

Appendix 4: Draft Possession Strategy

Purpose of this Strategy

The Council is pursuing a redevelopment option for Regents Park Estate North which consists of Cartmel, Coniston, Langdale, Stanhope Parade and the Children's Centre. A new Possession Strategy is now required that will ensure that the blocks are vacant and ready for demolition in line with the development programme, when it is finalised. It is acknowledged that this strategy will be updated as the design and the phasing plan is developed.

There are currently 13 secure tenants, 10 resident leaseholders and 10 investor leaseholders in CCL. There are 3 secure tenants, 3 investor leaseholders and 8 commercial properties within the Stanhope Parade and Children's Centre sites.

Purchase by agreement

The Council will ensure that there is a fair deal for all leaseholders and commercial tenants required to move as part of its Possession Strategy.

Leaseholders in the Coniston, Cartmel and Langdale blocks are already covered by the council's voluntary buy-back offer as part of HS2 Settlement Agreement. As part of this the council's dedicated on-site team has reached out to all of these leaseholders offering to purchase by agreement over the last 2 years. This offer will now extend to the three leaseholders in Stanhope Parade and one to one meetings offered with all leaseholders.

The Council's Property Team will begin a dialogue early in 2026 with all of the commercial tenants affected to understand tenants concerns and desire to agree terms at an early stage. Although the council does not require vacant possession of any block before 2027, if owners wish to move in 2026 these requests will be accommodated where possible.

Key aspects of the offer

Leaseholders who have been resident in their property for 12 months will be offered full market value plus the equivalent of a Home Loss Payment of 10% of the value of their interest, subject to a maximum of £81,000 (or the prevailing statutory equivalent at the time). An additional payment will be offered equivalent to disturbance compensation covering costs of moving.

Investor leaseholders are entitled to full market value plus the equivalent of a Basic Loss Payment of 7.5% of the value of their interest, subject to a maximum of £75,000 (or the prevailing statutory equivalent at the time) plus reasonable costs of reinvesting within 12 months of the acquisition.

This is in line with the Compulsory Purchase Compensation Code and the Council's Leaseholders Regeneration Policy (2014) and more details can be found in the Leaseholder FAQs on the Council's website.

Commercial tenants will be contacted on an individual basis by the Council's property team regarding their tenancy and any compensation that they may be eligible for.

Affordable Options for Resident leaseholders

The Council will provide affordable products that allow resident leaseholders to purchase in the local area if they wish. This includes homes within the new development that will be available on a shared equity basis.

Further details on eligibility and options for resident leaseholders are set out in the FAQs for Leaseholders on the Council's website.

Communication commitment

The council intends to communicate directly with leaseholders and other third-party interests to give updates on a regular basis so that they have plenty of notice to help them plan ahead for their families and businesses. There will also be a series of on-site consultation events during 2026.

Private tenants

Leaseholders will be required to sell their properties with vacant possession and will be responsible for the appropriate notice to private tenants under their tenancy. Should private tenants not be able to locate alternative private rented accommodation the Council's housing options team will sign post alternative resources.

Council tenants

Arrangements for the re-housing of the Council's secure tenants in these blocks is set out in the Re-housing Strategy.

Use of Compulsory Purchase Powers

Although the council's preference is to purchase by negotiation it will seek approval to use its Compulsory Purchase powers as a last resort to ensure that it can deliver its regeneration aims.

As the project is at an early stage the Cabinet approval "in principle" has been sought to allow preparations to be made to use Compulsory Purchase powers at a later date if necessary. This will include the completion of a referencing exercise and draft Compulsory Purchase Orders and accompanying documents.

In the meantime, the council will continue to attempt to acquire all land interests by negotiation and complete the acquisitions where necessary.

If a further report is presented for Cabinet to proceed to make a Compulsory Purchase Order, Cabinet will have to re-consider at the time whether there remains a compelling case in the public interest, the extent to which the project brings benefits in terms of economic, social and environmental well-being, that the scheme is unlikely to encounter any impediment in terms of town planning or deliverability and whether use of the powers is proportionate.

Further detail on this process can be found in MHCLG guidance at, <https://www.gov.uk/government/publications/compulsory-purchase-process-guidance> in Tier 2, section 1

Review

Once further design work has taken place in early 2026 more information will be available about the location and timing of the phases within the redevelopment area. This will allow the Council to update this strategy and give owners a more accurate date by which possession is required.

20th September 2025