

Cabinet – 11 December 2024

Update on the redevelopment of the former Ravenscourt Shopping Centre and surrounds, High Street, Brownhills

Portfolio: Councillor Andrew, Associate Leader - Economic Growth & Regeneration

Related portfolios: N/A

Service: Corporate Landlord

Wards: Brownhills

Key decision: Yes

Forward plan: Yes

1. Aim

- 1.1 The redevelopment of the former Ravenscourt Shopping Centre into a new Aldi store that will secure the regeneration of a derelict shopping precinct.

2. Summary

- 2.1 The Ravenscourt Shopping Centre, High Street, Brownhills is mostly derelict and is in need of redevelopment. Aldi Stores Limited (“Aldi”) is bringing forward the redevelopment of the Ravenscourt Shopping Centre and surrounds, with the intention to knock down the existing shopping centre and deliver a new fit for purpose Aldi store (“the Scheme”). While Aldi own the majority of the site, there are a small number of properties on the High Street in third party ownership which Aldi need to acquire to enable redevelopment of the former shopping centre and delivery of the new Aldi store. The council also owns part of the site and has exchanged contracts with Aldi for the sale of that land. Aldi approached the Council in 2020 requesting consideration of the use of the council’s compulsory purchase powers to assist Aldi in assembling the site for redevelopment. The council subsequently took a report to its Cabinet on 10 February 2021 under a private session to obtain initial Cabinet approval to use its statutory compulsory purchase powers to support the redevelopment of the Ravenscourt Shopping Centre.
- 2.2 As set out in the public summary of the private Cabinet meeting on 10 February 2021, Cabinet approved the following:
- I. Delegated authority to approve the use of the council’s capital budget to cashflow all the final costs associated with acquisition of the third-party land parcels.

- II. Authorised the use of Compulsory Purchase Powers under the Town and Country Planning Act 1990 to acquire any third-party land to enable the redevelopment of the former Ravenscourt Shopping Centre, Brownhills.

- 2.3 Due to the time that has passed and the further development of Aldi's Scheme since the February 2021 Cabinet meeting, Cabinet is now being provided with an update on Aldi's progress in bringing forward the Scheme. In addition, the February 2021 cabinet report was considered in a private Cabinet session and compulsory purchase best practice is for councils to consider the use of their compulsory purchase powers in a public session report, so that affected third parties are aware of the council's intentions. A public decision by Cabinet to acknowledge that it may need to use its compulsory purchase powers to assist in the delivery of the Scheme will make clear the seriousness of the council's support for the Scheme as well as the seriousness of Aldi's intentions to bring forward its Scheme and is likely to assist in progressing negotiations. A public Cabinet decision would also assist in justifying the council's case for making the Order if there is a Compulsory Purchase Order (CPO) Inquiry, as the council will be able to publicly demonstrate the council's decision-making process to use its compulsory purchase powers. Further information on the CPO process is set out in Section Four of this report.
- 2.4 This report, therefore, provides an update on the progress Aldi has made since February 2021 in bringing forward its Scheme and asks Cabinet to agree next steps in relation to the use of the council's compulsory purchase powers at a public Cabinet meeting. If the recommendations of this report are approved, and if necessary, a further report will be brought to Cabinet to seek approval to make a CPO at the appropriate time.
- 2.5 This report requires a key decision as the recommendations involve significant expenditure (likely to be in excess of £500,000) which as set out in the report will be indemnified by Aldi.

3. Recommendations

Cabinet is recommended to:

- 3.1 Approve, subject to recommendation 3.2, 'in principle' to the use of the council's compulsory purchase powers to acquire the land and rights as shown edged black on the indicative plan reference 21248-0901 (Appendix A) to enable the redevelopment of the Ravenscourt Shopping Centre and surrounds if those land and rights cannot be acquired by agreement within a reasonable timeframe, noting that the final approval to make any CPO would be subject to a future cabinet report.
- 3.2 Note that no further report will be brought back to Cabinet to seek authority to make a CPO until Aldi has demonstrated the following to the satisfaction of the council:

- I. That the proposed Scheme has planning permission (or a council resolution to grant planning permission has been made);
 - II. Evidence that the land and property to be acquired is essential to deliver the Scheme and reasonable steps to acquire the necessary land and property have been taken;
 - III. That any potential impediments to delivery of Aldi's Scheme such as legal or physical impediments have been resolved or are capable of being resolved so as to allow for the timely delivery of Aldi's Scheme;
 - IV. A completed, enforceable legal agreement is in place between the council and Aldi in relation to all costs arising from the acquisition of the third-party land interests (including any unregistered parcels of land required for the Scheme);
 - V. Evidence that Aldi has the funding required to acquire the necessary land and property and deliver the Scheme.
- 3.3 Note that subject to Aldi continuing to make reasonable attempts to acquire third party interests by agreement, all the required due diligence and preparatory work for any CPO including preparation of the Order, Schedule, Map and Statement of Reasons will be undertaken.
- 3.4 Acknowledge that if required to assist in the delivery of the new Aldi store, the council may appropriate land for planning purposes pursuant to Section 122 of the Local Government Act 1972 to enable Section 203 of the Housing and Planning Act 2016 to be utilised to override any third-party rights (subject to further Cabinet approval).
- 3.5 Delegate authority to the Executive Director for Economy, Environment & Communities, in consultation with the portfolio holder for Economic Growth & Regeneration to negotiate terms and enter into any necessary indemnity agreement(s) with Aldi to ensure that the council is indemnified against all costs associated with the use of compulsory purchase, including compensation properly payable to third parties affected by the CPO and any compensation associated with any successful blight claims.

4. Report detail - know

Context

- 4.1 Ravenscourt Shopping Centre is a 1960's shopping centre, now vacant and mostly derelict, located on High Street, Brownhills. The shopping centre is principally a two-storey development, typical of the 1960s, laid out in a "U" shape with a central pedestrian walkway/area. Access for most of the shop units are off the central walkway/area. It has been mostly derelict for a number of years and has been the centre for vandalism and antisocial behaviour in the area. Historically there has also been significant fly tipping issues and problems with the safety of the existing structures. The council's Enforcement, Clean and Green, and Building Control teams have all expended resources over the years in attempts to control the vandalism and deal with public safety issues.

- 4.2 For a number of years, the council sought to secure development opportunities for the site, without success until Aldi purchased the freehold of the Ravenscourt Shopping Centre in November 2021. Aldi is seeking to bring forward a new Aldi store on the site of the Ravenscourt Shopping Centre. The new store will replace the existing Aldi store to the north of the Scheme on the High Street, enabling Aldi to build a larger and fit for purpose store. In terms of ownership, Aldi own the freehold of the Ravenscourt Shopping Centre. The central walkway/area of the shopping centre is currently in council ownership and the council has exchanged contracts for the sale of this area to Aldi to ensure that Aldi can bring forward its Scheme. The land required for Aldi's Scheme also includes four shops fronting onto Brownhills High Street which are not within Aldi or the council's ownership and are required to deliver Aldi's new store. The inclusion of the four shop units within the Scheme are required to create access onto the High Street and to provide the required parking layout for the new store.
- 4.3 Aldi has been seeking to acquire the four shop units at 30, 32, 34 and 36 High Street, by negotiation since 2020. However, despite attempts to acquire these four units by negotiation, none of the owners have agreed to sell their units to Aldi. Aldi initially asked the council in 2020/2021 to use its compulsory purchase powers, if required, to ensure the new Aldi store can be delivered and the derelict Ravenscourt Shopping Centre be redeveloped. The council's Cabinet considered the request and agreed to the use of its statutory compulsory purchase powers at a private session Cabinet meeting on 10 February 2021. Since the Cabinet meeting in February 2021, Aldi has significantly progressed bringing forward its new store. This has included obtaining a resolution to grant planning permission for the new store from the Local Planning Authority and Aldi is now working with the Local Planning Authority to secure the full planning permission. Aldi has also begun a desk top land referencing exercise to fully review all the land and rights required to deliver the new store which will inform the final CPO boundary (if required). Aldi has also progressed negotiations to acquire the four shop units over the past three years including making the owners aware of the council decision to use its compulsory purchase powers and making financial offers in line with the statutory Compensation Code (which governs compensation under a CPO). Note that Aldi has not been able to share the details of the February 2021 cabinet report as it was discussed during the private session of the meeting. Subject to Cabinet approving the recommendations in this report in a public session, Aldi will be able to further negotiations as a public Cabinet decision will assist in signalling the seriousness of both the council and Aldi in bringing forward the Scheme, including the possibility of the use of a CPO if required.
- 4.4 Furthermore, despite the further work carried out and continued negotiations with reference to the council's compulsory purchase powers with the four shop unit owners, agreement has not been reached with the owners to purchase their properties and thus it is likely that a CPO will be required to facilitate the development as it seems unlikely that all four landowners will agree to sell their properties.

