



Report to: Cabinet Meeting: 14 October 2025

Portfolio Holder: Councillor Lee Brazier - Housing

Director Lead: Suzanne Shead, Director - Housing, Health & Wellbeing

Lead Officer: Cara Clarkson, Business Manager – Healthy Places
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Report Summary	
Type of Report	<p>Open Report / Key Decision with exempt Appendix</p> <p>The exempt Appendix B to this report contains exempt information as defined under Schedule 12A of the Local Government Act 1972, Paragraph 3 which the Committee has the power to exclude the press and public if it so wishes.</p> <p>It is considered that the need to treat the information in this report as exempt outweighs the public interest in disclosure because it contains information which remains commercially sensitive.</p>
Report Title	Yorke Drive Regeneration Project Update
Purpose of Report	To report progress on the Yorke Drive Regeneration Project and seek the necessary approvals to enable the project to progress into the next phase of delivery.
Recommendation	<p>That Cabinet approve delegation to the Director - Housing, Health & Wellbeing to:</p> <p>a) exercise the Council’s powers pursuant to Section 17 of the Housing Act 1985 and Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 to make a Compulsory Purchase Order (CPO) in order to acquire such interests and rights in or over the land shown edged red on the plan at Appendix A (the “Land”) or any part of the Land required in order to facilitate the Yorke Drive Regeneration project (the “Scheme”);</p>

	<p>b) acquire all interests within the Land as may be necessary to facilitate the Scheme, either by agreement or compulsorily; including entering into negotiations and arrangements with any third parties for the acquisition of their land interests; and</p> <p>c) take all steps incidental, conducive or consequential to the making of, confirmation and implementation of the CPO or to the voluntary acquisition of the Land or any part it including (but not limited to):</p> <ul style="list-style-type: none"> i) making further amendments to the draft Statement of Reasons; ii) issuing and serving all required notices (including press, site, and individual notices); iii) the preparation and presentation of the Council's case at any future local public inquiry; iv) approving the terms for the acquisition of legal interests in the Land v) approving agreements with landowners setting out the terms for the withdrawal of any objections to the CPO including (but not limited to) the exclusion of land from the Order vi) the payment of compensation and dealing with any blight notices served in connection with the CPO vii) making any necessary additions, deletions, or amendments to the Land and to seeking any necessary modifications to the CPO and any CPO maps; and viii) in the event the order is confirmed, publishing and serve notices of confirmation of the Order and thereafter to execute and serve any general vesting declarations and/or notices to treat and notices of entry, and any other notices or correspondence to acquire the Land or any part of it.
<p>Alternative Options Considered</p>	<p>Alternative options have been considered to negate the need for a CPO, as detailed below, but have been discounted:</p> <ul style="list-style-type: none"> 1) To enhance the incentives to remaining home owners to reach a voluntary sale would cause inconsistencies with the Council's previous and live acquisitions of other privately owned properties. 2) The retention of individual properties within the scheme would not be appropriate given their location and relationship to adjoining properties, the comprehensive nature of the redevelopment, and the objective to achieve the wider regeneration benefits of the proposals.

	3) The option to 'do-nothing' is no longer feasible, due to the contractual commitments to ensure the programme is delivered on time. Failure to move out existing residents, including the private homeowners, may result in financial penalties and project delays for the Council.
Reason for Recommendations	To enable the programme of moving and rehousing of tenants and residents to be fully executed, in line with the Council's ambition to fully transform the Yorke Drive estate and Lincoln Road playing fields.

1.0 Background

- 1.1 The regeneration of the Yorke Drive estate and the Lincoln Road playing fields has been before Cabinet previously, where the necessary approvals were secured to facilitate progress of the project (please see background papers listed). This report focuses on project progress made since February 2025 and the approvals required for the full execution of the programme of moving and rehousing of tenants and residents, the "decant programme" to enable project delivery.

Planning Permission Secured

- 1.2 Reserved Matters approval to the amended Outline permission of 3 May 2022 was granted at Planning Committee on 13 February 2025.
- 1.3 The planning consent comprises of 207 new mixed tenure homes; new and improved community sports and leisure facilities (including a new sports pavilion); new and improved infrastructure and green spaces. The Yorke Drive Regeneration Project includes the demolition of 130 properties comprising of low-rise flats and houses together with the existing sports pavilion, and two rows of garages, to facilitate the redevelopment.
- 1.4 Given the complexity of the site, the outline and reserved matters approvals include a range of pre-start conditions which are currently being worked through by the project team with the planning authority and relevant external stakeholders (Highways, Public Rights of Way) to allow a start onsite. It is anticipated that a start on-site will be made pre- Christmas with early demolition and site preparation and erection of hoarding amongst some of the first works.

