justification for the Use of Compulsory Purchase Powers*) of this Statement, the Scheme will feature natural water management solutions including permeable surfaces to reduce flood risk on the Estate and surrounding areas. This is consistent with Policy 31 and Policy 32 of the Local Plan which look to engage with

flood risk management and reduce the risk of surface water flooding through an integrated approach to surface water management.

- (c) *"be of the highest quality, in terms of design excellence and innovation [...] and embracing the principles of sustainable design and construction"* (strategic objective 3).

The Scheme will provide a smaller building footprint while providing larger high-quality homes with natural light and ventilation at the heart of the design. The Scheme will also improve access to the Estate and pedestrian routes to existing street networks, as well as include cycle parking to encourage sustainable travel to and from the Estate, in compliance with "Section Nine: Providing the Infrastructure to Support Development" of the Local Plan. This is also consistent with Policy 5 of the Local Plan in terms of *"greater pedestrian and cycle prioritisation"* as well as the "Cambridge City and South Cambs Transport Strategy" (2014), which purports to encourage more journeys to be made by bike and on foot.

- (d) *"meet the housing needs of the city within its sub-region, delivering an appropriate mix of housing types, sizes and tenures to meet existing and future needs, including affordable housing"* (strategic objective 8).

The Scheme will deliver a net uplift of high-quality homes with better-quality and larger affordable homes. While the Council acknowledges that there is a minimal decrease in the number of affordable homes, all homes to be delivered pursuant to the Scheme will meet modern space standards across a range of types and tenures. The Scheme will deliver a balanced mix of dwelling sizes across affordable and private housing, in accordance with Policy 45 of the Local Plan. The amount of affordable housing across the Estate once redeveloped will comprise 44% of total housing, being above the 40% affordable housing requirement for developments of this size in Cambridge.

- (e) *"assist the creation and maintenance of inclusive, environmentally sustainable communities"* (strategic objective 9) and *"promote social cohesion and sustainability and a high quality of life by maintaining and enhancing provision for open space, sports and recreation, community and leisure facilities"* (strategic objective 10).

The Scheme will deliver an accessible community room and outdoor amenity spaces, as well as formal and informal play spaces, as more particularly discussed in paragraph 6.4 of Section 6 (*Justification for the use of compulsory purchase powers*) of this Statement. This is consistent with Policy 10 of the Local Plan as the development's design aims to reduce the detrimental effect that the redevelopment could have on the City Centre, by encouraging *"vitality and vibrancy"* within Estate through well-designed on-site community spaces and biodiverse open spaces for rest and wellbeing. The Scheme is also consistent with Policies 67, 68 and 73 of the Local Plan by *"ensuring that social and environmental gains are sought jointly and simultaneously"*, particularly as the open spaces

for social community use are designed with biodiversity and sustainability in mind.

- (f) *"promote a safe and healthy environment, minimising the impacts of development and ensuring quality of life and place"* (strategic objective 15).

This objective is demonstrated by the sustainability of the Scheme's design as discussed throughout this Statement and this paragraph 7.4. The Scheme is consistent with Policy 27 of the Local Plan as the Scheme is designed to help minimise carbon reductions through the design elements outlined in paragraph 6.4 of Section 6 (*Justification for the use of compulsory purchase powers*) of this Statement, which ensures that the *"principles of sustainable design and construction are integrated into the design"*. Policy 36 of the Local Plan, which focuses on developments not detrimentally impacting air quality or causing additional pollution, is supported by the provision of open space on the regenerated Estate with biodiverse vegetation that is integrated within the community and amenity spaces.

7.4.3 The Scheme is therefore strongly supported in principle by the Local Plan.

7.5 Emerging Greater Cambridge Local Plan

7.5.1 The Council's emerging first joint Local Plan with South Cambridgeshire from 2019 (the **Greater Cambridge Local Plan**) is at the consultation stage. Whilst it has limited weight in planning terms at this early stage of its development, it demonstrates the Council's continuing commitment to, and support of, the Scheme.

7.5.2 This first draft of the Plan is based on the following non-exhaustive strategic priorities:

- (a) Climate change: help Greater Cambridge transition to net zero carbon by 2050, by ensuring that development is sited in places that help to limit carbon emissions, is designed to the highest achievable standards for energy and water use to reduce environmental impacts, adapts to and mitigates against climate change, and is resilient to current and future climate risks, including flooding;
- (b) Biodiversity and green spaces: increase and improve our network of habitats for wildlife, and green spaces for people, ensuring that development leaves the natural environment better than it was before;
- (c) Wellbeing and social inclusion: help improve equality of access and opportunities for people in Greater Cambridge to lead healthier and happier lives, ensuring that everyone benefits from the development of new homes and jobs; and
- (d) Homes: plan for enough housing to meet our needs, including significant quantities of housing that is affordable to rent and buy, and different kinds of homes to suit our diverse communities.

7.5.3 The environmentally conscious, biodiverse and community-led nature of the Scheme situates it in great support of the Greater Cambridge Local Plan for the reasons set out throughout this Statement.