Compulsory purchase order (CPO) and the key stages

- 4.5 Various public bodies including local authorities have a range of powers to compulsorily acquire land. As a local authority, the council has the statutory powers to acquire land and rights in private ownership through the compulsory purchase process.
- 4.6 Cabinet has already considered and agreed to use its compulsory powers, if required, at its Cabinet meeting on 10 February 2021, where Cabinet agreed to use its powers under the Town and Country Planning Act 1990. This was a private session of Cabinet.
- 4.7 The CPO process involves a number of key stages which can be split up as follows:
- I. Ascertain the case for a CPO;
 - II. Seek and obtain Cabinet authority to acknowledge that it may need to use its compulsory purchase powers if the relevant land interests cannot be acquired by agreement, and secondly to make the CPO;
 - III. Make the CPO (ensuring that all statutory notices are served and publicised);
 - IV. If objections are received, deal with the objections, and if necessary, proceed to a CPO public inquiry if it is convened by the Secretary of State;
 - V. Decision maker issues decision on the CPO with the option to confirm, refuse or confirm the CPO subject to modifications;
 - VI. If the CPO is confirmed, legal notices are then served to enable the council to take possession of the land. Note, that if the CPO is not confirmed, the council has no power to compulsorily acquire the land or rights.
 - VII. Affected third parties can submit a compensation claim in respect of the acquisition of their land interests/rights, and if agreement cannot be reached on the quantum of compensation, the compensation claim may proceed to the Upper Tribunal (Lands Chamber). Note that negotiations to acquire land and rights take place throughout the CPO process.
- 4.8 The CPO process usually takes 18-24 months to the point of taking possession of the land. Compensation claims can continue after this point, and Aldi would be able to start on site whilst compensation claims are progressed.
- 4.9 Aldi and the council are currently at the second stage of the CPO process (as per (ii) above), seeking a public Cabinet acknowledgement that the council's compulsory purchase powers may need to be used and to progress next steps before returning to Cabinet to obtain approval to make the CPO (should this be required). Key next steps from Aldi's team will be to continue to further negotiate with landowners (it is anticipated that obtaining this public Cabinet approval will assist in the negotiations in terms of showing the seriousness of the council and Aldi in progressing the Scheme), carry out a detailed land referencing exercise, obtain full planning permission, and prepare all the required documents necessary to make a CPO in case this is required. A

compulsory purchase indemnity agreement will also be entered into between the council and Aldi.

The case for a CPO

- 4.10 Section 226(1(a) of the Town and Country Planning Act 1990 provides that a local planning authority may make a CPO if it thinks that the development, redevelopment and improvement (which includes regeneration) of the land will promote the economic, social or environmental well-being of its inhabitants of its area.
- 4.11 In addition, the council has power to acquire rights over land in accordance with section 13 Local Government (Miscellaneous Provisions) Act 1976. In this instance those powers may be utilised to facilitate access over adjoining land in order to facilitate the delivery of the Scheme.
- 4.12 In order to make a CPO the council must be satisfied that there is a compelling case in the public interest to do so. The council must be satisfied that the public benefits that derive from the proposed Scheme are sufficient to outweigh the harm caused to any owners or those with an interest in the land that are affected by the CPO. Further, the use of CPO powers should be as a last resort and should only be exercised when reasonable efforts to acquire the relevant land interests by agreement have been exhausted.
- 4.13 Statutory guidance on the making and promoting of CPOs specifically provides that under the Town and Country Planning Act 1990 there are a number of additional considerations which the council and Aldi must demonstrate and satisfy in order to obtain a successful CPO. Government guidance is set out in the Ministry of Housing, Communities & Local Government document titled 'Guidance on the Compulsory Purchase Process, October 2024'. The council and Aldi will follow this Government guidance in preparing for a CPO. The key considerations which must be addressed and satisfied to obtain a successful CPO include:
 - I. Delivery of planning policy. There needs to be sufficient planning policy support for the scheme including showing how the scheme fits in with the planning policy framework and wider council priorities.
 - II. Deliverable scheme. Demonstration that there is a scheme to be delivered, that there is funding available to deliver the scheme and that there are no impediments to delivery. There usually would also be at least a resolution to grant planning permission in place for the Scheme, or evidence that there is no reason why planning permission would not be granted for the Scheme.
 - III. Reasonable efforts to acquire third party land and rights by agreement.
 - IV. The council will also be required to consider the impact of the Scheme and the use of the council's compulsory purchase powers on groups with protected characteristics under the Equality Act 2010 as well as consideration of whether there are alternatives to the proposed scheme and CPO.

- 4.14 To date, the council is satisfied that there is likely to be a compelling case in the public interest for the use of its compulsory purchase powers and that the above 'tests' and considerations can/will be met before the making of any CPO. In particular it is important to note that Aldi has secured a resolution to grant planning permission for the Scheme, and that it has been in negotiations with third parties since 2020. These negotiations are continuing alongside the CPO process, and financial offers have been made in line with the statutory Compensation Code.
- 4.15 In the event that the council needs to make a CPO, the council's case for the use of its compulsory purchase powers and how it will meet the Government's CPO guidance will be set out in the subsequent report to Cabinet.

Council Plan priorities

- 4.16 The council's Our Council Plan (2022/2025) sets out the council's vision to ensure that 'Inequalities are reduced and all potential is maximised. Together we are committed to developing a healthier, cleaner and safer Walsall and creating an environment that provides opportunities for all residents, communities and businesses to fulfil their potential and thrive.' This vision will be achieved by focusing on five key priorities. Two of these priorities are particularly relevant to this report.
- 4.17 Firstly, Economic – Enable greater local opportunities for all people, communities and businesses. The scheme will assist in the delivery of outcome 1 of Our Council Plan, Supporting a dynamic, resilient and diverse economy where businesses invest and everyone has the right jobs and the right housing in the right place.
- 4.18 Secondly, Communities – Empower our communities so that they feel they are connected and belong in Walsall, creating safe and healthy places whilst building a strong sense of community. The scheme will assist in the delivery of outcome 10 of Our Council Plan, The people of Walsall feel safe in a cleaner, greener borough.
- 4.19 Delivery of the new Aldi store on the derelict Ravenscourt Shopping Centre will contribute to both of these priorities. As set out in this report, it is considered that the regeneration of the former shopping centre may require the council to use its compulsory purchase powers to acquire the necessary land and property to enable delivery. Should the council need to exercise such powers, it will enable the redevelopment of the site to provide a new store for the community that will also contribute towards the ongoing regeneration of the borough and provide opportunities for economic growth and job creation.

Risk management

- 4.20 There is a risk that the decision maker for the CPO refuses to confirm the CPO or confirms the CPO with modifications which are not acceptable to Aldi or the council. There is also the risk of a statutory challenge to the confirmed CPO. While this is a risk that could materialise, Cabinet will only be asked to

agree to the making of the CPO, and the council will only make the CPO, once both Aldi and the council are satisfied that all the necessary due diligence and preparations have been carried out to minimise the risk of a CPO not being confirmed, or only being confirmed in part. Aldi has appointed specialist surveyors and specialist solicitors to assist in the CPO process to ensure that all the required due diligence and preparation is carried out throughout the CPO process. The Council has appointed Bevan Brittan LLP as its legal advisors to ensure that it also carries out its own appropriate due diligence.

