

Cabinet

8th December 2014

Your New Town Hall: 1 Town Hall Parade, Resolution to make a Compulsory Purchase Order

Report Authorised by: Strategic Director Delivery: Sue Foster

Portfolio: Deputy Leader of the Council (Finance & Investment): Cllr Paul McGlone

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Report summary

The purpose of this report is to recommend that Cabinet authorises the making of the London Borough of Lambeth (1 Town Hall Parade, Brixton Hill) Compulsory Purchase Order (“CPO”) to acquire land and interests in respect of the land shown edged red on the plan at Appendix 1 which are necessary to facilitate the delivery of the “Your New Town Hall” project. The CPO is required to facilitate the development, redevelopment and improvement of land by way of a **[mixed-use scheme including residential, office, and community uses, and associated public realm]**. The development, redevelopment and improvement of the land which is the subject of the CPO will contribute to the promotion and improvement of the economic, social and environmental well-being of the area.

The actions outlined in this report will further de-risk the development scheme, provide more certainty over project delivery which in turn will ensure that the land assets will produce greater benefits for local people.

Finance summary

The Your New Town Hall programme has an agreed a capital allocation to support the delivery of the programme, including the acquisition of this site. Overall the programme delivers revenue savings in excess of £4.5m per annum and capital funding comes from the release of surplus sites within the overall programme.

Recommendations

- (1) To authorise the making of the London Borough of Lambeth (1 Town Hall Parade, Brixton Hill) Compulsory Purchase Order pursuant to the powers in section 226(1)

- (a) of the Town & Country Planning Act 1990 as amended by the Planning & Compulsory Purchase Act 2004 (the “1990 Act”) to acquire the land shown edged red and shaded pink on the plan at attached Appendix.
- (2) To authorise the Deputy Leader (Finance & Investment) to negotiate and enter into agreements which are needed to acquire the land and interests in the CPO by agreement in advance of, and subsequent to, the making of the CPO and to approve agreements and undertakings with the owners and/or occupiers of the land in the CPO so as to facilitate its acquisition.
 - (3) To authorise the Head of Legal to arrange for a land referencing exercise (including the service of statutory requisitions) to be undertaken to identify all parties with interests in the land shown edged red on the plan at attached Appendix.
 - (4) To delegate authority to the Head of Legal to settle the extent of the land to be included in the CPO and associated documentation including (but not limited to) the Statement of Reasons which will be served on affected parties following the making of the CPO and which will set out the justification for making the CPO.
 - (5) To authorise the Deputy Leader of the Council (Finance and Investment) to take all the necessary steps to pursue the CPO and secure its confirmation.
 - (6) To authorise the Deputy Leader of the Council (Finance and Investment), following the confirmation of the CPO to implement the CPO powers and acquire title to and/or take possession of the land.

1. **Context**

- 1.1 The Council has several strategies for the development and regeneration of Brixton and the surrounding area. More than 1,500 people helped prepare the Brixton Masterplan that was approved in 2009. Two priorities were identified – sustainability and enhancing the area’s unique heritage. The Masterplan did not provide planning guidance so the supplementary planning document (or SPD) was developed which provides detailed guidance for development in Brixton town centre.
- 1.2 Between June and September 2012 a number of workshops were held such as market stall events and online discussions with local people. “What you told us” has shaped the Brixton SPD and supporting documents. The Council’s website has more detailed information on how the SPD was drafted and the Consultation Statements that accompanied the draft Brixton SPD.
- 1.3 The development of the supplementary planning document had been a continuation of the work for the Brixton Masterplan, which was adopted in 2009. Community involvement and engagement in the drafting of the SPD fell into four phases.

- Brixton Road
- SW2 Enterprise Centre (now called 'Your New Town Hall' and referenced as such below)
- Brixton Central
- Somerleyton Road

1.4 The Brixton SPD, which is a guide for development in the town centre, was approved by the Council's Cabinet on 10 June 2013.

