

Kingsdale Court Affordable Housing and Regeneration Scheme

Date: 19th April 2023

Report of: Director of City Development and Director Communities, Housing and Environment

Report to: Executive Board

Will the decision be open for call in? Yes No

Does the report contain confidential or exempt information? Yes No

Brief Summary

This report sets out progress with acquisition and regeneration of Kingsdale Court in the Boggart Hill Priority Neighbourhood, Seacroft and related to this the emerging case for possible use of compulsory purchase powers to enable the delivery of new affordable housing on the site. The Board is asked to note the assembly of land and property interests achieved to date through negotiation, the obligations the Council has taken in relation to the site, the number and extent of interests still to be acquired and ongoing work that may inform a future request for a resolution for a CPO.

In February 2021 Executive Board noted the complex ownership and management arrangements at the site which played a significant contributory role in the extremely poor quality of the private sector housing, environmental conditions and impact on community safety and amenity of the wider neighbourhood. It noted the opportunity for the Council to acquire existing interests and to assemble ownership of the site to enable the provision of fit-for-purpose affordable housing as part of the commitment to sustainable change and regeneration in one of its Priority Neighbourhoods.

Executive Board approved the Council's acquisition of an initial portfolio of 40 (out of a total of 88 flats) at Kingsdale Court and gave in principle support to further acquisitions under existing delegations to Directors to enable assembly of all other interests in the site, to unlock a solution to its regeneration and improvement. It also noted that the Council could consider the use of compulsory purchase powers if necessary, to achieve full site assembly.

Significant progress has been made including the purchase of the initial portfolio, an additional 16 leasehold flats through negotiated acquisition and the freehold of the whole site. Several more agreed transactions are also with solicitors for completion. Whilst active and positive progress is being made in negotiations to acquire further individual leasehold interests there are likely to be some remaining flats that cannot be secured through negotiation, at least on the open market terms currently being offered.

Whilst continued efforts will be made to acquire remaining interests through negotiation, it is likely that a Compulsory Purchase Order (CPO) – or at least a formal resolution and making of a CPO - will be required to offer the Council a means of last resort to complete assembly of the site and to focus further negotiations.

Recommendations

- a) Note the progress made by the Council in identifying and acquiring all legal and property interests to enable the full assembly of the Kingsdale Court site.
- b) Approve the capital funding injection as set out in Exempt Appendix 2 to achieve full site acquisition based on an assessment of current negotiating positions, which continue to evolve.
- c) Support the development of a case by the Council for the use of compulsory purchase powers to secure complete site assembly should this be considered necessary as a last resort to facilitate comprehensive regeneration of Kingsdale Court, through the delivery of new affordable housing.
- d) Note the legal obligations that the Council has now assumed as landlord in acquiring the freehold of the site, and the management arrangements now in place to support remaining leaseholders and tenants in accordance with those obligations.
- e) Agree to receive a further report at the earliest opportunity setting out the up to date position with respect to purchase negotiations and setting out the requirements and justification for the potential use of a Compulsory Purchase Order if reasonable negotiations to fully assemble the site fail.

1. What is this report about?

- 1.1 This report sets out the current status of Kingsdale Court in the Boggart Hill Priority Neighbourhood, Seacroft, progress made by the Council in acquiring the land and property interests across the site and related to this the emerging case for possible use of compulsory purchase powers to complete land assembly, enable its regeneration and the provision of new affordable housing. Subject to final confirmation of an ongoing options appraisal, the Council is of the current informed view that comprehensive redevelopment of the site is the most effective way of achieving its regeneration aims and realising a sustainable solution to the current challenges of the site.

