

Regina Road Redevelopment

*Indicative image
showing design
concept*



Frequently Asked Questions:
**Compulsory Purchase
Order (CPO)**

Introduction:

You will have recently received letters from us (Croydon Council) about the redevelopment of Regina Road and a potential Compulsory Purchase Order (CPO). We know this may raise questions and concerns about what happens next. That's why we've put together these CPO Frequently Asked Questions (FAQs). These FAQs explain what a CPO is, why it could be needed, and most importantly, what it means to you.

Our aim is to give you clear information, reassurance about the process, and details of the support that is available. The FAQs sit alongside the Landlord Offer, which sets out the Council's commitments to residents. Additionally, you'll also continue to receive regular updates and opportunities to talk with the Regina Road project team.

We hope these FAQs help to answer your questions and gives you confidence about the next steps.

What is a Compulsory Purchase Order (CPO)

A CPO is a legal document which allows the Council to exercise compulsory purchase powers in order to deliver a project which is considered to be in the public interest. This in effect authorises the Council to acquire land or property without the owner's consent. This can only be done if the project is clearly in the public interest – for example, to build new homes, improve an area, or deliver important services.

The first stage of the process requires the Council to “make” the CPO and notify those affected by the CPO, as well as the Secretary of State. Before a CPO can take effect, it must be confirmed by the Secretary of State after a Public Inquiry (if objections are made to the CPO and these are not resolved/withdrawn). If a Public Inquiry is held, a Planning Inspector will hear the case of the proposed CPO, which will involve the Council presenting its case as to why the CPO should be confirmed, and any objectors will have the opportunity to make their case.

How does this apply to the Regina Road Estate and who does it affect?

The Council already owns most of the Regina Road Estate, but some homes and legal interests still belong to other people (or organisations). By “interests”, we mean both ownership of the property (such as the freehold legal interest, tenancies, leases and mortgages) as well as rights that may exist over the property (for example rights of way).

Anyone who has a legal interest in or rights over the land in the area being redeveloped may be affected. To deliver the redevelopment of the estate, the Council may need to use CPO powers to secure these remaining interests. A CPO is only sought as a measure of last resort and therefore the Council is seeking to acquire all interests in land by agreement with the relevant person(s).



How long does the CPO process take?

While there isn't a fixed timeframe for a CPO, as it depends on the circumstances of each case, generally speaking the process from the start of the formal procedure to the Council using CPO powers takes approximately 18–24 months.

What do we mean by the Regina Road redevelopment?

The Regina Road redevelopment is the Council's plan to transform the estate into a high-quality, modern neighbourhood that residents can be proud of.

The redevelopment will improve homes and enhance the quality of life for everyone on the estate, creating modern, high-quality housing and a revitalised community that meets the standards residents should expect. The redevelopment is proposed to deliver:

- Up to 340 new homes built to modern standards
- A pre-school facility
- A community space and flexible games area
- Improved public spaces, landscaping, refuse/recycling facilities, and car and cycle parking.

A planning application for the scheme was submitted in June 2025, and the Council has already secured £54 million of grant funding to support the redevelopment. Steady progress is being made towards delivering this vital transformation of the estate, and we will continue to work closely with residents and the local community as plans move forward.

Further detail on the redevelopment plan and what it means for tenants and homeowners, can be found in the Landlord Offer.



I'm a Council tenant – how would a CPO affect me?

If a CPO is progressed then it is possible that it could be used as a last resort to obtain vacant possession of Council tenant properties, however, this is very unlikely.

The Council has separate powers to obtain vacant possession of Council tenancies under the Housing Act 1985, which is the typical route the Council will take to obtain vacant possession opposed to a CPO. As set out in the Landlord Offer, should tenants refuse all direct offers of suitable accommodation and their review options are exhausted, the Council will use possession proceedings where necessary to obtain vacant possession of the property. In relation to council tenants, the Council will seek to use possession proceedings wherever possible over CPO powers to obtain vacant possession of the property.

The Council's ability to use possession proceedings, as well as the length of the process of obtaining a CPO, makes it very unlikely that Council tenants will be rehoused/relocated using CPO powers. CPO powers will be more relevant to those with private interests in their properties (such as private homeowners/leaseholders). Both possession proceedings and CPO powers will be used as a last resort.

