



## Place Directorate Housing Regeneration Team

Tower Hamlets Town Hall  
2nd Floor Mulberry Place  
5 Clove Crescent  
London  
E14 2BG

29 April 2019

Dear Sir/Madam

### Chrip Street Regeneration Scheme – Scheme Update

#### Engagement during November 2018 to March 2019

Council and Poplar HARCA representatives wrote to all stakeholders on the 19<sup>th</sup> and 20<sup>th</sup> of November 2018 giving people the opportunity to meet with Council and Poplar HARCA representatives and discuss how the scheme will impact on them and what options (if needed) were necessary to address their concerns. These stakeholders have included HARCA tenants; people with licences who live in HARCA homes; residential leaseholders who live in their homes; residential leaseholders who rent their homes out; commercial business owners/occupiers in the shops; Lock Up Occupiers; and street market traders.

Following the issue of the letters, Council and HARCA representatives met with over 60 stakeholders. All those who we met were sent a letter confirming what was said in the meeting and setting out what (if any) actions were required to address the scheme's impacts on them, for example, making arrangements for HARCA tenants to move home where their property is being demolished. Contact us if you didn't receive a letter following your meeting with us. There will still be opportunities to meet with us over the coming months, but this stage of the Pre-CPO engagement process is coming to an end.

If you haven't met with Council and HARCA representatives but would like to please contact us on the emails or telephone numbers overleaf.

Land Referencing - Land referencing agents acting for the Council and Poplar HARCA – Land Referencing Services (LRS) Ltd – have also been in contact with stakeholders to clarify ownership and occupancy status of individual stakeholders. Thank you to all those who completed and



INVESTORS  
IN PEOPLE





returned the land referencing form. LRS are in the process of completing their land referencing exercise which is necessary for the Compulsory Purchase Order (CPO) process.

**Starting the Scheme** - You may have already noticed some early exploratory excavation works being undertaken by the developer, Chrisp Street Developments Ltd. Phase 1 of the scheme is expected to start fully onsite in Autumn 2019. This will involve putting up hoardings to secure areas that require demolition works in the first instance. The Council is planning to undertake a land transfer process which addresses third party rights such as rights of way, etc. This will help make the site ready for redevelopment. We will be writing to retailers and residents in the Festival of Britain buildings in May 2019 advising them in more detail on how this land transfer process will affect their land interests. This will primarily be about how access to properties will change. It is **important to note that retailers and residents' ownership and tenancy status of their properties remains unchanged.** Access will be maintained to each of the premises, even where variation to the premises access is introduced. The residents who will be written to are at the following addresses in Phase 1 (see attached map): Nos 40-84 (Even) Kerbey St); 26-50 (Even) Market Way and Nos 1-7 Market Square. The retail businesses owners/occupiers also in Phase 1 who will be written to are at the following addresses: Nos 1 – 27 & 52 Market Way; Nos 8 – 20 Market Square, plus the Festival Inn and Callaghann's pubs.

**Making the Compulsory Purchase Order (CPO)** - Once we have prepared the necessary information, the Council will be making the CPO. This means the Council submitting to the Secretary of State the CPO Order, a Statement of Reasons and other associated documents setting out why the Council has embarked on the CPO process. At that point we will be writing to you again, setting out the timetable for this and showing how you can respond to the process and object if you wish. We expect to be writing to you again in the early Summer 2019 when we have made the Compulsory Purchase Order.

Should you have any further questions regarding the impact of the scheme to your property, please contact Tony Draper from Poplar HARCA on 0207 005 7665 or at [tony.draper@poplarharca.co.uk](mailto:tony.draper@poplarharca.co.uk) For any further questions specifically about the Council's CPO process, please contact Monju Ali on 0207 364 2962 or by email at [monju.ali@towerhamlets.gov.uk](mailto:monju.ali@towerhamlets.gov.uk)

We hope this information has been helpful.

**Monju Ali**  
(On behalf of) London Borough of Tower Hamlets

**Tony Draper**  
(On behalf of) Poplar HARCA



**INVESTORS  
IN PEOPLE**