2. Strategic Context

- 2.1 Kingsdale Court is located within the heart of Boggart Hill Priority Neighbourhood (as identified by Executive Board in November 2017) and makes up around 11.5% of all homes within this Lower Super Output Area (LSOA) where deprivation levels are in the worst 1% nationally, as measured by the government's Indices of Multiple Deprivation (IMD).
- 2.2 A further refresh of the Council's approach to Locality Working was considered by Executive Board in March 2022. It set out proposals to upscale the Locality Working approach to increase the Priority Neighbourhood footprint in our most disadvantaged communities to cover all the 12 most disadvantaged neighbourhoods (within the 1% LSOA's nationally), whilst retaining a focus at the ward level in the city's six priority wards to enable greater impact and outcomes, through a collective focus to tackle inequality and poverty and build more thriving and resilient communities. Under this refreshed approach Boggart Hill remains a Priority Neighbourhood within the priority ward of Killingbeck and Seacroft.
- 2.3 Kingsdale Court presents a significant barrier to improving Boggart Hill's position against a range of measures included within the IMD. Poor performance across all IMD indicators cannot be improved without significant, sustained, long term and structural changes to the site. This report sets out the site history and challenges, progress that has been made with site acquisition and the options which have been considered as a long-term solution.
- 2.4 Proposals to acquire and regenerate Kingsdale Court through the provision of good quality affordable housing clearly align with the Best City Ambition's mission to tackle poverty and inequality and improve quality of life for everyone who calls Leeds home. Details of how the proposals align with the three pillars of the Best City Ambition - Health and Wellbeing, Inclusive Growth and Zero Carbon are set out in Section 6 below.

3.0 Site History and Challenges

- 3.1 Kingsdale Court comprises 88 flats across eight individually named medium-rise blocks built in the late 1960's / early 1970's (Site location plan at Appendix 1). Prior to the Council's attempts to acquire interests, each of these flats were held under individual long leases, and many were let to sub-tenants. Some of the eight blocks were managed under different management companies and the whole site was under a separate freehold ownership with the freeholder responsible for management of communal areas of buildings and external areas, recovering costs through service charging. Management and maintenance of the overall site has been poor, inconsistent and intermittent with little evidence of effective and properly funded service provision to the buildings over a significant period. Despite the Council's good progress with freehold and leasehold acquisitions as detailed below, the site continues to comprise several tiers of ownerships encompassing the freehold, multiple leaseholds and tenancies, which through fragmentation of responsibilities and obligations have contributed to its poor condition, having seen limited investment or basic maintenance over many years, leading to very poor quality condition of the built fabric, external and

communal areas. Housing conditions are generally very poor and well below those of the surrounding estate of Council and Registered Provider (Housing Association) homes.

- 3.2 The Council's Neighbourhood Improvement Board agreed in April 2019 that Kingsdale Court was of a high concern and priority for action to address these housing conditions and the acute issues of crime and anti-social behaviour strongly associated with the site that were having sustained and negative impact on residents in and around it. As part of a subsequent action plan, enforcement resources to address the site have been increased through Police, West Yorkshire Fire and Rescue Service (WYFRS), Leeds Anti-Social Behaviour Team (LASBT), the Council's Private Rented Sector and Cleaner Neighbourhoods Teams.
- 3.3 Formal enforcement activity undertaken has notably included a Prohibition Notice for one of the blocks, Farnley House, administered by WYFRS in July 2019 and resulting in its temporary closure. In addition, Premises Closure Orders have been made by Leeds Anti-Social Behaviour Team for Farnley House and Gilstead House, due to extensive criminal damage to the fabric of the building, fire hazards, significant demand for Police resources, particularly relating to drugs, fly-tipping and intimidation of residents. These had been extended whilst the situation on site continued to be of significant concern, but expired in November 2019, with the courts unwilling to grant extensions on an ongoing basis.
- 3.4 The situation at Kingsdale Court was presented at Environment, Housing and Communities Scrutiny Board in January 2020 and was highlighted as a major priority within a March 2020 Executive Board report 'Locality Working – update on progress and key developments in 2019'. Despite major interventions from a range of statutory services, the site continues to present significant challenges which create a high demand on services and continues to have a negative impact on residents living on site and within the surrounding community.

4 Progress to Date

Leasehold Acquisition

- 4.1 Since the initial acquisition of a portfolio of 40 flats in June 2021, 16 additional leasehold purchases have been completed and 23 are with solicitors for completion which will bring a total of 90% of all flats into Council ownership leaving 9 flats still to be acquired.

The Council is continuing to progress or seek negotiation on all remaining flats.