7.6 **Homes for Our Future: Greater Cambridge Housing Strategy 2024-2029**

7.6.1 The "Homes for Our Future: Greater Cambridge Housing Strategy 2024-2029" (adopted in June 2024) (hereinafter referred to as the **HFOF Strategy**) sets out the main requirements for the provision of affordable housing for South Cambridgeshire District Council and Cambridge City Council. The HFOF Strategy sets out seven key priorities to fulfil the Council's long-term vision for housing in the locality:

- (a) Increasing the supply of new homes, including affordable housing, contributing to healthy and sustainable communities;
- (b) Enabling the housing market to meet a wide range of local housing needs and to support sustainable growth;
- (c) Mitigating and adapting to climate change through good design and quality of new homes;
- (d) Improving housing conditions, management, safety and environmental sustainability of homes, and making best use of existing homes;
- (e) Promoting health and wellbeing, tackling poverty, and promoting equality and social inclusion;
- (f) Preventing Homelessness; and
- (g) Working with key partners to innovate and maximise resources.

7.6.2 All of these priorities are being met by the delivery of the Scheme, for the reasons already set out throughout this Statement.

7.7 **The Council's Corporate Plan (2022-2027)**

7.7.1 The Council's Corporate Plan (2022-2027) sets out four key priorities:

- (a) Leading Cambridge's response to the climate and biodiversity emergencies and creating a net zero council by 2030;
- (b) Tackling poverty and inequality and helping people in the greatest need;
- (c) Building a new generation of council and affordable homes and reducing homelessness; and
- (d) Modernising the council to lead a greener city that is fair for all.

7.7.2 As above, the Scheme seeks to meet these priorities for the reasons already set out.

7.8 Other planning considerations

7.8.1 In making the Order, the Council has had regard to its statutory development plan and other relevant local policy and guidance, together with other material considerations as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the 1990 Act.

7.8.2 The Estate does not fall within any direct planning policy designations but is situated adjacent to the Cambridge Railway Station/ Hills Road Corridor to the City Centre Opportunity Area, which stipulates that support for development proposals within the relevant area depends on if the proposals "*promote and coordinate the use of sustainable transport modes, and deliver and reinforce a sense of place and local shops and services*". Although not required to comply with this policy, the Scheme's compliance with this is demonstrated throughout Section 6 (*Justification for the Use of Compulsory Purchase Powers*) of this Statement.

7.9 Conclusion

The Scheme benefits from strong policy support at national, regional and local level.

8 SPECIAL CONSIDERATIONS AND SPECIAL CATEGORY LAND

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

- 8.1.1 any buildings listed under section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990;
- 8.1.2 any buildings which are the subject of a building preservation notice/ demolition/alteration/extension of any buildings which may qualify for inclusion in the statutory list;
- 8.1.3 any monuments which are scheduled under section 1 of the Ancient Monuments and Archaeological Areas Act 1979; or
- 8.1.4 any parks/gardens/historic battlefields which are registered under section 8C of the Historic Buildings and Ancient Monuments Act 1953.

8.2 Conservation Area

- 8.2.1 The Estate is situated in the New Town and Glisson Road Conversation Area and is located in a tight network of streets in the city centre. The Scheme will involve the demolition/alteration/extension of 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 planning permission for demolition. Planning permission for demolition of the existing buildings in the Estate has been applied for as part of the Planning Application for the Scheme. Please refer to Section 7 (*Planning policy relevant to the Scheme*) above.
- 8.2.2 As stated in the Moribund Report, the buildings on the Estate make a negative contribution to the conservation area as the "*scale, massing, and architectural style of the buildings are incongruous with the surrounding historic context*".
- 8.2.3 CIP has submitted with a Built Heritage Statement with the Planning Application, which assesses the built heritage assets potentially affected by the delivery of the Scheme and in particular addresses paragraph 207 of the NPPF. The Built Heritage Statement confirms there are no designated or non-designated heritage assets located on the Estate but Wanstead House (Grade II* Listed Building), Church of St Paul (Grade II Listed Building) and 18 George IV Street are within the area. The Statement concludes that the Scheme will:
 - (a) have no effect on how the significance of the Wanstead House and the Church of St Paul are appreciated and understood and therefore will not cause harm to their significance; and
 - (b) "*enhance and better reveal the significance of 18 George IV Street as a non-designated heritage asset*", particularly given that the Estate is currently incongruous and dominant.
- 8.2.4 The Built Heritage Statement confirms that the Scheme accords with the NPPF's heritage policies, in particular paragraphs 212 and 219.

8.2.5 The Scheme's design carefully balances the impact of the proposed development on the surrounding existing buildings with the conservation area, and also considers the existing site constraints, i.e. retaining existing trees, overlooking within and beyond the site footprint, maximising sunlight and daylight.

9 CONSULTATION AND ENGAGEMENT

9.1 The Council and CIP have been firmly committed to understanding the aspirations of residents of the Estate, and their views have helped shaped proposals through significant consultation. The Council and CIP (with the assistance of Concili, a communications agency that specialises in political and stakeholder engagement in support of the built environment) have engaged in a comprehensive consultation process with local residents and political stakeholders across the Estate, details of which are set out in the Statement of Community Involvement (May 2025) submitted with the Planning Application and summarised below:

Date	Engagement
20 August 2022 and 1 September 2022	4-hour public consultation events were held on-site; 75 people attended in person and 12 watched the webinar. Survey results are discussed at paragraph 9.2 below.
March, June and October 2023 and April 2024	Project briefing presentations took place with Cambridge City ward councillors.
June 2024	Held two Youth Engagement Workshops with Greater Cambridge Shared Planning's Youth Engagement Service with the objective to provide local youths with the opportunity to have a genuine input into the design of the Scheme.
September 2024	Project briefing presentations took place with Cambridge City ward councillors.
21 October 2024	<p>Emails with early notification of the consultation sent to key stakeholders: The Hills Road Area Residents Association, St George's Court Care Home, North Newtown Residents Association, Yusuf Hamied Department of Chemistry, University of Cambridge, St Alban's Catholic Primary School, Visual Arts centre, The Stephen Perse Foundation, Stephen Perse Foundation (Senior School), St Pauls CofE Primary School, St Catherine's College Russell Street, CAMYOGA, Cambridge Crystallographic Data Centre, Thomson Webb & Corfield (Solicitors), and Flex Studios. Briefing offers were sent to key stakeholders.</p> <p>Launch of consultation website – see paragraph 9.3 below.</p> <p>Email notification of the launch of the public consultation to all identified key stakeholders.</p> <p>Delivery of 918 flyers to residential and business properties around the Estate, notifying them of the launch of the consultation and the consultation website.</p>

29 October 2024	News article published on the Cambridge Investment Partnership website, with accompanying LinkedIn post, with notification of public consultation.
6 November 2024	Meeting with North Newtown Resident's Association.
7 November 2024	4-hour in-person drop-in public exhibition to provide an opportunity for interested residents and stakeholders to find out more about the proposals, offer their feedback and put any questions to members of the project team directly.
7 March 2025	Meeting with St Pauls CofE Primary School.
22 April 2025	Meeting with St Alban's Catholic Primary School and the Stephen Perse Foundation (Senior School).
30 April 2025	Meeting with Stephen Perse Foundation (Senior School).
September 2025	Project briefing presentations took place with Cambridge City ward councillors.

9.2 Following the consultation events in August-September 2022, the Council received 52 survey responses and the key findings from the events were:

- 9.2.1 57% rated current the condition of buildings less than 5 (1-10, 10 being the best);
- 9.2.2 78% supported renovating or redeveloping the existing buildings (Options 3 or 4 of the Options Appraisal);
- 9.2.3 67% preferred the redevelopment approach (Option 4 of the Options Appraisal);
- 9.2.4 73% answered above 5 for new tree planting along Union Road and 38% answered 10 (1-10, 10 being the best)
- 9.2.5 64% agreed or strongly agreed that trees around edge of the existing buildings are important; and
- 9.2.6 67% think providing at least 82 affordable homes is more important than retaining 3 trees.

9.3 CIP has also kept residents fully up to date with the proposals and progress through the dedicated website <https://hanoverandprincess.co.uk> which has been live since 21 October 2024. The website provides updates and details on the proposals and consultations, as well as contact details for people to pass on their questions and comments to the project team and an online feedback form, to allow visitors to the website to engage with the proposals.

The website received 596 total website visitors throughout the period of 21 October 2024 – 15 November 2024.

- 9.4 In addition, CIP has broadened its level of community engagement through regular contact with surrounding residents, businesses and schools, including site walkovers.

10 EFFORTS TO ACQUIRE BY AGREEMENT AND THE RESIDENTS' OFFER

10.1 Single ownership and control of the Order Land is necessary to enable the Estate regeneration to proceed. As discussed above in Section 9 (*Consultation and Engagement*) of this Statement, the Council and CIP will continue to make significant efforts to acquire all the necessary interests.

10.2 While it may be possible, it is not practicable for the Council to (nor guaranteed that the Council will) agree terms for the acquisition of all the remaining/necessary interests in the Order Land by agreement within a reasonable period. The maintenance and fire safety risks (discussed in paragraph 4.3 of Section 4 (*The Scheme*) above) heighten the need for the Order to be made within an acceptable timescale. Therefore, the Council considers that the use of its CPO powers under section 17 of the 1985 Act is necessary to acquire the outstanding interests in the Order Land.

10.3 Effects of the CPO

10.3.1 The Council acknowledges that when proposing large scale regeneration, there are considerable uncertainties and challenges for residents. The Council and CIP have undertaken significant consultation with existing residents of the Estate.

10.3.2 Resident leaseholders on the Estate will need to move from their homes, and will experience more than a single move if they wish to exercise their right to return onto the Estate following completion of the Scheme.

10.3.3 Non-resident leaseholders will lose an investment property and compensation would be an appropriate mitigation.

10.3.4 There are three private tenants remaining on the Estate at the date of this Statement, whose occupation will be ended by private law. However, the Council does acknowledge that such tenants will still be affected indirectly by the CPO as they will need to vacate their properties and independently find alternative accommodation.

10.4 Efforts to date

10.4.1 In 2022, the Council offered leaseholders on the Estate the opportunity to sell their property to the Council and Council tenants the opportunity to transfer away from the Estate, with compensation including home loss, basic loss and disturbance as appropriate being included in the package. As of February 2026, only 2 Council tenants and 7 leaseholders remain; the Council acquired Plots 10 and 12 in the same week that the CPO was made but those plots have been retained in the Order Schedule given that the legal interest of the Property remains with the leaseholder at the date of this Statement.