Even though you don't own your home, your tenancy gives you a legal right to live there and you are an occupier of your property. The law requires the Council to let everyone with a legal interest know about a CPO. Because you are formally notified (also known as a "qualifying person"), you can raise any concerns and submit any objections to the CPO to the Planning Inspectorate before the CPO is confirmed. This is part of ensuring the process is fair and transparent.

The Council will re-house any council tenants being displaced from their homes because of the redevelopment of the estate. The Landlord Offer sets out the rehousing options available to council tenants and the home loss and disturbance payments you may be entitled to.

I'm a homeowner – how would a CPO affect me?

If you are a homeowner, a CPO means that the Council can legally acquire your property for redevelopment, even if you do not want to sell. You will receive market value for your property, which will be independently assessed. You will also be entitled to a home loss or basic loss payment, and you may also claim a disturbance payment, which is payable to help to cover things such as your moving costs.

The Council will try to acquire your home voluntarily first, if agreement cannot be reached, the Council may need to make a CPO in order to acquire your home compulsorily. You will be formally notified throughout the process and given the chance to raise any concerns or objections.

Should your property be acquired, you can use compensation claimed to purchase another home of your choice. In short, a CPO enables the Council to acquire your home fairly with compensation being payable, although you will need to move once the purchase is completed.

The Council's first approach will always be to work with residents and homeowners to reach agreements voluntarily. A CPO would only be used as a last resort, if all other options have been tried and failed. More details about why a CPO might be needed are included in the Landlord Offer.



Will a CPO affect residents' ability to return to the new estate?

No. A CPO does not reduce or remove the commitments in the Landlord Offer. Both tenants and leaseholders/freeholders have defined routes to remain part of the Regina Road community once the new development is complete. Please see the Landlord Offer for further details.

For council tenants

- One move where possible: The Council remains committed to minimising disruption and delivering the promises set out in the Landlord Offer. Our aim is for existing Council tenant households to move just once, into a permanent new Council-rented home at or near Regina Road, at social rent levels.
- Temporary moves: Where a temporary move is necessary, tenants will keep full security of tenure and a guaranteed Right to Return to a newly built home on the estate.
- Right to Return: If you want to return to Regina Road, we will offer you a new home in the redevelopment that meets your housing needs. All new homes will include private outdoor space or a balcony.
- Duration: The Right to Return remains in place until you either inform the Council you do not wish to return, accept a permanent suitable alternative home elsewhere, or decline an offer of a new home on Regina Road.
- Local Lettings Plan: When new homes become available, priority will be given to tenants with a Right to Return as detailed in the Landlord Offer.

For resident homeowners

Many homeowners may choose to agree a valuation for their existing property and buy a new home on the open market. If you are a resident homeowner and wish to remain on the estate, the Council can offer the following:

- Voluntary sale first: We will always seek to purchase homes through negotiation before using CPO powers.
- Reinvestment options: You can buy a new home in the redevelopment through shared equity or shared ownership, providing a clear and affordable way to stay in the community.
- Market value: Your home will be valued individually, taking account of its unique features such as position, layout, outlook and condition. You will receive market value, plus the statutory home-loss payment where eligible, and the Council will cover reasonable legal and valuation fees. The Landlord Offer contains further detail on how market value is established and the options available to homeowners if you disagree with the Council's valuation.
- Support to return: While the statutory Right to Return applies only to tenants, the Landlord Offer sets out specific support for homeowners who wish to reinvest in the new development.

In summary, homeowners will be supported through tailored options to return if they wish. Full details are provided in the Landlord Offer.



Can you object to a CPO? What happens if you do?

Yes, you can object to a CPO. There are time limits for submitting objections, which will be explained in a public notice when the CPO is made.

Objections should focus on specific issues with the CPO, such as whether the project is in the public interest or whether there are any factors which would prevent the project from going ahead. General objections to the principle of CPOs, disagreements regarding property values, or questions about compensation, are not usually considered.

