

Mayor and Cabinet			
Report Titles	Excalibur Phase 3 Land Assembly		
Key Decision	Yes		
Wards	WHITEFOOT		
Contributors	EXECUTIVE DIRECTOR FOR CUSTOMER SERVICES, EXECUTIVE DIRECTOR FOR REGENERATION AND RESOURCES, EXECUTIVE DIRECTOR FOR COMMUNITY SERVICES, HEAD OF LAW		
Class	Part 1	Date	11 July 2018

1. Summary

- 1.1 The Council has been working with residents on Excalibur on options for the estate for many years and also with L&Q as partner for the estate since 2006. The full history is detailed in earlier Mayor and Cabinet reports.
- 1.2 In November 2010 Mayor and Cabinet agreed that the Council proceed with the regeneration of Excalibur in partnership with L&Q. This followed on from extensive consultation including an independent ballot and Section 105 consultation.
- 1.3 There were delays to the project during 2013 – 2015. Complaints about the closure of the estate roads during 2013 led to significant risks arising associated with continuing with building works which could only be mitigated through a formal Stopping Up process. This meant that roads were required to be designated as highways and then formally stopped up. This process took place between the Autumn 2013 and Spring 2015.
- 1.4 Once this process was resolved in March 2015, the builder reported an uplift in costs of 50% from their original fixed price. L&Q led negotiations could not reduce the costs and L&Q and the Council have subsequently been required to go through a further procurement process. These issues have delayed the scheme by 2 years.
- 1.5 In January 2016, L&Q selected Keepmoat as the contractor for Phase 1 and 2. The development agreement with L&Q was entered into in January 2016 and the Phase 1 and 2 land was transferred for re-development. The main JCT works contract was entered into in July 2016 and the works under it are now complete.
- 1.6 The first 34 new social rented homes on the Excalibur Estate are now complete. There are a mix of 15 x 2-bed houses, 5 x 3-bed houses, 2 x 4-bed houses, 11 x 2-bed bungalows and 1 x 3-bed bungalow. 5 new shared equity homes have been available to freeholders wishing to remain on the estate and 18 homes are available for outright sale. All 34 new social rented homes are let on protected social rents to existing estate residents.

- 1.7 The original Excalibur estate comprised of 186 prefab properties, built post World War 2 as a temporary solution to the housing shortage at the time. 178 of the properties are included within the regeneration scheme. The 8 properties not included are the 2 properties which were not included in Phase 1 (formerly used as a Housing Office by the Excalibur TMO and a bungalow used to a decant households) and the 6 listed properties. There were 29 freeholders of which 27 are within the scheme.
- 1.8 The Planning Application was approved by Lewisham Planners in April 2011 and Section 106 agreed (and full planning permission achieved) in March 2012. This is detailed for decant Phases 1 – 3 and outline for the overall master plan and final Phases (4 & 5). Consultation is currently under way on the detailed planning application for the final Phases (4&5). Each of the Phase Project Briefs is agreed by Mayor and Cabinet prior to the land transferring to L&Q.
- 1.9 The Council now needs to progress wider elements of Phase 3 to ensure that the scheme can progress. This report is therefore seeking approval for the Phase Project Brief for Phase 3, which sets out further details of the Phase, and to agree to permit L&Q to carry out demolition and enabling works to Phase 3. The Phase finances for the disposal of the site to L&Q are dealt with in Part 2 of this report.
- 1.10 On 28 February 2018, Mayor and Cabinet agreed to the appropriation of the Phase 3 land. This report also seeks authority for the inclusion of a small additional section of land within Phase 3 as shown edged red on the plan attached at Appendix 1 and to the appropriation, for planning purposes, of that land in order to enable the powers in Section 203 of the Housing and Planning Act 2016 to be used to ensure that any restrictive covenants or other rights affecting the land can be overridden in the interests of the proper planning of the area, thereby allowing the land transfer to proceed.

2. Purpose of the Report

- 2.1 To update Mayor and Cabinet on the progress of the Excalibur Estate Regeneration Scheme.
- 2.2 To request that Mayor and Cabinet approve the proposed Phase 3 Project Brief and delegate authority to officers to negotiate and agree the final Phase 3 Project Brief with L&Q.
- 2.3 To request that Mayor and Cabinet agree to the inclusion of a small piece of additional land in Phase 3 and agree to that land being appropriated for planning purposes.
- 2.4 To request that Mayor and Cabinet agree to L&Q commencing demolition and enabling works for Phase 3 under licence.

3. Policy Context

- 3.1 The contents of this report are consistent with the Council's policy framework. It supports the achievements of the Sustainable Community Strategy policy objectives:
- Ambitious and achieving: where people are inspired and supported to fulfil their potential.
 - Empowered and responsible: where people can be actively involved in their local area and contribute to tolerant, caring and supportive local communities.
 - Healthy, active and enjoyable: where people can actively participate in maintaining and improving their health and well-being, supported by high quality health and care services, leisure, culture and recreational activities.
- 3.2 The proposed recommendations are also in line with the Council policy priorities:
- Strengthening the local economy – gaining resources to regenerate key localities, strengthen employment skills and promote public transport.
 - Clean, green and liveable – improving environmental management, the cleanliness and care for roads and pavements and promoting a sustainable environment.
- 3.3 It will also help meet the Council's Housing Strategy 2015-2020 in which the Council commits to the following key objectives:
- Helping residents at times of severe and urgent housing need
 - Building the homes our residents need
 - Greater security and quality for private renters
 - Promoting health and wellbeing by improving our residents' homes

4. Recommendations

It is recommended that Mayor and Cabinet:

- 4.1 notes the progress of the Excalibur Estate Regeneration Scheme as set out in this report;
- 4.2 agrees the proposed Phase 3 Project Brief on the basis set out in this report and delegates authority to the Executive Director of Customer Services, in consultation with the Executive Director for Resources and Regeneration and Head of Law, to negotiate and agree the final Phase 3 Project Brief with L&Q;
- 4.3 agrees to the inclusion of a small piece of additional land into Phase 3 (as outlined in Appendix 1) and agrees to that land being appropriated from housing purposes to planning purposes under Section 122 of the Local Government Act 1972; and.
- 4.4 agrees, subject to agreeing the recommendation in 4.2, to granting a licence to L&Q to commence demolition and enabling works to Phase 3.

5. Background and Resident Involvement

- 5.1 There is a long history of the Council working with the former Tenant Management Organisation and other groups of Excalibur residents on the future of the prefab estate. This has included consultation groups and events, surveys and working with independent tenant advisors. The extensive history is detailed in previous reports to

Mayor and Cabinet. Following is a summary of key milestones in formal consultation:

- 5.2 Having been chosen as the preferred partners to work on the redevelopment of the estate, in July 2008, L&Q in partnership with the Council commence the consultation on the offer to be made to estate residents (regeneration proposals).
- 5.3 Following the consultation, at the Mayor and Cabinet meeting on March 24 2010, the unprecedented decision was taken to offer residents a ballot on the regeneration proposals. Residents were informed that, in the event of a 'yes' vote, the Council and L&Q would work together to deliver the regeneration of Excalibur. In the event of a 'no' vote, residents were informed the regeneration proposals put forward by L&Q would not go ahead.
- 5.4 In July 2010 Lewisham Council, through the independent Electoral Reform Services Ltd, conducted a confidential Ballot of residents. The Ballot was offered to resident tenants and freeholders whose primary home would be demolished in the proposals. In total, 224 Ballot papers were sent out.
- 5.5 Residents eligible to vote were asked 'Are you in favour of the regeneration of the Excalibur estate as proposed by L&Q?' Residents were given two options to answer. Out of the 224 possible votes, 203 (90.6%) were returned. A total of 56.2% of residents supported the re-development of the Excalibur estate as proposed by L&Q. This meant that if the 21 who did not vote, had voted 'No', there still would have been more residents that wanted the re-development to go ahead.
- 5.6 Following this, the Authority was required to carry out statutory Section 105 consultation with secure tenants affected by proposals. At the closing of the consultation period a total of 38 responses had been received from secure tenants, which represented a 21% response rate. 23 of the responses were classified as opposed to the development while 4 were in favour and 11 were neutral. The responses to the Section 105 consultation were reported to Mayor and Cabinet on 17 November 2010 and, having considered the responses and the Equalities Impact Assessment, the Mayor agreed that the Council should seek to achieve the redevelopment of the Excalibur estate in partnership with L&Q.
- 5.7 On the 18th January 2012 Mayor and Cabinet agreed a change to the phasing of the scheme. 3 prefabs from later phases were included in the Phase 1 build site. Mayor and Cabinet agreed this on the basis of a second Section 105 consultation that took place with residents. A total of 4 responses were received in time to be included. The 4 responses represent a 6% response rate (of the total 140 secure tenants remaining on the estate). 3 were in favour of the proposed change and 1 was neutral, there were no objections.
- 5.8 Officers continue to work closely with residents including through a Residents Steering Group who currently meet monthly.

6. Project Progress

- 6.1 Key milestones in the project are set out below.
 - L&Q obtained planning permission in March 2012 (detailed for Phases 1 - 3 and

- outline for Phases 4 - 5);
- The Secretary of State consented to the disposal of the Phase 1 and 2 land under Section 233 of the Town and Country Planning Act 1990 in October 2013.
- The Council obtained vacant possession of the Phase 1 and 2 site in 2014. 33 tenants were re-housed. 7 freeholders were bought back and the Council obtained and used CPO powers to assist with this.
- The decant of the current 48 prefabricated homes in Phase 3 commenced in 2013 and the Council have now obtained vacant possession of the Phase 3 site. 39 tenants have been rehoused. 9 freeholders were bought back. The Council obtained and used CPO powers to assist with this.
- The decant and voluntary buy back of freehold properties in Phases 4 and 5 is ongoing.

7. Land on Ector Road for inclusion in Phase 3 and to be appropriated

- 7.1 There have been some minor changes to the phasing of the scheme since the original phasing plan was agreed. This has left a small area of road between 8 Ector Road and the Phase 1 & 2 site (outlined in Appendix 1) which if left, will lead to a small dead-end between the completed Phase 1 & 2 site and under construction Phase 3. This could attract fly tipping and other anti-social behaviour. Officers therefore propose that this area is included within the Phase 3 site and is appropriated for planning purposes to extinguish any third party rights.

8. Phase 3 Project Brief

- 8.1 The Development Agreement between the Council and L&Q states that L&Q will prepare a Project Brief for each Phase to be agreed between the parties before they are committed to proceed with that Phase. This sets out the main elements of the Phase and overview of the whole scheme.

- 8.2 The project brief for each Phase consists of:

- Accommodation schedule
- Plan of Phase
- Decant Programme
- Master Programme (for whole development)
- Agreed Detailed Phase Programme
- Financial Model
- Estimated Phase Assembly Costs
- Off-site works (Proposed Detailed Phase Infrastructure Design)
- Off-site demolition works
- Agreed Phase Longstop Date

- 8.3 The Phase 3 accommodation schedule is as follows:

Type	Rented	Shared equity	Shared Ownership	Private	TOTAL
2B Bungalow Wheelchair	4				4
3B Bungalow	1				1

2B House	8	5		7	20
3B House	2				2
3B Wheelchair house	2				2
4B House	2				2
Over 55's 2B Flats	20				20
1b Flats			6	9	15
2B Flats			10	18	28
3B Flats			1		1
TOTAL	39	5	17	34	95

- 8.4 Officers have reviewed the need for the block of 2 bedroom flats currently to be let to residents over 55 only. The decant preference is not for this type of accommodation. The demand for 2 bedroom properties for over 55's is low and yet the highest demand on the Housing Register more generally is for 2 bedroom properties. Therefore, officers are supporting L&Q's application to vary the s106 agreement to allow these 20 properties to be allocated to any household requiring a 2 bedroom property. Excalibur decants will continue to have priority for allocations.
- 8.5 The area of Council owned land required for the Phase 3 development (subject to agreement of recommendation 4.3) and therefore disposal is attached as Appendix 2.
- 8.6 The current decant programme is attached as Appendix 3.
- 8.7 The Phase 3 land assembly costs are the cost of obtaining vacant possession of the prefabs within Phase 3, the majority of these costs will be reimbursed to the Council upon land transfer. Further details are contained within the Part 2 report.
- 8.8 The master programme is set out in Appendix 4.
- 8.9 The detailed phase programme is attached as Appendix 5 and demonstrates how L&Q have and will be progressing the phase works.
- 8.10 The financial model and estimated phase land assembly costs are covered in Part 2 of this report.
- 8.11 There are no plans for off-site works in Phase 3 and so these elements of the project brief are not required.
- 8.12 The provisional Phase Longstop Date for Phase 3 was 18 December 2018 as set out in the Development Agreement. Due to delays in the programme for Phases 1 and 2, it is now proposed to be 30 September 2019.
- 8.13 Officers support the Phase Project Brief for Phase 3 as it will continue to enable the regeneration of the Excalibur estate in accordance with the overall vision for the new development and in line with the outline planning permission for the site.

9. Appropriation

9.1 Under Section 226(1)(a) of the Town and Country Planning Act 1990 the Council has power to acquire compulsorily land in its area for planning purposes if it thinks that the acquisition will facilitate the carrying out of development/re-development or improvement on or in relation to the land. The Council must not exercise the power under Section 226(1)(a) unless it thinks that the development/re-development or improvement is likely to contribute to the achievement of one or more of the following objects:

- (a) the promotion or improvement of the economic well-being of the area;
- (b) the promotion or improvement of the social well-being of the area;
- (c) the promotion or improvement of the environmental well-being of the area.

9.2 The Council has power to appropriate land for planning purposes on the same basis. In this case, the appropriation of the land for planning purposes will facilitate the development of the land in question. The development of this land contributes to the social well-being of the area by providing 39 new general needs homes for rent, 5 shared ownership properties, 17 shared ownership properties and 34 private sale homes. The carrying out of development also contributes to the economic and environmental well-being of the area.

9.3 Land is held by the Council subject to any existing interests and rights belonging to third parties and the land will be sold subject to any such interests and rights on disposal. However, under Section 203 of the Housing and Planning Act 2016, a person may carry out building work or use land to which Section 203(1) and 203(4) apply even if it involves interfering with a relevant right or interest or, breaching a restriction as to the user of the land arising by virtue of a covenant. The power applies where:

- (i) there is planning consent for the building works;
- (ii) the land has at any time on or after 13 July 2016 either been vested in or acquired by the authority or appropriated for planning purposes
- (iii) the authority could acquire the land compulsorily for the works/use; and
- (iv) the works/use is for purposes relates to the purposes for which the land was vested, acquired or appropriated.

The power will therefore apply following the appropriation of the land for planning purposes.

9.4 The purpose of the appropriation of the land to planning purposes is to facilitate the re-development of the site by ensuring that third party rights do not impede the carrying out of the development and subsequent use of the land.

9.5 Where rights are extinguished, the owners of any such interests are entitled to compensation calculated under the compulsory purchase compensation rules for injurious affection. However, appropriation removes the potential for excessive compensation claims and the ability for owners to obtain injunctions preventing the redevelopment or claim damages.

- 9.6 The estate roads and footpaths within the estate are subject to vehicular and pedestrian rights of way which were granted to Freeholders on the estate. These rights could therefore potentially adversely affect the redevelopment of the site. This report is proposing that the additional land required for Phase 3 is appropriated from housing purposes to planning purposes which would extinguish the rights of way over this land. Officers are satisfied that the loss of these rights within the site will not have any impact on the use and enjoyment of any properties who technically benefit from them. This is because vehicular and pedestrian access to the estate will be maintained to these properties throughout the re-development of Phase 3.
- 9.7 Assessment of compensation for the loss of rights would be calculated on the basis of the before and after market value of the affected properties. It will be for the owners to demonstrate that the loss is likely to cause inconvenience to them and affect the enjoyment of their properties and to substantiate any claim for compensation.

10. Legal Implications

- 10.1 Under the terms of the Development Agreement between the Council and L&Q, if L&Q wishes to proceed with a phase, it must prepare a Phase Project Brief in an agreed form for the Council's approval. Once the parties have mutually agreed the Phase Project Brief, they are then required to comply with their obligations under the Development Agreement in relation to the delivery of that phase. If a Phase Project Brief cannot be agreed, then either party can serve a notice terminating the Development Agreement.
- 10.2 The Council has power under the Local Government Act 1972 to appropriate land which is no longer required for the purpose for which it was acquired to use for any other purpose for which it has power to acquire land. The legal implications associated with the appropriation of the site to planning purposes and the effect of Section 203 of the Housing and Planning Act 2016 are set out in full in Section 9 of this report.
- 10.3 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 10.4 In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and
 - other conduct prohibited by the Act.
 - advance equality of opportunity between people who share a protected
 - characteristic and those who do not.
 - foster good relations between people who share a protected
 - characteristic and those who do not.
- 10.5 The duty continues to be a "have regard duty", and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.

- 10.6 The Equality and Human Rights Commission has issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>
- 10.7 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
1. The essential guide to the public sector equality duty
 2. Meeting the equality duty in policy and decision-making
 3. Engagement and the equality duty
 4. Equality objectives and the equality duty
 5. Equality information and the equality duty
- 10.8 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at: <http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equality-duty/guidance-on-the-equality-duty/>
- 10.9 Additional legal implications are contained in the part of the report on Part 2 of the agenda.

11. Financial implications

- 11.1 The financial implications are contained in the part of the report on Part 2 of the agenda.

12. Human Rights Act 1998 Implications

- 12.1 The Act effectively incorporates the European Convention on Human Rights into UK law and requires all public authorities to have regard to Convention Rights. In making decisions Members therefore need to have regard to the Convention.
- 12.2 The rights that are of particular significance to Members’ decision in this matter are those contained in Articles 8 (right to home life) and Article 1 of Protocol 1 (peaceful enjoyment of possessions).

- 12.3 Article 8 provides that there should be no interference with the existence of the right except in accordance with the law and, as necessary in a democratic society in the interest of the economic well-being of the country, protection of health and the protection of the rights and freedoms of others. Article 1 of the 1st Protocol provides that no-one shall be deprived of their possessions except in the public interest and subject to the conditions provided for by law although it is qualified to the effect that it should not in any way impair the right of a state to enforce such laws as it deems necessary to control the uses of property in accordance with the general interest.
- 12.4 In determining the level of permissible interference with enjoyment the courts have held that any interference must achieve a fair balance between the general interests of the community and the protection of the rights of individuals. There must be reasonable proportionality between the means employed and the aim pursued. The availability of an effective remedy and compensation to affected persons is relevant in assessing whether a fair balance has been struck.
- 12.5 Therefore, in reaching his decision, the Mayor needs to consider the extent to which the decision may impact upon the Human Rights of estate residents and to balance this against the overall benefits to the community which the redevelopment of the Excalibur Estate will bring. The Mayor will wish to be satisfied that interference with the rights under Article 8 and Article 1 of Protocol 1 is justified in all the circumstances and that a fair balance would be struck in the present case between the protection of the rights of individuals and the public interest.
- 12.6 The effect of the extinguishment of the rights is set out above and is not considered to be adverse. It is also relevant to the consideration of this issue, that affected owners will be entitled to compensation for any diminution in the value of their properties resulting from the extinguishment of these rights.

13. Environmental Implications

- 13.1 The proposed new homes to be built by L&Q would exceed the requirements of the Decent Homes Standard; this means greater energy efficiency, reduced maintenance costs and lower fuel bills for residents. This would also reduce the environmental impact of the new homes.
- 13.2 As new landlord L&Q would develop minimum standards that tenants can expect from their home. A key part of that would be the affordability and sustainability of the energy usage. The homes are designed using principles of passive solar design and have been modelled by energy consultants to ensure high thermal comfort whilst keeping heat loss to a minimum. This includes making the home air tight through construction detailing and incorporating a heat recovery ventilation system to further reduce energy loss and provide homes with fresh air. The Greater London Authority requires this scheme to achieve 20% renewable energy and a Code for Sustainable Homes level 3-4, as a minimum; both pieces of legislation necessitate an energy efficient home.

14. Crime and Disorder Implications

- 14.1 One of the key priorities of the TMO Resident Selection Committee in selecting a preferred RSL was how it tackles crime and anti social behaviour issues. L&Q has a strong track record in dealing with crime and anti-social behaviour (ASB) and they

are committed to adopting a robust approach at Excalibur if needed. They would work in partnership with the police and other agencies to tackle crime and ensure that safety at Excalibur is maintained and improved.

- 14.2 The Regeneration Proposals document outlined the proposed physical improvements, enhanced estate management and the diversionary opportunities which L&Q would implement to help reduce crime and anti-social behaviour. Under stock transfer, the Offer Document also demonstrated L&Q's commitment to tackling race and hate crime, domestic violence and improving child protection, which the residents of Excalibur seek. These principles would be unaffected by the change from a stock transfer to a regeneration scheme.

15. Equality Implications

- 15.1 An Equalities Impact Assessment for the regeneration of the Excalibur estate was presented and agreed by Mayor and Cabinet on 17 November 2010.
- 15.2 There are equalities implications in the decanting and re-building process and equalities benefits would accrue from the completed scheme.

Equalities implications: during the process

- 15.3 From extensive door knocking, L&Q staff have begun to build up a database of households that have English as a second language and as a result key information would be translated for them, if needed. In addition, a number of residents have also been identified who suffer from a visual impairment, so literature for them is routinely produced in larger print. These are exercises that would continue to be monitored and repeated.
- 15.4 The decant process involves the provision of an individual service, where decant officers visit tenants at home and get to know them and their needs on an individual basis. Any special requirements are identified and taken into account in planning the move, factors such as language, mobility and other support needs often need to be considered. Where necessary, Occupational Therapists complete assessments of individuals' requirements to be catered for in their new homes. It is recognised that decanting is a very stressful time and decant officers offer as much support as required to minimise the anxiety to residents.

Equalities implications: the completed development

- 15.5 The scheme will provide thermal and security improvements, with all new properties more than meeting the decent homes standard.
- 15.6 All new affordable units in the development would meet lifetime homes standards. A Lifetime Home incorporates 16 design features that together create a flexible blueprint for accessible and adaptable housing in any setting, so that the unit can be adapted when required to suit residents changing needs.
- 15.7 In line with GLA and Council policy, more than 10% of units across the development

will be wheelchair accessible or easily adapted for those using a wheelchair.

16. Background Documents and Report Originator

- If you have any queries relating to this report please contact James Ringwood on 020 8314 7944.

Title Document	Date	Location
Excalibur Estate – Ballot Result & Way Forward	15 September 2010	4 th Floor Laurence House
Regeneration of Excalibur Estate – Section 105 Consultation and Decanting of Phase 1	17 November 2010	4 th Floor Laurence House
Regeneration of Excalibur Estate – Update & Section 105 Consultation	18 January 2012	4 th Floor Laurence House
Redevelopment of Excalibur: Update and Land appropriation	5 December 2012	4 th Floor Laurence House
Regeneration of Excalibur Estate – Update	10 April 2013	4 th Floor Laurence House
Regeneration of Excalibur Estate – Phase 3 CPO	4 March 2015	4 th Floor Laurence House
Excalibur update	22 March 2017	4 th Floor Laurence House
Excalibur Regeneration Update	28 February 2018	4 th Floor Laurence House

Appendices

- 1– Map highlighting the area of land requested to be included in Phase 3 and appropriated for planning purposes.
- 2 – Phase 3 map
- 3 – Decant programme
- 4 – Master programme
- 5 – Detailed phase 3 programme