Year	LEASEHOLDERS		TENANTS	
	Interests acquired	Interests remaining	Number of tenants decanted	Number of tenants remaining

2022	11	34	37	45
2023	12	22	29	16
2024	10	12	13	3
2025	2	10	1	2
2026	2	8	0	2

10.4.2 Of the interests remaining to be acquired, a number are progressing their transfer away from the Estate, while a smaller proportion continue to discuss valuation. The scale of the response and number of leasehold acquisitions to date demonstrate that the Council has taken reasonable steps to acquire by agreement and has been successful in the majority of instances.

10.4.3 At the date of this Statement, 2 leaseholders have accepted an offer and the acquisition of the relevant properties are under legal instruction. Of the remaining leaseholders:

Property	Date of the first offer	Number of offers made to date	Who has engaged with the interest holder	Length of engagement	Current status
32 Hanover Court (Plot 6)	21 March 2025	2	Council Regen Team Valuer for negotiation	11 months	Initial acceptance given to offer but leaseholder has not been able to find suitable onward property. Sticking point: Level of service charge (the Council's service charges are set v low i.e., around £800pa whereas non-Council schemes can be £3-4,000pa upwards). Leaseholder considering freehold properties as alternative or potentially surrendering lease at this stage and resuming property search at later date. Mitigation: Offer includes initial payment to cover storage costs and claim period for disturbance costs extended from 1 to 3 years. Details provided of ex-Council freehold property available to purchase within locality.

49 Hanover Court (Plots 11 and 13)	6 July 2022	4	Council Regen Team	3 years, 8 months	<p>Offer accepted and viewing properties.</p> <p>Sticking point: Service charges (as above), secured debts and finding suitable level-access accommodation within immediate locality. Leaseholders considering freehold properties as alternative.</p> <p>Mitigation: Offer includes transfer of charge to new property in favour of the Council and equity contribution to onward property. Links to suitable properties provided and practical assistance with viewing properties if required. Assistance with adaptations as would be the case with all leaseholders.</p>
5 Princess Court (Plot 1)	19 March 2024	5	Council Regen Team	1 year, 11 months	<p>Offer not accepted and in negotiation.</p> <p>Sticking point: Level of compensation. Leaseholder is resident in 1-bed property that is now a 2-bed by means of installing a stud wall without permission. Compensation requested to purchase a 2-bed replacement property and payment of SDLT to cover full market value. Indication that 2-bed property is required due to medical need for potential overnight carer.</p> <p>Mitigation: Disturbance payment to cover additional costs and any further adaptations following move.</p>
16 Princess Court (Plot 2)	21 March 2025	3	Council Regen Team	11 months	<p>Offer accepted and viewing properties.</p> <p>Sticking point: Service charges (as above), identifying a suitable property for similar rental return and the cost of Capital Gains Tax (CGT).</p> <p>Mitigation: Agreement to fund reasonable expenses related to determining CGT liability in advance by taxation accountant. Support to locate suitable freehold property.</p>

33 Princess Court (Plots 5 and 8)	31 st May 2022	3	Council Regen Team Valuer for negotiation	3 years, 9 months	Does not wish to receive offers. Sticking point: Value of compensation. Indication given that the leaseholder no longer wishes to receive offers.
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10.5 Commitments to Residents and the Residents' Offer

10.5.1 To support the Scheme and to ensure fairness for residents, the Council has offered to all residents of the Estate advice and support from a dedicated Regeneration Officer as well as:

(a) Secure Council tenants:

- i A secure Council tenancy of a home in their area of choice, where available, in the Cambridge City Council area or in a cross-partner area if they have local connection;
- ii An offer based on 'like for like' unless housing needs have changed, for example a need for adapted property or a larger property for overcrowded households;
- iii A priority move based on 'emergency' banding within the Council's Home-link choice-based lettings system;
- iv Financial assistance to cover the costs of moving home;
- v Management and payment of removals, disconnection and reconnection costs;
- vi A right of return;

(b) Resident leaseholders:

- i Full market value based on a RICS market valuation;
- ii A home-loss payment equal to 10 per cent of the market value agreed;
- iii A disturbance payment to cover the reasonable costs of moving and purchasing a new home, such as Stamp Duty Land Tax (SDLT) and professional fees;
- iv The offer to acquire through agreement where there is greater flexibility than if a property is acquired compulsorily;
- v Advice and support from a dedicated Regeneration Officer;

(c) Non-resident leaseholders:

- i Full market value based on a RICS market valuation;
 - ii A basic-loss payment equal to 7.5 per cent of the market value agreed;
 - iii A disturbance payment to cover reasonable reinvestment costs and reimbursement of professional fees;
 - iv The offer to acquire through agreement on flexible timescales pursuant to negotiation with the relevant leaseholder;
- (d) Private tenants:
- i Referral to the Council's Housing Advice Team;
 - ii Support to secure a new tenancy following a needs assessment, including eligibility for a housing duty;
 - iii Referral to the Council's Town Hall Lettings team to match the private tenant to a tenancy with a private landlord (the Council works with and vets the landlords to ensure the property is H&S compliant, is of a good standard and the rent is affordable) where there are suitable vacancies.

10.5.2 The scale of the works and the established decant mean that a full decant strategy is the logical approach to delivering the works safely and effectively.

10.5.3 The Council is satisfied that an appropriate offer has been made that treats residents fairly and ensures communities within the Estate can remain consistent and cohesive after the regeneration process.