If objections are received (and not resolved), a public inquiry is normally held. The relevant Secretary of State (this is typically delegated to a planning inspector) listens to the evidence for and against the CPO and then makes a recommendation (or decision, if authorised to do so) on whether it should be approved. In this case, the Council can only use CPO powers once the CPO has been confirmed.

What compensation is payable?

The amount of compensation that is likely to be payable to each individual is unique and will be assessed on a case-by-case basis.

The general principle is that the person entitled to compensation shall be placed in no better or worse financial position after the acquisition of their property/legal interest by the Council than they were prior to the acquisition. Broadly, compensation is assessed against five principal categories of compensation:

- The market value of the interest in the property disregarding the threat of CPO.
- Any reduction in the value of any land or property retained following the compulsory purchase, caused by the division/separation of the land from that acquired, or from the scheme generally.
- Disturbance – a catch-all term for any losses suffered as a direct consequence of the property being acquired. This covers things such as relocation costs, or loss of profits from the closure of a business.
- Statutory Payments – other payments, such as Home Loss and Basic Loss payments, specified by law, which may be payable when property is subject to compulsory purchase.
- Reasonable professional fees incurred in relation to the compensation claim.

Further details about the compensation process are also included in the Landlord Offer and in the Government guidance documents referenced below.





Professional fees

The Council can pay reasonable costs if you need professional advice about selling or transferring your property to the Council by agreement. This can include:

- Legal advice – a solicitor explaining the CPO process
- Valuations – a surveyor checking the value of your property.
- Negotiation help – professionals supporting discussions with the Council.

Before agreeing payment to cover your costs, the Council will request a fee proposal and details of the advice you need. Timelines/records of time and cost incurred by advisors would be requested before any payment of costs is made.

The Council **will not cover fees** for advice about objecting to the CPO or for **unrelated** personal matters.

Can I appoint my own surveyor if I am affected by a CPO?

Yes. If you are affected by a CPO, you can choose to appoint your own surveyor.

A surveyor who specialises in compulsory purchase can:

- Explain the CPO process clearly.
- Advise you on how the CPO affects your property.
- Lead or help with negotiations with the Council.
- Give advice on the compensation you may be entitled to.

The Council may cover reasonable professional fees for this type of advice (see the section on professional fees above for further details of what the Council will cover and conditions regarding payments).

Do I lose my property if a CPO is made?

A CPO must go through several stages before the Council is able to acquire land/interests using the CPO (please see further details of these stages above). The Council only has the power to acquire property without agreement using a CPO once the CPO has been confirmed – which can take around 18–24 months.

During this time, the Council will continue to try to reach voluntary agreements with owners and residents. If the CPO is confirmed, the Council then has up to three years to use its powers to acquire the property or interests it needs.



Does a CPO mean I cannot move early?

No, the Council will facilitate early moves as set out in the Landlord Offer. Please see the summary at the top of this document which details how Council tenants are affected by the CPO.

The Council is committed to minimising disruption and delivering the promises set out in the Landlord Offer. While we understand that the redevelopment programme will take time, the goal is for as many residents as possible to move only once - directly into a new home without the need to move away from the estate.

Council tenants will not be asked to move until suitable alternative accommodation is identified and available. We also recognise that some residents do not wish to stay on the estate and want to move straight away.

Regina Road Council tenants are placed in Band 1, the highest priority for rehousing. However, there is a shortage of Council homes across Croydon, and the Council must follow its housing allocation policy. The Council must also consider other Band 1 households who have urgent needs, such as serious health or safety issues. Families living in temporary accommodation are included in this group. Due to these pressures, it may take time to find a home of the right size and type. Even with top priority, securing a suitable home can take months or, in some cases, a few years.

How is the redevelopment expected to be phased and built?

Typically, estate redevelopment is carried out in phases. This allows residents to be moved in stages rather than all at once. Large-scale redevelopments can take several (5 or more) years to complete. The Council will be working with the main building contractor to establish more details around timing once that contractor has been instructed, and further detail will be provided to residents at this stage.

What happens if the CPO is not approved?