- 4.2 The flats acquired by Council to date are relatively dispersed across the site, comprising all flats in two of the blocks, majority stakes in two further blocks and a substantial number of ownerships in another two.
- 4.3 Although all flat owners have been identified and engaged, comprehensive formal land referencing is to be commissioned to complete the detailed understanding of all property interests across the full extent of the Kingsdale Court site. This will identify definitively all persons and organisations that have a bona-fide legitimate legal interest in the property, detailing the nature of that interest. It will ensure that the Council has a full legal record of all property interests with no unforeseen parcels of land and no claims that interested parties have not been engaged as part of the Council's efforts to fully assemble the site.
- 4.4 The Council is aiming to acquire all flats with vacant possession and to facilitate this, Housing Leeds have been supporting private tenants inherited by the Council upon acquiring leasehold flats to move into appropriate and decent alternative Council stock. Given the poor state of most flats across the site, rehousing tenants was the only pragmatic option, compared with costly refurbishment, given the poor condition of most properties and the strategic aim of full site acquisition. Several successful moves have been facilitated which tenants have viewed as positive.

- 4.5 All Council tenants were awarded Band A and Direct Let status to facilitate a move and were supported by the local housing team with the application and rehousing process. All Council tenancies at Kingsdale Court have now been terminated, one former tenant has moved back to live with their family for support whilst all the others were rehoused in Council properties in the local area.
- 4.6 The local housing office also supported two private tenants who were unable to secure alternate accommodation through their landlord or elsewhere. The same level of support with priority Band A and Direct Let status was offered and in one case access to further support with accessing benefits, removals and with the provision of goods. Both these tenants have now been successfully rehoused in Council properties in the local area.

Freehold Acquisition

- 4.8 Further to Executive Board's previous support and, following extensive negotiations, the Council completed the purchase of the freehold interest in Kingsdale Court on 14th October 2022.
- 4.9 In acquiring the freehold the Council acquired certain obligations as landlord to the remaining third-party leaseholders relating to maintenance, health and safety and insurance of the buildings and grounds. Housing Leeds has implemented robust processes to ensure all identified risks are being addressed. Whilst some issues have been raised by leaseholders in relation to individual blocks, the Council is responding positively to its responsibilities as freeholder.

Current Site Conditions

- 4.11 Now the Council has acquired the freehold, grounds maintenance teams have been deployed to deliver an appropriate level of site safety, security and monitoring to ensure obligations as freeholder are being met, whilst co-ordinating with the preventative and responsive cross-service work dealing with ongoing environmental, amenity and anti-social behaviour associated with the site. Covert cameras have been installed in one of the flats to capture evidence of fly tipping. A 'waking watch' has been deployed to ensure safety on site. Kingsdale Court is a standing item on local multi-agency 'Tasking' meeting agendas so that issues can be monitored and responded to in a timely manner. All vacant flats which are now in Council ownership have been metal-sheeted and secured. Farnley House and Gilstead House are fully secured through metal sheeting to all doors and window openings.
- 4.12 Weekly cleansing arrangements are in place for all communal areas, slip and trip hazards are regularly removed from communal stairs. However, fly-tipping and theft of railings, and other fixtures and fittings continue with regular breaches of repairs and ongoing incidents of damage.

5. What impact will this proposal have?

- 5.1 Tackling long-standing issues at Kingsdale Court will have a major positive impact on the immediate site neighbours and the wider local community. Full assembly of the site and redevelopment remains the only clear way through which the complex inter-related social, environmental and housing issues can be fully addressed and will enable the Council to bring forward a sustainable regeneration of the site focused on delivering new good quality affordable housing. This new housing, in addition to addressing historic challenges will meet local needs. Demands on statutory services including West Yorkshire Police, West Yorkshire Fire and Rescue Service and the Council continue to be significant, creating a long-term resource pressure. A sustainable solution for this site is therefore required, including 'secured by design' principles.

- 5.2 Increasing the supply of affordable housing helps to tackle inequalities by reducing poverty and homelessness and by providing inclusive, sustainable housing options. Well planned affordable housing schemes and good quality homes can improve health and wellbeing, contribute to successful placemaking and strengthen community resilience.
- 5.3 The Council is continuing to consider the most appropriate way in which housing-led regeneration of the site could be achieved and the ongoing option appraisal is set out in section 11 of this report. The deliverability and viability issues associated with bringing forward new affordable homes and overcoming the management issues relating to the site, strongly indicate the need for a comprehensive development solution rather than partial development or retention and refurbishment of the existing built form.

6. How does this proposal impact the three pillars of the Best City Ambition?

Health and Wellbeing Inclusive Growth Zero Carbon

- 6.1 As set out in the Strategic Context earlier in this report, proposals to acquire and regenerate Kingsdale Court for good quality affordable housing clearly align with the Best City Ambition's mission to tackle poverty and inequality, working with housing providers, landlords, tenants and communities to improve poor quality housing, so everyone can have a home which supports good health, wellbeing and educational outcomes. The link between housing and physical and mental health is well documented and evidenced in national research.
- 6.2 Securing improvements to poor quality housing such as at Kingsdale Court is consistent with our Inclusive Growth ambitions to tackle poverty and inequality.
- 6.3 The proposals to regenerate Kingsdale Court align with the Best City Ambition to make progress towards carbon neutrality. Whilst the value of 'embedded carbon' in existing building is acknowledged, the current energy efficiency of the buildings on site is poor and it is likely that bringing these even close to modern environmental performance standards is likely to be prohibitively expensive compared to the advantages of designing and delivering a new build scheme. Whilst the regeneration solution to be applied to the site is yet to be confirmed, achieving high environmental performance of any housing on-site will be a strong design and specification driver, in keeping with our Best City Ambition.

7. What consultation and engagement has taken place?

Wards affected: Killingbeck and Seacroft

Have ward members been consulted? Yes No

- 7.1 Ward members have been consulted on an ongoing basis and continue to support the Council's acquisition of Kingsdale Court and its subsequent regeneration, with a preference for redevelopment. Ward members have consistently provided insights into the physical housing and environmental conditions on site and the direct challenges this provides for Kingsdale Court residents and the surrounding community.
- 7.2 The cross-sector partnership Boggart Hill Priority Neighbourhood Team has had ongoing involvement in the site and is supportive of the Council's assembly and intended regeneration of the site. Consultation with local residents shows that Kingsdale Court has proved a major ongoing source of concern for the community, particularly in terms of housing, crime and anti-social behaviour.

7.3 Consultation has also taken place with the Executive Member for Infrastructure and Climate and the Executive Member for Environment and Housing on an ongoing basis and most recently in December 2022.

8. What are the resource implications?

8.1 The acquisition of the of the remaining properties currently for sale at Kingsdale Court is being progressed based on a recent Land and Property Service valuation and considered to be value for money, benchmarked against recent investment values obtained through individual property sales within the site.

8.2 Finance has been consulted on the use of Housing Revenue Account funding for this acquisition and for further site assembly activities, given the clear links to the provision of good quality affordable Council housing in the future, to be developed and managed as part of the Council's own stock.

8.3 An assessment of the acquisition of these properties and required additional budget provision based on the indicative negotiation of price to acquire is set out in Exempt Appendix 2.

8.4 In addition, the opportunity to secure funding through West Yorkshire Combined Authority's Housing Revenue Fund for Stage 1 and Stage 2 preparatory site surveys is currently being explored.

9. What are the key risks and how are they being managed?

9.1 A Kingsdale Court Project Board has been established, chaired by the Chief Officer Housing Leeds. This regularly considers a risk register and mitigation measures across the scheme, including health and safety considerations, tenant support and resourcing.

9.2 Compulsory Purchase Order proceedings, if required, include inherent risks and could add significant timescales and costs to delivery of the Kingsdale Court regeneration scheme, often adding up to two years onto scheme delivery timescales. There is no guarantee of success in the making of a CPO.

10. What are the legal implications?

10.1 There are some significant title issues to be clarified and resolved with some of the property interests where agreement in principle for acquisition has been reached, before these can exchange and complete.

10.2 It is important that where possible the Council continues to seek a negotiated outcome to its assembly aims to ensure the social, environmental and economic improvements are delivered for the site.

10.3 The government recognises in its "Guidance on Compulsory Purchase Process and The Criche Down Rules" dated July 2019, (the CPO Guidance), that if acquiring authorities wait until negotiations to acquire properties by negotiation break down that this can have detrimental impacts on the timing of delivery of projects. Therefore, depending on when the land is required, the guidance considers it sensible for an acquiring authority to plan a compulsory purchase as a contingency measure; and initiate formal procedures.

10.4 Importantly, the CPO Guidance expressly recognises that such steps "...help to make the seriousness of the authority's intentions clear from the outset, which in turn might encourage those whose land is affected to enter more readily into meaningful negotiations".

- 10.5 The CPO Guidance requires acquiring authorities to attempt to acquire land by agreement before embarking on the CPO process, although it is recognised that for schemes involving the acquisition of the number of interests, it is sensible to run the CPO process in parallel with ongoing negotiations so as not to cause further delay.
- 10.6 This report seeks Members support 'in principle' for the use of compulsory purchase powers to assemble Kingsdale site if all reasonable attempts to acquire the necessary outstanding land and interests fail. As the CPO Guidance makes clear, use of compulsory purchase powers is intended as a 'last resort'.
- 10.7 If any CPO is to be formally progressed then the Executive or delegated Officer will require further updates on acquisition, the results of land referencing, review of a final scheme to be progressed by the council and legal justification in a detailed report presented in due course setting out fully:
- that there is a compelling case in the public interest.
 - that there is no planning, financial or other legal impediments to the redevelopment of Kingsdale Court site being delivered,
 - that all reasonable attempts to acquire all interests by agreement have not been successful.
 - case for any interference with the human rights of those with an interest in the land affected; and
 - A detailed assessment of the impacts on residents, be appraised with special focus on the likely effect of the proposals on those sharing protected characteristic (race, pregnancy, age, disability, gender reassignment, marriage/civil partnerships, religion/belief, sex, sexual orientation (as defined by the Equality Act 2010)
- 10.8 If negotiations to acquire by agreement fail in the coming months, a further detailed report with details of a scheme relating to the redevelopment proposals (subject to evaluated options appraisal) and the proposed Statement of Reasons would come forward to Members in due course setting out the justification for the making of a CPO.
- 10.9 The main benefit of the use of compulsory purchase is, subject to their confirmation, the certainty of being able to obtain vacant possession. This is vital in order give the Council confidence that the whole of Kingsdale Court can be acquired to facilitate the agreed regeneration solution.
- 10.10 The council recognises that the interference with private legal interests is a high threshold and it will continue to endeavour to acquire through private treaty. However, given the clear social, economic and environmental issues on the site, an "in principle" decision for use of CPO powers will allow for a final scheme to be developed for the site to meet the Council Planning policy and Strategic objectives and crucially avoid unnecessary delay.
- 10.11 The Council will consider the specific legal power to use if CPO becomes necessary. The statutory powers available for Kingsdale Court are set out in either Section 17 of the Housing Act 1985 or Section 266 Town and Country Planning Act 1990 (as amended) and this will be confirmed as a redevelopment programme is finalised and with detailed legal advice. Land referencing will also help determine the most appropriate course of action.
- 10.12 The information contained in the exempt appendix 2 to this report relates to the financial or business affairs of a particular person, and of the Council. It is considered that the release of such information would or would be likely to prejudice the Council's commercial interests in relation to property transactions. Disclosure of this information could seriously harm the council's negotiating position when discussing property acquisitions at Kingsdale Court. Consequently the public interest in maintaining the exemption outweighs the public interest in disclosing this information at this point in time. It is therefore considered that this element

of the report should be treated as exempt under rule 10.4.(3) of the Access to Information Procedure Rules.

11 Options, timescales and measuring success

What other options were considered?

Options for Regeneration of the Site

- 11.1 The need for Council intervention at Kingsdale Court and the options relating to this were set out to Executive Board in 2021. All options relating to refurbishment and redevelopment are being extensively considered for the site's improvement. Executive Board consideration in 2021 established an underlying premise of site assembly into a single ownership and achieving long term improvement as the only way in which the complex relationship between multiple property interests, housing type, local amenity impacts and community safety issues can be fully achieved given the issues on site. It also proposed that the provision of newly developed, high quality, affordable housing in keeping with the mix in the surrounding estate could make a positive contribution to delivering the required regeneration in this Priority Neighbourhood.
- 11.2 As progress is now being made on the assembly of the site, this original principle has been kept under review and options for how regeneration can be successfully achieved re-tested, as set out below.