1.5 The Brixton SPD is an overarching town-wide framework which supplements Policy PN3 of the Core Strategy. A key objective of the framework is to secure investment into the Your New Town Hall project and the surrounding area. This includes the creation of new office accommodation with flexible business floorspace and an improved public realm with scope for additional residential development. The SPD identifies that the proposed Your New Town Hall project should provide opportunities for new start up and "move on" employment space, as well as a range of flexible spaces for the community.

1.6 The Land Use Strategy supports a significant increase in the total commercial floorspace alongside new town centre residential uses. Other appropriate uses include commercial, hotels and community. Your New Town Hall is identified as key character area 3 under the SPD's Land Use Strategy. This area is intended to be the focus of office based employment in the town centre, with redevelopment and refurbishment delivering consolidated Council accommodation and flexible workspaces for Council partners, community and other organisations.

1.7 Key components of the Investment Area strategy for the Your New Town Hall project and surrounding area include, to:

- Refurbish and redevelop buildings in this location to enable Council services to be more focussed in one location, acting as a catalyst to support mixed uses in the area;
- Provide new flexible and affordable floorspace appropriate for use by Council partners, community organisations and small businesses; and
- Strengthen the contribution of the sites to the street they address with a mix of uses including offices, retail, community or leisure at ground level and improvements to the public realm in the area.

1.8 In September 2011 the Office Accommodation Strategy paper was agreed at Cabinet. This laid out the benefits of consolidating offices and an agreement to seek partners to develop the site as the preferred option, as opposed to developing it ourself or completely handing the project over to an external developer.

- 1.9 In March 2012 the Cabinet agreed a further report on the Office Accommodation strategy. It was agreed that a new build solution with a development approach to commence as soon as possible. The ambition was to maximise savings whilst enabling services to improve. This would enable us to meet the core planning objectives of sustainability and enhancing the area's unique heritage.
- 1.10 By November 2013 the OJEU procurement process had been completed and the Office Accommodation Strategy (now renamed to Your New Town Hall) recommended the appointment of a developer for the scheme. The Cabinet agreed at its meeting on 4 November 2013 to appoint Muse as Lambeth's development partner in the scheme.

2. **The Your New Town Hall Project**

- 2.1 The Your New Town Hall scheme ("YNTH") is a 2.5 acre site in the centre of Brixton comprising Olive Morris House¹, Hambrook House, Ivor House, 1 Town Hall Parade, 2-7 Town Hall Parade, and the Town Hall. Land for which the Council holds the freehold title.
- 2.2 The redevelopment of the Town Hall involves the refurbishment of the existing building whilst maintaining the heritage aspects. This will provide improved community use facilities, business enterprise space and office accommodation.
- 2.3 Social and private housing will be created on the sites of Olive Morris House, Hambrook House and Ivor House. The Press site at the back of Ivor House, facing onto Porden Road is likely to become a cycle hub with shower and changing facilities.
- 2.4 The scheme ensures major improvements to the public realm on Buckner and Porden Roads and will promote pedestrian movement between the Council sites and integrate the new Civic Quarter into the wider community. New landscape and vehicle controls will create high quality outside spaces.
- 2.5 The redevelopment of the Town Hall Parade site involves the demolition of the existing building and the construction of a new 6 storey Civic Centre. The new Civic Centre offices will achieve a BREEAM Excellent rating and provide 8000sqm of modern, flexible office space for the Council. On the ground floor a Customer Service Centre will bring together a range of existing Council services under one roof. A full height atrium facing Brixton Hill and St Matthew's Church will provide Lambeth with an open and modern public face and create a new local landmark.
- 2.6 A Development Agreement has been signed between MUSE (Lambeth's Development Partner) and Lambeth to govern the delivery of the project.
- 2.7 The Council has commissioned EC Harris to produce a development appraisal based on the pre tender estimate feasibility study. The appraisal demonstrates that the scheme is financially viable and deliverable.
- 2.8 The development proposals offer a significant opportunity to make a major impact upon the area. Subject to securing site assembly of the land, officers are satisfied that the

¹ Final negotiations are underway to complete the purchase of this site.

Council and the developer are in a position to proceed with the comprehensive regeneration proposals. There is planning policy support for the proposals and a planning application will be made in February 2015. Funding is being provided by the developer and a development agreement has been entered into.

3. **Proposal and Reasons**

- 3.1 This report seeks the Cabinet's authority to make a compulsory purchase order to acquire the land and rights needed to ensure that the YNTH project goes ahead. It also seeks authority for related steps to be taken.
- 3.2 Compulsory purchase powers are an important tool for local authorities to use as a means of assembling the land needed to help deliver social and economic change. They can contribute towards effective and efficient urban regeneration, the revitalisation of communities and the promotion of business – leading to improvements in quality of life (Office of the Deputy Prime Minister Circular 06/2004).
- 3.3 It is proposed to make the CPO pursuant to section 226(1)(a) of the 1990 Town & Country Planning Act. In order to authorise [appropriate officers] to make and pursue the CPO, section 226(1)(a) of the Town and Country Planning Act 1990 requires that the Council must be satisfied that the use of CPO powers will facilitate the development, redevelopment and improvement of land, and that it will contribute towards the promotion and/or improvement of the economic, social and environmental well-being of the area. This is the power that Cabinet is being asked to approve.
- 3.4 Section 226(1A)(a) of the Town and Country Planning Act 1990 provides that the Council may not exercise the power unless it thinks that the development, re-development or improvement is likely to contribute to the promotion or improvement of the economic, social or environmental well-being of its area. Further, members must be satisfied that there is a compelling case in the public interest for making and promoting the CPO, that the use of the powers is necessary and proportionate, and that the public benefits associated with the proposed development will clearly outweigh the interference with the rights of those affected.
- 3.5 Authorisation to make the CPO is required to secure vacant possession of the land and interests within the CPO (shown edged red and shaded pink on the plan at Appendix 1) ("The Order Land") so as to enable the project to proceed. The Council has been seeking to acquire the remaining third party interests needed to deliver the YNTH project by private treaty and, in accordance with the guidance in *ODPM Circular 06/04: Compulsory Purchase and the Crichton Down Rules* those negotiations can and will continue in parallel with the CPO process. CPO powers, once confirmed, will only be used where a negotiated settlement cannot be reached.
- 3.6 Briefly, the Order Land comprises the property known as 1 Town Hall Parade, Brixton. The freehold of the property is owned by the Council and is subject to two leases. The upper part is the subject of a residential tenancy in respect of which the Council is able to secure vacant possession without recourse to compulsory purchase.

- 3.7 The lower part of the premises is used as a nightclub, known as “the Fridge Bar”, in respect of which there are two interests: a lessee and an occupier. The status of the occupier’s occupation is uncertain. The Council has sought to negotiate with both parties in order to seek to acquire the interests by private treaty but it has not been possible to reach agreement.
- 3.8 Paragraph 16 of Appendix A to Circular 06/04: *Compulsory Purchase and the Criche! Down Rules* advises that in deciding whether or not to confirm a CPO, the Secretary of State can be expected to consider factors including the following:
- Whether the purpose for which the land is being acquired fits in with the adopted planning framework for the area or, where no such up-to-date framework exists, with the core strategy and any relevant Area Action Plans in the process of preparation in full consultation with the community;
 - The extent to which the proposed purpose will contribute to the achievement of the promotion or improvement of the economic, social or environmental wellbeing of the area;
 - The potential financial viability of the scheme for which the land is being acquired; and
 - Whether the purpose for which the acquiring authority is proposing to acquire the land could be achieved by any other means.
- 3.9 Members should also consider these tests in resolving to authorise the making of the CPO.
- 3.10 As can be seen from the policy position below, there is planning policy support for the proposals. The development will advance the policy requirements of the Core Strategy, the London Plan and the aims of the Brixton SPD. It is vital that the area’s regeneration benefits are maximised, and the use of the Council’s CPO powers is key to ensuring that this happens.
- 3.11 The use of CPO powers to facilitate the redevelopment and regeneration of the land shown on the plan at Appendix 1 will contribute towards the achievement of the Council’s regeneration and planning objectives, and result in substantial public benefits being realised, both within the land shown at Appendix 1 and in the wider area, including:
- Refurbishing and redeveloping buildings in this location to enable Council services to be more focussed in one location, acting as a catalyst to support mixed uses in the area.
 - Providing new flexible and affordable floorspace appropriate for use by Council partners, community organisations and small businesses.