The Council is committed to the necessary redevelopment of the Regina Road estate and to bringing forward the scheme. The CPO will only be pursued as a last resort, and the Council will make every effort to acquire all interests required to bring forward the regeneration by agreement.

How are individual homes valued?

Each home is assessed at its open market value, meaning the amount which the land might be expected to realise if sold on the open market by a willing, disregarding any effect on value of the scheme (known as the 'no scheme' principle).

This is not a one-size-fits-all approach. Two homes of the same size in the same building can receive different valuations depending on their individual qualities.



Who can I contact about selling my property, moving home, or finding out more about the CPO?

You can contact the Council's Regina Road project team for help and advice.

They can:

- Discuss options for selling your property or moving to alternative accommodation.
- Explain your rights under the CPO process.
- Provide updates about the redevelopment project.

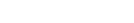
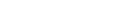
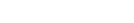
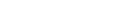
Email: reginaroad@croydon.gov.uk

Telephone: 020 8726 6000 ext. 44524

Or drop in and see us at Flat 62 Regina Road, London SE25 4TT, on Tuesdays or Thursdays between 10am-2pm.

What is a Request for Information (RFI) and why do I need to complete it?

When preparing a CPO, the Council must record all land, property and rights that may need to be acquired in the CPO Order Schedule, which forms part of the CPO documentation. While some details can be found through the Land Registry, council tax records and site inspections, these do not always give the full picture.

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Where can I get independent advice?

Contact your independent tenant and leaseholder advisers (ITLA) - Public Voice:

- Rob Lantsbury: 07961 532 761 or email rob.lantsbury@publicvoice.london
- Christine Searle: 07764 421 981 or email christine.searle@publicvoice.london
- Or you can write to Public Voice at: Public Voice CIC, Tottenham Town Hall, Town Hall Approach Road, London N15 4RX | Freephone: 0800 169 8677

Where can I get more information about the CPO process?

There are several sources of reliable information if you would like to understand more about the CPO process:

- Landlord Offer – This sets out in detail how the Council is approaching the redevelopment of Regina Road, including how CPO powers may be used. It is available online here: www.croydon.gov.uk/sites/default/files/2023-03/regina-road-landlord-offer.pdf or can be requested in hard copy.
- National Government Guidance – The Ministry of Housing, Communities and Local Government (MHCLG) has published detailed guidance explaining the compulsory purchase process in full - the Council will follow this guidance when making the CPO:
https://assets.publishing.service.gov.uk/media/67eac2220678ace40a7f27b8/CPO_Guidance_Update_January_2025.pdf.

Plain English Government Guides – These are shorter, easy-to-read documents explaining how compulsory purchase and compensation work in practice. They cover:

- **Guide 1** – Compulsory purchase and compensation - procedure
www.gov.uk/guidance/compulsory-purchase-and-compensation-guide-1-procedure
- **Guide 2** – Compensation for business owners and occupiers
www.gov.uk/guidance/compulsory-purchase-and-compensation-guide-2-compensation-to-business-owners-and-occupiers
- **Guide 3** – Compensation for agricultural owners and occupiers
www.gov.uk/guidance/compulsory-purchase-and-compensation-guide-3-compensation-to-agricultural-owners-and-occupiers
- **Guide 4** – Compensation for residential owners and occupiers
www.gov.uk/guidance/compulsory-purchase-and-compensation-guide-4-compensation-to-residential-owners-and-occupiers

Together, these resources explain both the process and the rights of residents, businesses, and landowners in clear and accessible terms.

REGINA ROAD ESTATE

If you have difficulty reading these documents because English is not your first language or would like them provided in large print, audio, or a different format, we can help by providing translation services. Call 020 8726 6000 ext. 44524 or email reginaroad@croydon.gov.uk, or ask someone to contact us on your behalf.

Contact details

If you have any questions or concerns, please don't hesitate to reach out to our project team:

- Email: reginaroad@croydon.gov.uk
- Telephone: 020 8726 6000 ext. 44524
- Or drop in and see us at Flat 62 Regina Road, London SE25 4TT, on Tuesdays or Thursdays between 10am-2pm.

Website

Keep updated on what is going on via the link:
www.croydon.gov.uk/housing/regina-road
or scan the QR code:

