

**STOCKPORT COUNCIL**

**REPORT TO CABINET- SUMMARY SHEET**

**Subject:** Proposed Compulsory Purchase Order - The Metropolitan Borough Council of Stockport (Land at Higher Hillgate/Higher Barlow Row)

**Report to Cabinet**

**Date: 10 December 2024**

**Report of: (a)** Cabinet Member for Economy, Regeneration & Housing

**Key Decision: (b)** N

Forward Plan  General Exception  Special Urgency  (Mark with a Y if applicable)

**Summary:**

This report requests Cabinet approval to CPO land to achieve satisfactory title which will enable the land at Higher Hillgate/Higher Barlow Row to be developed as 24 affordable homes by Stockport Homes Group of behalf of SMBC

An option agreement is being drawn up separately in cooperation with the owners which includes the need to take account of the CPO process.

**Comments/Views of the Cabinet Member: (c)**

The acute shortage of affordable housing in the Borough is well documented and undisputed. The Council should use its CPO powers to achieve the desired regeneration and planning objectives of the development scheme in respect of this site after long and protracted discussions with the landowners failed to result in its development.

The site is in a derelict state and is detrimental to the amenity of nearby local residents. It is therefore arguable that it is in the public interest to bring the site back into usefulness for the benefit of the community by the provision of 24 affordable homes.

**Recommendation(s) of Cabinet Member: (d)**

That's the Cabinet endorses the approach set out in this report i.e. the use of the legal mechanism of a CPO to acquire/assemble the development land and achieve satisfactory title to deliver an affordable housing scheme.

**Relevant Scrutiny Committee (if decision called in): (e)**

Economy, Regeneration and Climate Change Scrutiny Committee

**Background Papers (if report for publication): (f)**

Contact person for accessing background papers and discussing the report

**Officer:** Andy Kippax  
**Tel:** 0161 474 4319

**'Urgent Business': (g)**

**Yes/ No (Please circle)**

AGENDA ITEM

**Certification** (if applicable)

This report should be considered as 'urgent business' and the decision exempted from 'call-in' for the following reason(s):

The written consent of Councillor \_\_\_\_\_ and the Chief Executive/Monitoring Officer/ Borough Treasurer for the decision to be treated as 'urgent business' was obtained on /will be obtained before the decision is implemented.

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