Refurbishment Option

- 11.3 Kingsdale Court in its current form has presented significant management and maintenance challenges over at least a decade. All eight blocks are in a poor state of repair, with those such as Farnley and Gilstead House being in the worst condition. In fact, a Council inspection in 2020 noted that in some cases the extent of one flat in Gilstead House was indistinguishable from another, due to extreme vandalism and decay. Most windows above ground floor are damaged, communal entrance doors are broken, the layout and design of the site has led to significant damage and fly-tipping across the communal grassed areas, boilers and metal pipework are continuously stolen for sale, electric meter cupboards are regularly vandalised.
- 11.4 Advice from Housing Leeds is that refurbishment of the site in its existing form would lead to a continuation of the current challenges on site, both in relation to physical damage and tenant safety and perception of safety. However, to fully consider this option as part of broader options appraisals its cost are currently being evaluated. Whilst there is a need for one- and two-bedroom homes in Seacroft and across Leeds as a whole, there is also a significant need for family housing and the current housing typology is not successful in this location.
- 11.5 A more detailed options appraisal commission has been agreed with the Council's internal design consultants and should be live by the end of Q1 2023/24. This will thoroughly assess the feasibility of a refurbishment option, including the restrictions and challenges presented by the current built form, based on ongoing challenges of crime, anti-social behaviour and environmental blight. Factors such as the likely lifespan of any refurbishment will be considered and issues such as the maximum environmental performance achievable through refurbishment of the properties, given that most currently have an Energy Performance Certificate (EPC) rating of D to G, with many flats in the worst G category. The options appraisal will also consider cost per unit projections and the viability of any refurbishment scheme, in addition to consideration of management challenges experienced in similar blocks across the city.

11.6 Although not fully discounted as an approach to meeting regeneration aims for the site, should refurbishment be considered achievable it is highly likely that the Council will still need to fully assemble all interests on the site to enable this approach to be carried out with maximum efficiency and least complexity, with regard to legal agreements, tenant decant and charges to remaining leaseholders.

Selective Redevelopment Scheme Option

11.7 As part of the options appraisal, the Council Housing Growth team is developing a feasibility and capacity study for completion by end of Q1 2023/24, to set out the scope and deliverability of partial redevelopment of the site for affordable housing. Consideration will be given to a selective redevelopment approach that tests the potential for retaining one or more of those blocks of flats where it might not prove possible to acquire all the necessary leasehold (or other required interests) through the Council's continued efforts to achieve negotiated acquisition. This will specifically test the planning implications of designing redevelopment around any potentially retained blocks, the cost implications of a reduced development capacity as compared with a full site approach, the practicality of preserving accesses, services and open spaces associated with any retained blocks in relation to adjoining new development and any management implications that may arise. Related to this would be how any revised service charging and ground rent regime would need to be put in place for the Council to provide remaining leaseholders in any retained 'carved out' part of the existing freehold with necessary estate services and the costs and challenges of bringing that retained building up to a minimum acceptable standard, which would drive the scale of such charges.

11.8 Whilst a selective redevelopment option will be fully considered as part of the options appraisal, there are concerns that this approach would be challenging as it would retain the current built form on part of the site and is not the Council's preferred option given the issues raised throughout this report and in particular in Section 3.

Comprehensive Redevelopment Option

11.9 The Council's feasibility and capacity study will also set out the scope and deliverability of a comprehensive scheme, on the basis that the Council acquires all interests on the site enabling an affordable housing development to come forward. At this stage it is envisaged that the Council would deliver such a scheme directly. However, a Registered Provider partner might be better placed to work with the Council on a development of the site after the Council acquiring it, through better access to or availability of affordable housing funding streams.

11.10 It is envisaged that a further update report will be submitted to Executive Board later in 2023 and this will set out clear progress against these options and towards a preferred scheme that is viable and deliverable. It should be noted that currently, given the issues noted throughout this report, although all options are being carefully considered, comprehensive acquisition and redevelopment of the full site is thought to be the most appropriate way forward.

12. How will success be measured?

12.1 Whilst success will be measured against further leasehold acquisitions, a successful outcome of the Kingsdale Court regeneration scheme will be full site assembly. To ensure this position, Executive Board support for the use of Compulsory Purchase Powers may need to be requested.

13. What is the timetable and who will be responsible for implementation?

- 13.1 Leasehold acquisition through negotiation will continue to be pursued with the intention to complete this as soon as possible in 2023. The possible use of Compulsory Purchase Order powers available to the Council may be required to achieve full site assembly and the timescale associated with this would ultimately be dependent on a range of factors including timing of the Council's formal resolution, the making of the CPO itself, extent of any objections and whether there will be a requirement for a Public Inquiry.
- 13.2 A further update report with possible recommendation for Executive Board to agree to the use of Compulsory Purchase Order powers will be submitted later in 2023. This will include more detailed timescales for the regeneration scheme.

Appendices

Appendix 1: Site Location Plan

Exempt Appendix 2: Financial resources Report under Access to Information Rule 10.4(3)

Appendix 3: EDCI Screening

Background papers

N/A