- Strengthen the contribution of the sites to the street they address with a mix of uses including offices, retail, community or leisure at ground level and improvements to the public realm in the area

- 3.12 If a CPO is successfully promoted, the development unlocked will contribute to the achievement of the environmental, economic and social well-being of the area. This clearly demonstrates that there is a compelling case in the public interest to make the CPO. Development of the land which is the subject of the proposed CPO will itself contribute to the economic, social and environmental well-being of the area and will also be an important catalyst to the development of the wider Brixton area.
- 3.13 The development of the Order Land is to be delivered by the Council's development partner, Muse, who have the experience and resources to carry out the scheme. Development will be governed by the terms of a development agreement which was concluded in 11 April 2014, funding is available to deliver the scheme and to acquire the remaining third party interests, and a planning application will be made shortly. Members and the Secretary of State can therefore be satisfied that there is a reasonable prospect that the development of the land will proceed.
- 3.14 The purposes for which the land is to be acquired could not be achieved by any alternative proposals or by development in other locations.
- 3.15 There have been negotiations to acquire by agreement the remaining interests in the ownership of third parties. These negotiations will continue.
- 3.16 It is absolutely clear that, without making and pursuing the CPO, the Council would be unlikely to assemble the land and interests needed for the YNTH project within a reasonable timescale.
- 3.17 Accordingly, the tests in section 226(1)(a) and section 226(1)(A) of the Town and Country Planning Act 1990 have been met, the guidance in paragraph 16 of Appendix A to the Circular has been satisfied, and there is a compelling case in the public interest for the making and confirmation of the CPO.

4. **Planning Position**

- 4.1 The project is fully supported by planning policy at all levels. The emerging Planning Policy states that Brixton's role as a distinctive major multicultural and diverse town centre will be safeguarded and promoted through careful and sensitive regeneration, recognising its local heritage and historic built environment with a specific focus on different character areas, and supporting the economic, social and environmental sustainable development.
- 4.2 Following the principles of economic, social and environmental sustainability, the key objectives for regeneration in Brixton are:
- Retention and enhancement of town-centre employment uses and affordable and flexible premises for small businesses.

- Growth as a centre for creative and cultural industries and the evening economy.
- Introduction of new residential uses in the town centre supporting mixed and balanced communities.
- Enhancement of the existing built heritage and introduction of high-quality new design in buildings and the public realm.
- Use of every space and building to support vitality and viability and address community safety concerns.
- Improving connectivity and permeability through public realm improvements .

4.3 The SPD helped supplement Policy PN3 of the Lambeth Core Strategy. This policy, itself informed by the Brixton Masterplan, outlines a comprehensive yet careful and sensitive regeneration policy framework promoting the regeneration of Brixton. The important role to be played by council-owned sites in delivering the regeneration is acknowledged. The various strategies outlined in the SPD interpret, expand and test this policy. In doing so it provides a more detailed planning, design and development framework for the town.

4.4 A number of other saved, Core Strategy and London Plan policies – which together comprise the adopted development plan – are also directly relevant to this SPD. Brixton is located within the ‘central’ London sub-region in the London Plan and is identified as a Major Town Centre in London’s hierarchy of retail centres. Relevant Lambeth saved and Core Strategy policies include the following:

- **Core Strategy Policy S1 – Delivering the Vision and Objectives**, which provides an overview of the spatial strategy for Lambeth and highlights the important role Brixton, as Lambeth’s largest retail centre, will play.
- **Core Strategy Policy S2 – Housing**, which outlines how the borough will meet its housing needs and sets out the Council’s policy on affordable housing.
- **Core Strategy Policy S5 – Open Space**, which highlights the importance of Windrush Square and the aspiration to increase the quantum and quality of open space across the borough.
- **Core Strategy Policy S7 - Sustainable Design and Construction**, which provides a policy framework to encourage all development to follow sustainability principles.
- **Core Strategy Policy S10 – Planning Obligations**, which outlines the policy framework associated with new development and planning obligations.

4.5 In addition to these key policies, the Council has also prepared a number of other Supplementary Planning Documents and other guidance reports which are also relevant. These include:

- The Sustainable Design and Construction SPD of 2008
- The Safer Built Environments SPD of 2008
- The S106 Planning Obligations SPD updated in 2010
- The Shopfronts and Signage SPD of 2008
- The Council has also recently published a Brixton Conservation Area Statement (2012) which carries material weight in determining planning applications.

4.6 The Conservation Area Statement identifies that central Brixton's skyline is enriched by towers such as those on the Town Hall, St Matthew's Church and Toplin House. These historic towers are typically slender, elegant compositions with strong silhouettes; their materials reflecting the locally distinctive material palette. The towers are considered to make a positive contribution to the character and appearance of the conservation area.

4.7 The development plan identifies central Brixton as an appropriate location for tall buildings. When assessing proposals for tall buildings consideration will be given, amongst other things, to the siting and quality of detailed design (UDP Policy 40) and its impact on the character and appearance (including setting) of the conservation area (UDP Policy 47), the setting of heritage assets (UDP Policies 45 and 46) and the impact on local views (UPD Policy 41).

4.8 Brixton has a shortage of public open space. Major investment has delivered radical improvements to Windrush Square and the space is very well used as a result. The Peace Gardens, the play area and open space around St Matthew's Church are under utilised. Given the lack of open space and the value people place on its provision and retention, these currently under used spaces could, and should, attract more visitors and users. It should be noted that The Brix is at the early stages of developing a proposal for the management of the Peace Gardens. There is a need and demand for improved open space for children and provision of such would help ensure the town centre is a better place for all.

5. **Finance**

5.1 The Your New Town Hall programme has an agreed a capital allocation to support the delivery of the programme, including the acquisition of this site. Overall the programme delivers revenue savings in excess of £4.5m per annum and capital funding comes from the release of surplus sites within the overall programme.

6. Legal and Democracy

- 6.1 The CPO process is governed by law, principally the Acquisition of Land Act 1981. There is a public and lawful process which must be followed by the Council in order to secure the confirmation of CPO powers.
- 6.2 Under section 226(1)(a) of the Town and Country Planning Act 1990 (as amended) the Council, if authorised by the Secretary of State for Communities and Local Government, has the power to acquire land compulsorily where it thinks that the acquisition will facilitate the development, redevelopment or improvement of land. However, section 226(1A) states that the Council may only use this power if it thinks that doing so will contribute to the achievement of the economic, social and environmental well-being of the area. As such, members must address these questions when deciding whether to authorise the use of the CPO powers. Members are referred to section 3 above which sets out the reasons for the use of the CPO powers.
- 6.3 The Secretary of State will only confirm the CPO if he is satisfied that there is a compelling case in the public interest to do so. The public benefits proposed to be realised as set out in paragraph 3.11 above will be of assistance to members in this regard.
- 6.4 The acquisition of the land will interfere with the human rights of those who currently have an interest in the land contrary to Article 8 of the Human Rights Act 1998. However, such interference can be justified where it is in accordance with the law, and amongst other matters, it is in the interests of the economic well-being of the country.:
- 6.5 In reaching decisions on this matter, the Cabinet members are bound by the general principles of administrative law. Lawful discretions must not be abused or fettered and all relevant considerations must be taken into account. No irrelevant considerations may be taken into account, and any decision made must not be such that no reasonable authority, properly directing itself, could have reached.

Human Rights

- 6.6 The use of compulsory purchase powers should be considered as a measure of last resort and a CPO should only be made where the Council is satisfied that there is a compelling case in the public interest to do so.
- 6.7 Members are advised that acquisition by negotiation should continue and that the making of a resolution or indeed the CPO process itself does not require these to be discontinued.
- 6.8 Circular 06/2004 states that *... "Before embarking on compulsory purchase and throughout the preparation and procedural stages, an acquiring authority should seek to acquire land by negotiation wherever practicable. The compulsory purchase of land is intended as a last resort in the event that attempts to acquire by agreement fail. Acquiring authorities should nevertheless consider at what point the land they are seeking to acquire will be needed and as a contingency measure should plan a compulsory purchase timetable at the same time as conducting negotiations. Given the*

time which needs to be allowed to complete the compulsory purchase process it may be often sensible for the acquiring authority to initiate the formal procedures an parallel with such negotiations”.

- 6.9 It is therefore entirely appropriate to authorise the use of CPO powers whilst negotiations are continuing.
- 6.10 Members will need to consider the effects of the Human Rights Act and Article 1 of the First Protocol to the European Convention on Human Rights. Article 1 protects the rights of everyone to the peaceful enjoyment of their possessions. No person can be deprived of their possession except in the public interest and subject to the relevant national and international law. In considering the Human Rights Act and Article 1, it should be noted that the project is considered to be in the public interest, and for the social, environmental and economic well being of the area.
- 6.11 Before making a CPO, Members will need to consider the balance and compatibility between the compulsory powers sought and the European Convention on Human Rights and whether there is a compelling case for a CPO in the public interest and the acquisition of land to enable the scheme to proceed, thereby bringing benefits to the area, which could not be achieved without the use of compulsory purchase powers. In other words, the public gain will outweigh the private loss, which is not to be construed a financial loss. All parties have a democratic right to object to any CPO and attend a public inquiry arranged by the Secretary of State. Parties outside the CPO boundary may also be afforded that right if the inquiry inspector agrees. The decision of the Secretary of State to confirm the CPO can also be challenged. Finally the Courts have as a precedent held that this framework complies with the Convention and as such a decision to proceed is compatible with the Human Rights Act.
- 6.12 Such interferences as may occur with the making and implementation of any CPO are in accordance with the law, pursue a legitimate aim (namely the social, environmental and economic well-being of the areas and/or the protection of the rights and freedoms of others) and are proportionate having regard to the public benefit that the scheme will bring which will benefit the social, environmental and economic well-being of the area. The interferences must also be proportionate having regard to the alternative means of regenerating the area.
- 6.13 Those directly affected by any CPO that may be made will also be entitled to compensation which will be payable in accordance with the Compensation Code and assessed on the basis of the market value of the property interest acquired, together with disturbance (i.e. reasonable moving costs and costs/losses directly related to the compulsory acquisition) and statutory loss payments. The reasonable surveying and legal fees of those affected will also be paid by the Council. The Compensation Code has been held to be compliant with Article 8 of the Convention and Article 1 of the First Protocol.
- 6.14 The redevelopment of the land will have a significant positive impact on the social, environmental and economic well-being of the local population as the redevelopment will refurbish and redevelop buildings in this location to enable Council services to be more focussed in one location, acting as a catalyst to support mixed uses in the area. It

will also provide new flexible and affordable floorspace appropriate for use by Council partners, community organisations and small businesses and finally strengthen the contribution of the sites to the street they address with a mix of uses including offices, retail, community or leisure at ground level and improvements to the public realm in the area. Compulsory purchase of third parties' land and interests within the Order Land is necessary to allow this comprehensive redevelopment to proceed and for these benefits to be delivered.

- 6.15 Notice of the intention to make this key decision was given on 24 October 2014 and therefore the required 28 days notice has been given before the decision has been given. In addition this report will be published five days in advance of the meeting and the decision will be subject to call in for five days after the decision is published.

7. Consultation and co-production

- 7.1 The public (locally and borough wide) were consulted in the early stages of the project, firstly during the developer selection process and more specifically with residents local to each of the development sites. We also consulted borough wide on the use of the Town Hall and new civic centre.

- 7.2 The recent consultations have been with residents local to the scheme sites as well as a more overarching borough wide review. We have held consultation events as well as having an exhibition in the Town Hall and a stall at the Lambeth Country Show. Reports have been available from all of these and there is also information and feedback on the Future Brixton website.

- 7.3 The public consultation events and the feedback gathered have had a positive impact on the design development of the scheme.

- 7.4 As part of the planning process further public consultations are planned.

8. Risk management

- 8.1 Failure to acquire all interests within the Order Land will prejudice the Council's ability to deliver its policy objectives and the aims of the YNTH project. It is highly unlikely that the land will be assembled unless CPO powers are used and as such, if CPO powers are not used the regeneration of the area will not be realised. Negotiations will continue in parallel with the CPO process and every effort will be made to acquire all property interests and rights by agreement.