10.6 Discussions will continue with the leaseholders of the Order Land with a view to limiting the number of interests which need to be acquired compulsorily. This approach is in accordance with the advice contained within paragraph 2 of the Guidance and ensures that valuable time is not lost progressing the Scheme whilst continuing efforts are made to reach agreement with landowners.

10.7 In making its assessment of the justification for the Order, the Council has taken into account the rights of third parties protected by the European Convention on Human Rights which may be affected by the Order (as referred to in Section 11 (*Human rights considerations*) of this Statement). In addition, the Council has had full regard to its public sector equality duty under section 149 of the Equality Act 2010 (as referred to in Section 12 (*The Public Sector Equality Duty*) of this Statement).

10.8 **Steps taken by the Council to help those affected by the CPO**

In accordance with paragraph 19 of the Guidance, the Council has taken the following steps:

10.8.1 provide full information from the outset about what the compulsory purchase process involves, the rights and duties of those affected and an indicative timetable of events - information should be in a format accessible to all those affected

The Council has engaged in extensive consultations with members of the public to provide information and obtain feedback from residents of the Estate as to the future of Estate, as set out in paragraph 9.1 of Section 9 (*Consultation and Engagement*).

The Council informed owners and occupiers of properties on the Estate in a leaseholder information letter dated 11 October 2023 and further information letter of the stages of the compulsory purchase process, up to and including the confirmation of the CPO, and the statutory responsibilities of the Council.

- 10.8.2 inform owners and occupiers of guidance which is publicly available and professionally published on compulsory purchase and compensation including: this guidance, the Department's plain English guides, and any information or guidance published by the acquiring authority (including on the scheme) or other professional body

The Council directed leaseholders to the Guidance via the link www.communities.gov.uk/publications/planningandbuilding/compulsorypurchase in the letter and further information provided as noted in paragraph 10.8.1.

- 10.8.3 appoint a specified case manager during the preparatory stage to whom those with concerns about the proposed acquisition can have easy and direct access

A dedicated Regeneration Officer has been appointed, from whom resident leaseholders, non-resident leaseholders, and private tenants can obtain advice and support.

- 10.8.4 make owners and occupiers aware of professional advice available to assist them in understanding the impact of the scheme on their interest and the appropriate compensation which may be available to them

The availability of professional advice, including a link to a directory of RICS valuers, was provided to leaseholders pursuant to the letter and further information noted in paragraph 10.8.1.

- 10.8.5 where appropriate, in particular for estate regeneration or similar types of schemes, offer advice and assistance to affected occupiers in respect of their relocation and provide details of, and discuss with the occupier, available relocation properties

The Council has offered advice and assistance to leaseholders on the Estate and actively assisted occupiers to obtain available relocation properties, as set out in paragraph 10.5.1 above.

- 10.8.6 keep any delay to a minimum by completing the statutory process as quickly as possible and taking every care to ensure that the compulsory purchase order is made correctly and under the terms of the most appropriate enabling power

The Council has engaged in an extensive consultation process and consideration of the options available whilst undergoing remedial works at the Estate. As a result, the Council has successfully negotiated with leaseholders and former Council tenants for the voluntary acquisitions of the majority of properties on the

Estate. During this time, the service of the Notices of Deficiency dated 16 April 2024 and 23 August 2024 and the long-term waking watch (discussed in paragraph 4.3 of Section 4 (*The Scheme*)) have made the ongoing management of the properties unsustainable from a financial and health and safety perspective. These circumstances have emphasised the need for vacant possession of the properties on the Estate, as the remaining fire risks (as well as the separate structural issues) cannot be addressed without the redevelopment of the Estate.

The Council is making the CPO under section 17 of the Housing Act 1985, in order to acquire the Order Land for the erection of houses. Although landscaping, parking and the community room are not themselves houses, the Council considers that they are incidental to the provision of housing as ancillary development and therefore comfortably fall within this power.

- 10.8.7 consider providing a 'not before' date, confirming that acquisition will not take place before a certain time

Vacant possession is needed as soon as possible for the redevelopment of the Estate. The Council considered providing a 'not before' date but, given the circumstances and desire to commence redevelopment at the earliest opportunity, it is not practicable to provide one in the context. However the Council has kept those affected up to date as detailed above.

- 10.8.8 where appropriate, give consideration to agreeing to fund owners' or occupiers' reasonable costs of negotiation or other costs and expenses likely to be incurred in advance of the process of acquisition

The Council has agreed to fund such costs in accordance with its offer as described in paragraph 10.5.1 above and the provision of such is in place for 3 of the remaining leaseholders.

- 10.8.9 consider offering to alleviate concerns about future compensation entitlement by entering into agreements about the minimum level of compensation which would be payable if the acquisition goes ahead (not excluding the claimant's future right to refer the matter to the Upper Tribunal (Lands Chamber))

At the date of this Statement, the Council has not entered into any agreements about minimum levels of compensation but is open to considering entering into such agreements if requested.

- 10.8.10 consider agreeing to fund owners' and occupiers' reasonable costs and expenses anticipated to be incurred by those owners and occupiers before an alternative property is acquired and the costs/expenses incurred. For example, professional fees for the undertaking of surveys or reports to assist in understanding the impact on the owner or occupier of the exercise of compulsory purchase power

The Council is open to considering funding such costs and expenses if requested.

11 HUMAN RIGHTS CONSIDERATIONS

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

11.2 Section 6 of the HRA prohibits public authorities from acting in a way which is incompatible with the rights and fundamental freedoms set out in specified provisions of the Convention (the **Human Rights**). The Human Rights likely to be engaged in the process of considering, making, confirming and implementing a compulsory purchase order include those under Article 6 (right to a fair and public hearing to determine a person's civil rights), Article 1 of the First Protocol (right to peaceful enjoyment of possessions) and Article 8 (right to respect for private and family life including a person's home). The requirements under the Convention are reflected in paragraphs 17 and 18 of the Guidance:

"17. *A compulsory purchase order should only be made where there is a compelling case in the public interest. An acquiring authority should be 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.*

18. *The confirming Minister has to be able to take a balanced view between the intentions of the acquiring authority and the concerns of those whose interest in land it is proposed to acquire compulsorily. The more comprehensive the justification which the acquiring authority can present, the stronger its case is likely to be. But each case has to be considered on its own merits and the advice in this Part is not intended to imply that the confirming Minister will require any particular degree of justification for any specific order. Nor will a confirming Minister make any general presumption that, in order to show that there is a compelling case in the public interest, an acquiring authority must be able to demonstrate that the land is required immediately in order to secure the purpose for which it is to be acquired."*

11.3 If a compelling case in the public interest can be demonstrated as the Council considers here, then this will meet the requirements of the Convention.

11.4 The Council has duly considered the rights of property owners under Article 1 of the First Protocol of the Convention, which provides for the peaceful enjoyment of possessions. Article 1 further provides that no one shall be deprived of possessions except as provided for by law or where it is in the public interest. It is considered that the Order will strike a fair balance between the private loss of property and the public interest in securing the implementation of the Scheme.

11.5 Article 6 of the Convention provides that everyone is entitled to a fair and public hearing in the determination of their civil rights and obligations. It is considered that the statutory procedures, which give the right to object and provide for judicial review, are sufficient to satisfy the requirements of this Article.

11.6 The Council has also considered the rights contained in Article 8 of the Convention. This provides that everyone has the right to respect for their private and family life 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. It is considered that any interference caused by the Order will fall within these exceptions having regard to the public benefit which will accrue from the Scheme.

- 11.7 The Council have been conscious of the need to strike a balance between the rights of the individual and the interest of the public. It has considered the effect of the Articles and decided that in light of the significant public benefit that would arise from the Scheme and the nature of the Order Land, it is in the interest of the wider community to make the Order over and above the interests of any individuals affected. Any interference with the Convention rights is considered to be strongly justified in order to secure the economic, social, physical and environmental regeneration that the Scheme will bring. Appropriate compensation will be available to those entitled to claim it under the relevant statutory provisions. Having regard to the matters set out above a compelling case in the public interest exists for the making and confirmation of the Order. Interference with Human Rights, to the extent that there is any, is considered to be 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.
- 11.8 Interference with Human Rights, to the extent that there is any, is considered to be 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 neighbourhoods aimed at fundamentally improving the quality of life for existing and future generations living in the area. This coupled with the significant level of public consultation, and a robust, fair offer to residents in the Estates means the Scheme minimises the interference with the rights of those affected.

12 THE 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, harassment, victimisation and any other conduct that is prohibited by or under the EA 2010;
 - 12.2.2 advance equality of opportunity between persons who share a relevant protected characteristic and persons who share a relevant protected characteristic and persons who do not share it; and
 - 12.2.3 foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 12.3 The "relevant protected characteristics" are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; and sexual orientation. Advancing equality of opportunity means, in particular, having due regard to the need to remove or minimise disadvantages suffered by people due to their protected characteristics; take steps to meet the needs of people with certain protected characteristics where these are different from the needs of others; and encourage people with certain protected characteristics to participate in public life where their participation is disproportionately low.
- 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.
- 12.5 In light of this, the Council commissioned an Equalities Impact Assessment (**EqIA**) dated 9 February 2026. The EqIA identified through engagement and negotiations that some leaseholders on the Estate hold protected characteristics and, assessed the impact of the Scheme, as well as the potential impact of the use of compulsory purchase powers, on such individuals. The EqIA found that the overall impact of the potential use of CPO powers may have a detrimental effect or disproportionate impact on persons who share a relevant protected characteristic, particularly individuals with disabilities/medical conditions and the elderly. However, the "*Council has balanced these potential equality impacts against the benefits of the redevelopment, and the benefits realised by these parties being relocated from unsafe to safe housing*".
- 12.6 The EqIA sets out specific mitigations for each group who share a relevant protected characteristic. To summarise, the measures identified to mitigate the impact of relocation required by the Scheme are:

- 12.6.1 Provision of a shared equity scheme for qualifying leaseholders, in accordance with the Council's Regeneration Policy, which is in excess of the statutory compensation entitlement;
- 12.6.2 Assistance and support in locating and securing suitable alternative accommodation, including in respect of adaptations to properties for elderly or disabled secure Council tenants;
- 12.6.3 Provision of compensation for special adaptations required for elderly or disabled leaseholders;
- 12.6.4 Private tenants requiring and requesting assistance will be assessed by the Council's Housing Advice Team, should they not be eligible for assistance under the Council's Lettings Policy;
- 12.6.5 All residents have been offered support to move to a property of their choice, where properties are available, to ensure that support networks can be maintained;
- 12.6.6 Property viewings can be undertaken on more than one occasion to support informed decision-making;
- 12.6.7 Communication to be handled sensitively and in confidence;
- 12.6.8 Residents, particularly secure Council tenants, are provided with the opportunity to share information regarding their faiths/beliefs as part of the HomeLink assessment process;
- 12.6.9 All shared information will be used appropriately and sensitively to minimise disruption and maintain connection to places of worship during the relocation process;
- 12.6.10 Proximity to Addenbrookes Hospital (and existing public transport routes) can be maintained given the location of Council housing stock in Cambridge;
- 12.6.11 Accessible communication formats (such as documents using plain language, large print, screen-reader accessible PDFs);
- 12.6.12 Interpretation and translation support (including BSL, translation of written materials, telephone interpretation for 1-to-1 conversations in person or over the phone) for specific tenant engagement and leaseholder negotiation is undertaken;
- 12.6.13 Different channels for engagement (face-to-face conversations, video calls, phone calls arranged via text or email, text-based options such as email and SMS);
- 12.6.14 Support with understanding and processing information via 1-to-1 support appointments, breaking down complicated processes into simple steps and providing opportunities to ask questions using preferred communication channels
- 12.6.15 Use of support workers, family members and carers (with consent);

- 12.6.16 Communication materials reviewed by Consultation Working Group (with Tenant and Leaseholder Representatives) to check plain language and use of visual aids; and
 - 12.6.17 Staff members to review on an ongoing basis and adjust approaches should there be a long-term illness, new diagnosis or age-related changes.
- 12.7 The EqIA concludes that the relocation process to date where acquisition by negotiation has been successful "*has gone well and feedback from residents has been positive*". The EqIA will continue to be monitored and reviewed throughout the progression of the proposals in order to ensure that any future impact can be measured and mitigated against as necessary.
- 12.8 To conclude, steps are being taken to ensure that the acquisition and relocation processes are applied in a fair and non-discriminatory manner. Steps will also be taken to minimise the adverse effects on protected groups during relocation. The proposals will bring a range of benefits to protected groups, primarily through the provision of safe, high-quality homes.

13 CONCLUSION

- 13.1 The Order Land forms a critical part of the land upon which the Scheme will be delivered and is in critical need of redevelopment for the delivery of a qualitative gain in housing given the current condition of the Estate. It will also deliver a quantitative gain. Further, redevelopment of the scale anticipated by the Scheme is supported in policy terms at national, regional and local level. In order to achieve the redevelopment of the Estate, action is required to facilitate the acquisition of the interests necessary for the provision of a high-quality residential led development as envisaged by the Scheme. The completion of the Scheme can only sensibly be achieved within a reasonable timescale through the use of the Council's powers of compulsory acquisition.
- 13.2 Having considered the relevant statutory tests, policy and guidance the Council is satisfied that there is a compelling need in the public interest for compulsory powers to be sought.
- 13.2.1 In pursuing the Order, the Council has carefully considered the balance to be struck between the effect of acquisition on individual rights and the wider public interest in the redevelopment of the Order Land. Interference with rights under the European Convention on Human Rights (as further set out in Section 11 (*Human rights considerations*) of this Statement) is considered by the Council to be justified, in order to secure the economic regeneration and environmental and public benefits which the proposed regeneration will bring.
- 13.2.2 As discussed in Section 6 (*Justification for the use of compulsory purchase powers*) of this Statement, the Council is satisfied that the redevelopment of the Order Land will result in a qualitative and quantitative housing gain. The Scheme also provides significant wider public benefits that will make overall improvement in the quality of life for Estate residents and local residents. Compulsory acquisition of individuals' property situated within the Order Land is necessary to allow this comprehensive redevelopment to proceed, and for these benefits to be delivered.
- 13.2.3 Due to the substantial public benefit which would arise from the regeneration of the Estate, it is considered that the use of compulsory purchase powers is both necessary and proportionate, and that there is a compelling case in the public interest for the making and confirmation of the Order. It is considered that the Order does not constitute any unlawful interference with individual property rights. The compulsory purchase process enables objections to be submitted and a Public Inquiry to be held to consider those objections. The parties directly affected by the Order will be entitled to compensation in accordance with the statutory compensation code.
- 13.2.4 All of the Order Land is required to deliver the comprehensive redevelopment of the Estate's regeneration. There is no certainty that the necessary land and interests can be assembled by agreement within a reasonable period and as such the Order is necessary, although efforts to acquire all interests by negotiation will continue in parallel.
- 13.3 The Council has therefore made the Order and would ask the Secretary of State to confirm the Order.

14 **APPENDICES TO THIS STATEMENT**

14.1 **Appendix 1:** Planning Application site location plan

14.2 **Appendix 2:** List of Documents

15 **FURTHER INFORMATION**

15.1 All those owners and occupiers affected by the Order who wish to speak to the Council regarding the purchase of their interests are requested to contact Andrew Johnson, Regeneration Manager, at andrew.johnson@cambridge.gov.uk or 01223 457104 during normal office hours.

15.2 If any person affected by the Order wishes to discuss it with an officer of the Council, he/she is requested to contact Connor Gilyatt, Project Manager at connor.gilyatt@cambridge.gov.uk or 01223 457000 during normal office hours.

16 **LIST OF DOCUMENTS**

16.1 In the event that it becomes necessary to hold a public inquiry into the Order, the Council may refer to the documents listed in **Appendix 2**. The list is not exhaustive and the Council may also refer to additional documents in order to address any objections made to the Order.

16.2 The Copies of the Order, Order Schedule, Order Map and this Statement can be inspected at the following locations:

16.2.1 The Clay Farm Centre, Hobson Ave., Trumpington, Cambridge CB2 9FN (Monday to Saturday); and

16.2.2 Cambridge City Council, Mandela House, 4 Regent St, Cambridge, CB2 1BY (Wednesday to Friday, by appointment).

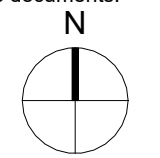
Appendix 1

Planning Application site location plan

GENERAL NOTES:
 This drawing is © 2019 Pollard Thomas Edwards LLP (PTE).
 Use figured dimensions only. **DO NOT SCALE.**
 All dimensions are in millimetres unless noted otherwise.
 This drawing must be read in conjunction with all other relevant drawings and specifications from the Architect and other consultants.
 If in doubt, ask.

SETTING OUT NOTES:
 All setting out to be confirmed on site prior to construction - any discrepancy must be immediately reported to the Architect.
 All partitions set out to studwork or structure.
 For setting out and specification of M&E services refer to M&E Consultants documents.
 For setting out and specification of structure refer to Structural Engineer's documents.

10 0 10 20 50 m
 Metres 1:1250




Key

- Red line boundary
- Existing Building

no.	date	description	drawn	modified
P02	12.09.2025	Issued for Planning	RL	DO
P01	23.05.2025	Issued for Planning	RL	DO

PLANNING

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Pollard Thomas Edwards

project	job number	drawn	scale	date created
Hanover & Princess Court	21-026	RL	1 : 1250@A1	May'25
drawing title	drawing number	revision	Subsidiary	
Site Location Plan	HPC- PTE- XX-XX-D-A-10000	P02	A3	

Appendix 2

List of Documents

	Document	Date
A- Order and Related Documents		
1.	The Order and Schedule	19 March 2026
2.	The Order Map	19 March 2026
B- Plans and Drawings		
1.	Redline map of the Estate	May 2025
C- Reports and Authorisations		
1.	Delegated report	14 March 2023
D- Planning Policy and Guidance Documents		
1.	National Planning Policy Framework, Ministry of Housing, Communities & Local Government	February 2025
2.	Council's Local Plan	October 2018
3.	Emerging Greater Cambridge Local Plan	2018
4.	Homes for Our Future: Greater Cambridge Housing Strategy 2024-2029	June 2024
5.	Council's Corporate Plan (2022-2027)	February, 2022
E- Other Policy, Legislation and Guidance Documents		
1.	Guidance on the Compulsory Purchase Process, Ministry of Housing, Communities & Local Government	October 2024
2.	Cambridge City Council; Regeneration Policy	Undated
F- Legislation		
1.	Housing Act 1985 (section 17)	Undated
2.	Human Rights Act 1998 (sections 6, Articles 6 and 8, Article 1 of the First Protocol)	Undated
3.	Planning (Listed Buildings and Conservation Areas) Act 1990 (sections 69, 70)	Undated

4.	Equality Act 2010 (section 149)	Undated
5.	Regulatory Reform (Fire Safety) Act 2005	Undated
G- Planning Permission and Supporting Documents		
1.	<p>Planning application with reference 25/04187/FUL</p> <ul style="list-style-type: none"> a. Site location plan b. Built Heritage Statement c. Fire Risk Assessment and Drainage Strategy d. Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan e. Transport Assessment f. Energy and Sustainability Statement g. Statement of Community Involvement h. Design and Access Statement i. BNG Report 	<p>Validated on 28 October 2025</p> <ul style="list-style-type: none"> a. May 2025 b. August 2025 c. 3 April 2025 d. 14 October 2025 e. September 2025 f. September 2025 g. May 2025 h. September 2025 i. August 2025
2.	<p>Pre-application packs</p> <ul style="list-style-type: none"> a. Pre-app 1 b. Pre-app 2 c. Pre-app 3 d. Pre-app 4 e. Pre-app 5 f. Pre-app 6 g. Pre-app 7 	<ul style="list-style-type: none"> a. 21 June 2021 b. 28 June 2022 c. 19 September 2022 d. 23 October 2023 e. 26 February 2024 f. 17 September 2024 g. 18 February 2025
3.	Design Review Panel	28 November 2025
Other Supporting Documents		
2.	Options Appraisal	February 2023
3.	Fire Risk Assessment – Hanover Court	July 2020
4.	Fire Risk Assessment – Princess Court	July 2020

5.	Fire Risk Assessment – Hanover Court	May 2023
6.	Fire Risk Assessment – Princess Court	May 2023
7.	Preliminary Report on the Apparent Cracking within the External Façade Brickwork, Concrete Façade Panels and Year 2 Urgent Remedial Works (MLTS Limited)	28 February 2020
8.	Disproportionate Collapse Calculation Report and subsequent review (Millward Consulting Engineers)	May 2021 and December 2021
9.	Notice of Deficiency	16 April 2024
10.	Notice of Deficiency	23 August 2024
11.	Moribund Report	2025
12.	Report from Millward Consulting Engineers	29 June 2022
13.	Equalities Impact Assessment	9 February 2026
14.	Letter to leaseholders and further information	11 October 2023