Resident's Event

- 1.4 Following planning consent, a Resident's Event was held on 27 February 2025 in the Bridge Community Centre, displaying the final masterplan and individual property types, with members of the community invited to see the plans (those within and outside of the regeneration zone), discuss the proposed timescales for delivery, and meet the team.

- 1.5 The information presented at this event was also shared through individual letters, sent to every household within the regeneration zone (totalling 97 households, both tenanted and freehold), seeking confirmation on the households current housing needs. Refreshing this information was vitally important to ensure the allocation of new homes could be accurately reviewed in line with the phased decant programme and that each household is matched to a property that meets their needs.

Removals Contract

- 1.6 As part of the councils offer to residents moving and to minimise disturbance to residents, the council will arrange for the removal of resident's belongings to their new home. A detailed specification was developed for the removals contract; an open tender managed in partnership with Welland Procurement, resulted in four valid submissions. It is anticipated that the contract will be awarded in October 2025.
- 1.7 Given the importance of this appointment to the decant programme to support the seamless relocation of tenants, (both into the new homes being built at Yorke Drive and to alternative locations within the district), two residents from the Yorke Drive community were involved in the development of the specification; evaluation of the tenders; and score moderation.

Additional Resource

- 1.8 To support the tenants through the decant programme, an additional, dedicated Tenancy Officer has been recruited to the project, three days a week.

2.0 The Compulsory Purchase Order

- 2.1 In September 2019 at the Policy and Finance Committee, following presentation of the 'Estate Regeneration - Yorke Drive Estate and Lincoln Road Playing Fields' report, agreement was given in principle to the use of compulsory purchase powers under section 17 of the Housing Act 1985 and section 13 of the Local Government (Miscellaneous Provisions) Act 1976 to acquire interests and rights in or over the land as necessary to complete the Yorke Drive Regeneration Project, that cannot be acquired by agreement. Whilst this approval was secured on an earlier iteration of the designs, the premise for the need for a CPO was established and accepted by members. As detailed at planning committee in February 2025, whilst there has been changes to the proposed scheme compared to the outline consent in 2019, the need for a CPO is still required with the updated plans and consented scheme.
- 2.2 The final plans address several design and layout issues of the existing estate, with the existing properties being considered to provide inappropriate and inadequate housing in terms of estate layout, living environment and for safety and security reasons. Given the scale of redevelopment, the location of the privately owned properties is such that they could not be retained successfully within the proposed redevelopment scheme and need to be acquired for demolition and redevelopment.
- 2.3 The freehold interest of most of the redevelopment area is now within the ownership of Newark and Sherwood District Council, following the voluntary

acquisition of nine privately owned and nine housing association properties across the estate. However, there are currently four freehold properties outstanding that will need to be the subject of a Compulsory Purchase Order as these are distributed throughout the Yorke Drive Estate. The unification of the freehold interests is necessary to progress the development opportunity in a timely manner and their distribution across the estate heightens the need for the CPO to be approved by Cabinet members and submitted to the Secretary of State for approval, a process which can typically take 12-18 months.

- 2.4 The retention of the individual properties would not be appropriate given their location and relationship to adjoining properties, the comprehensive nature of the redevelopment, and the objective to achieve the regeneration benefits of the wider proposals.
- 2.5 While the Regeneration Team continues to pursue the voluntary acquisition of the private interests across the estate, a Compulsory Purchase Order should be progressed to secure any properties that cannot be acquired by negotiation.
- 2.6 It is recognised that the residential occupiers of the existing estate are affected by the CPO and these affected owners and occupiers will be compensated and supported with relocation. The Council's Decant Policy, sets out how the Council intends to manage the process of moving residents from their existing homes to facilitate the regeneration proposals. This includes how and when alternative accommodation is made available to residents requiring a move; the support offered to enable a move and mechanisms available to assist current homeowners who wish to remain on the estate. Where possible, it is the Council's aim to move residents just once to minimise disruption.
- 2.7 The Council, as the acquiring authority, is committed to working with those residents affected, and will continue to facilitate engagement ahead of making the CPO, including concluding early acquisitions. On 4 November 2024, the Council approved an Equity Loan Model and granted delegated authority approval so that individual equity loan agreements to acquire private property, where essential for land assembly to deliver the Yorke Drive Regeneration Project, can be entered into. The Equity Loan Model allows the Council to loan the homeowner the difference between the cost of their new (like for like) property and the value they have realised from the sale of their existing property (including the 10% Home Loss Compensation).
- 2.8 Council officers have been engaging in negotiations, regarding the acquisition of property and any compensation payments due, either direct with the owner or through their appointed agents.
- 2.9 The current position with affected residents is detailed below:
 - Agreements have been reached, subject to contract, with three of the four freehold owners, reaching a voluntary sale on their existing property with the Equity Loan Model.
 - Negotiations are continuing with the remaining freehold owner and have been in place since 2017 however, despite all efforts, officers have been unable to reach a voluntary agreement for the acquisition of this property. Any further

negotiations and enhanced offers would cause inconsistencies with the Council's previous and live acquisition agreements.

- 2.10 Although progress is being made with the voluntary sales, the use of compulsory purchase powers is now required should the voluntary negotiations not be completed or if they cannot be completed within a reasonable timeframe. In total, the CPO will cover all four remaining freehold properties and the recommendation is for delegated authority to the Director of Housing, Health and Wellbeing to make an application to use powers under Section 17 of the Housing Act 1985 and Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 to make a Compulsory Purchase Order or orders to acquire such interests and rights in or over the land.
- 2.11 Advancing with the Compulsory Purchase Order also facilitates the ability to issue Final Demolition Notices across the estate, for the tenanted properties. Until agreements are in place with all private owners, Final Demolition Notices cannot be issued. This poses a further risk to the Council as the Initial Demolition Notices, originally issued in 2020, expire in March 2026. An application is being sought to extend the Initial Demolition Notices to enable the Council to complete the three voluntary sales and acquire the final property through compulsory purchase powers.
- 2.12 In light of all relevant considerations, it is considered that there is a compelling case in the public interest in the implementation of the regeneration scheme, which justifies the use of compulsory purchase powers.

3.0 Implications

In writing this report and in putting forward recommendations officers have considered the following implications: Data Protection, Digital and Cyber Security, Equality and Diversity, Financial, Human Resources, Human Rights, Legal, Safeguarding, Sustainability, and Crime and Disorder and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

Legal Implications - LEG2526/2359

- 3.1 The Council has engaged specialist external legal advisers to advise and support in progressing the CPO process.
- 3.2 The Council has a power under an enabling act of parliament to acquire land under compulsory purchase power. Section 17 of the Housing Act 1985 authorises local housing authorities to compulsorily purchase land, houses or other properties to provide housing accommodation and Section 13 (1) of the Local Government (Miscellaneous Provisions) Act 1976 authorises local authorities to compulsorily acquire rights over land for the same purpose as it is authorised to compulsorily acquire land.
- 3.3. The process for an uncontested Order can take around 12-18 months. Once the order has been made and publishing and notice requirements have been made, the Order is submitted to the Secretary of State for confirmation.

- 3.4 Before a CPO can be implemented the Council will have to justify the use of such powers to the SoS via a Statement of Reasons, which outlines the legal considerations and reasons why a CPO is recommended.

Financial Implications (FIN25-26/8978)

- 3.5 There are four properties left to be purchased, where possible these will be purchased following negotiations with the homeowners. However, where this is not possible, this will be done through a Compulsory Purchase Order (CPO).
- 3.6 The costs associated with the freehold purchases are contained within the exempt **Appendix B.**
- 3.7 There is a budget available in the Capital Programme for the acquisition of the privately owned properties, which is sufficient to cover the purchase prices above.
- 3.8 The home loss payments of £46,196 are a cost to revenue for which there is sufficient budget within existing revenue budgets to cover. There will also be disturbance allowance payments payable to the residents of the properties, the costs for these will be variable and there is sufficient budget within the scheme to cover.
- 3.9 Removal costs of roughly £80,000 are expected and this can be facilitated from existing revenue budgets.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

None

Appendix A – Site Plan