- 8.2 Consideration has been given to the extent of land included in the CPO and whether it is necessary to include it all. All of the land shown on the plan at Appendix 1 is necessary to ensure that the project can be delivered and there are no alternative options.

9. Equalities impact assessment

- 9.1 The public sector equality duty under the Equality Act 2010 requires the Council to have due regard to (i) the need to eliminate discrimination, harassment, victimisation

and any other conduct that is prohibited by or under the Equality Act 2010; and (ii) the need to advance equality of opportunity between persons who share a relevant projected characteristic and persons who do not share it.

9.2 Under the Equality Act 2010, the Council is required to identify the impacts of any decisions, policies etc on certain protected groups to ensure equality is promoted, and inequality minimised (the public sector equality duty).

9.3 A full EQIA assessment has been carried out for the Your New Town Hall programme and the EQIA has informed the development of this project.

10. **Timetable for implementation**

CPO timetable

Milestone	Date
Gathering of title information by acquiring authority after CPO in principle resolution passed	December 2014 – January 2015
Negotiating with owners / objectors to buy their interests	January 2014 - ongoing
Preparation of CPO, Order plans, Order schedules, Statement of Reasons, Statutory Notices and Advertisements	January 2015
Making of CPO and submission to SoS by Acquiring Authority. Register as LLC. Service of statutory notices and advertisements	February 2015
Period of objections to Secretary of State	February 2015
Pre-inquiry prep - instructing and meeting Counsel, preparing evidence, appointing witnesses, statement of case	February 2015 – June 2015
Notice of making of CPO is served	March 2015
Public inquiry	July 2015
Secretary of State decision to confirm CPO	December 2015
Earliest date land can vest in Council	February 2016

Audit trail				
Consultation				
Name/Position	Lambeth cluster/division or partner	Date Sent	Date Received	Comments in para:
Sue Foster	Strategic Director	25.11.14	25.11.14	
Mike Pocock	Delivery Director	17.11.14	Various	Throughout
Finance Clearance Daniel Omisore	Business Partnering	18.11.14	19.11.14	Section 5
Legal Clearance Greg Carson	Enabling: Integrated Support: Legal Services	19.11.14	20.11.14	6.1 – 6.5
Democratic Services Clearance Katy Shaw	Enabling: Corporate Affairs:	24.11.14	24.11.14	Throughout
Councillor Jack Hopkins	Cabinet Member: Jobs and Growth	25.11.14	26.11.14	Throughout
Councillor Paul McGlone	Deputy Leader (Finance and investment)	25.11.14	26.11.14	Throughout

Report history	
Original discussion with Cabinet Member	
Report deadline	27.11.14
Date final report sent	27.11.14
Report no.	110/14-15
Part II Exempt from Disclosure/confidential accompanying report? No	
Key decision report	Yes
Date first appeared on forward plan	24.10.14
Key decision reasons	2. Expenditure, income or savings in excess of £500,000 and 3. Meets community impact test
Background information The Brixton SPD, Report to Cabinet 10 June 2013. Equalities Impact Assessment Report to Cabinet September 2011 – Office Accommodation Strategy Cabinet Report. Cabinet - 12 March 2012– Office Accommodation report 4 November 2013 - Cabinet - Your New Town Hall report	http://comp-ap-75:8071/documents/s57054/05a%20300513%20Brixton%20SPD%20June%20Cabinet%20report.pdf http://modern.gov.lambeth.gov.uk/documents/s61078/10b_Equalities%20Impact%20Assessment.pdf http://comp-ap-75:8071/documents/s31287/06a%20Office%20Accommodation%20Strategy%20Final%202011%2009%2001%2010.pdf http://comp-ap-75:8071/documents/s40672/04a%20Office%20Accommodation%20Strategy%20main%20report.pdf http://comp-ap-75:8071/documents/s40672/04a%20Office%20Accommodation%20Strategy%20main%20report.pdf
Appendices	1 Town Hall Parade, London SW2 1RJ PDF Drawing