- 4.21 There is a risk that the estimated costs of acquisitions and procedural costs may be more than anticipated and budgeted. Aldi, together with their advisors regularly review the likely costs of the CPO acquisitions and procedural costs and Aldi is confident that it will be able to meet the required costs. In relation to the council, the council's costs will be covered in full by Aldi through the compulsory purchase indemnity agreement and therefore the financial risk to the council is limited. The proposed compulsory purchase indemnity agreement will provide further details on this matter.

Financial implications

- 4.22 Subject to Cabinet agreeing to the recommendations set out in this report, the council will enter into a compulsory purchase indemnity agreement with Aldi, whereby Aldi will be liable for all the costs associated with both the CPO process and third-party acquisitions.
- 4.23 Whilst Aldi and its advisors maintain a regular review of costs, these will be agreed with the council via the compulsory purchase indemnity agreement. The indemnity agreement will also set out the process for payment which will ensure that the council is able to recover all its costs including in the event that a CPO is not required. The details of the indemnity agreement together with the anticipated costs will be provided to Cabinet before the making of any CPO.

Legal implications

- 4.24 The council has a range of powers to promote CPOs. These are executive functions and exercisable in accordance with the council's Constitution by its Cabinet.
- 4.25 In the event that Cabinet agrees to the recommendations set out in this report, the council will require a legal undertaking from Aldi, confirming that Aldi will pay all of the council's costs associated with the development and delivery of the proposed Scheme and the CPO process. This will include (but is not limited to) all legal and professional fees, costs of negotiations, officer time, blight compensation claims, public inquiry and acquisition costs including compensation.
- 4.26 Whilst the legal agreement between Aldi and the council is not yet in place, Aldi has already confirmed in writing that it will pay all the council's associated costs of the CPO process and the process of preparing a compulsory purchase indemnity agreement is well advanced. This will be the legal

agreement between Aldi and the council that will set out arrangements for Aldi to cover all costs, including the councils, as well as providing detail on the CPO process and the back-to-back arrangement for properties to be transferred from the council to Aldi on compulsory acquisition. The compulsory purchase indemnity agreement will need to be in place and signed by both parties before Cabinet can authorise the making of the CPO.

- 4.27 In this instance, the compulsory purchase powers that may be utilised are those contained in section 226 Town and Country Planning Act 1990, the power to acquire land if a local authority thinks that the development, redevelopment, or improvement (including regeneration) of land will promote the economic, social or environmental well-being of the council's area.
- 4.28 The council has power to acquire rights over land in accordance with section 13 Local Government (Miscellaneous Provisions) Act 1976. In this instance those powers may be utilised to facilitate access over adjoining land in order to facilitate the delivery of the Scheme.
- 4.29 The council, in the furtherance of its Town and Country Planning Act 1990 powers, is proposing to exercise its CPO powers, should they be required, to assist Aldi in assembling the land necessary for the Scheme. For these purposes, the council will enter into a compulsory purchase indemnity agreement which will provide that all costs associated with the making and promoting of the CPO for the Scheme together with any compulsory purchase compensation and compensation arising from any successful blight claims will be met by Aldi.
- 4.30 In respect of land in the council's ownership that is required for the Scheme (the walkway/area through the centre of the Ravenscourt Shopping Centre), the council is empowered, further to appropriating the land to planning purposes (section 122 Local Government Act 1972), to override restrictions affecting the use or development of the land in reliance on section 203 to 205 Housing and Planning Act 2016. To the extent rights are overridden compensation is payable on a compulsory purchase basis. Any proposed appropriation of the council's land would be the subject of a subsequent report.
- 4.31 In promoting a CPO Government guidance provides that:
- I. Acquiring authorities (the council here) should look to use the most appropriate power available for the purpose in mind. A CPO should only be made where there is a compelling case in the public interest. The Secretary of State will expect the acquiring authority to demonstrate that they have taken reasonable steps to acquire all of the land and rights included in the CPO by agreement.
 - II. Compulsory purchase is intended as a last resort to secure the assembly of all the land needed for the implementation of projects. However, an acquiring authority does not need to wait for negotiations with affected parties to break down or for the affected parties to begin to

engage with them before starting the compulsory purchase process in parallel with negotiations. Therefore, depending on when the land is required, it may often be sensible, given the amount of time required to complete the compulsory purchase process, for the acquiring authority to plan a compulsory purchase timetable as a contingency measure; and initiate formal procedures. This will also help to make the seriousness of the authority's intentions clear from the outset, which in turn might encourage those whose land is affected to enter more readily into meaningful negotiations.

- III. When making a CPO, local authorities should be sure that the purposes for which the CPO is made justify interfering with the human rights of those with an interest in the land affected. The officers' report seeking authorisation to make a CPO should address human rights issues.
- IV. The council has to give due regard to its Public Sector Equality Duty set out in the Equality Act 2010. Throughout the compulsory purchase process, acquiring authorities must have due regard to the need to:
 - a. eliminate unlawful discrimination, harassment, victimisation;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- V. In performing their public functions, the council must have due regard to the need to meet these three aims of the Equality Act 2010.

Procurement Implications/Social Value

- 4.32 There are no procurement implications arising from this cabinet report. However, any external advice that is required by the council will need to be procured in line with the council's procurement rules and regulations. To date, the council has procured Bevan Brittan as its legal advisors for this scheme.

Property implications

- 4.33 Should the council make a CPO and be successful in obtaining a confirmed CPO and if it subsequently exercises its compulsory purchase powers to acquire third party properties/rights, it will become the owner of these third-party property interests. However, under the proposed compulsory purchase indemnity agreement with Aldi, the acquired property interests would be transferred to Aldi and thus there would be no property implications for the council. The detail of this process will be set out in the compulsory purchase indemnity agreement.

Health and wellbeing implications

- 4.34 As set out in paragraph 4.10 of this report, under the Town and Country Planning Act 1990, the council and Aldi will need to demonstrate that the

Scheme is likely to contribute to improvements to economic, social and/or environmental well-being of the area. The council and Aldi will need to demonstrate how the Scheme makes these improvements through the Statement of Reasons, which will be prepared as part of the CPO process.

Reducing Inequalities

- 4.35 As part of the CPO process, the council will need to discharge its public sector equalities duty under the Equality Act 2010. The council will prepare an Equalities Impact Assessment before it makes any CPO and will continue to review and update the Equalities Impact Assessment throughout the CPO process.
- 4.36 The council in its role as Local Planning Authority also considered the Equality Act 2010 and took into account this in its consideration of Aldi's planning application for the new store in its Planning Committee report, dated 1 December 2022.

Staffing implications

- 4.37 To date there has been some staff resource implications, particularly within Corporate Landlord, Regeneration, Housing and Economy and Legal Services.
- 4.38 It is anticipated that council staff time will increase as the project progresses. However, Aldi will contribute towards the cost of the time spent by internal council staff on this project, and this will be set out in the compulsory purchase indemnity agreement.

Climate Impact

- 4.39 The scheme links to the Resilience and Adaption theme of the council's Climate Change Action Plan and the aim to align climate action with regeneration, construction, and planning policy to enable economic prosperity and promotion of sustainability. The proposed scheme, once delivered, will be a modern fit for purpose building that conforms to current environmental standards.

Consultation

- 4.40 Aldi has already carried out community consultation prior to submitting the planning application for the new Aldi store. The council in its role as Local Planning Authority also carried out consultation as part of the planning application process.
- 4.41 This cabinet report has been prepared in consultation with Regeneration, Housing & Economy and Legal Services.

5. Decide

- 5.1 There are two options for Cabinet to consider: “do nothing;” or the council progresses with the CPO including providing Aldi with an up-to-date Cabinet acknowledgement that it may need to use the council’s compulsory purchase powers to progress negotiations and to work towards making a CPO if so required.
- 5.2 Do Nothing: As set out in this report, Aldi has been seeking to acquire the required third-party interests since 2020 and has made financial offers in line with the statutory Compensation Code (following the February 2021 private cabinet decision). Despite this, none of the landowners have agreed to sell to Aldi and whilst Aldi could seek to continue negotiating it seems unlikely that all four landowners will agree to sell within a reasonable timeframe and on reasonable terms. Without the land in third party ownership Aldi will not be able to bring forward the Scheme for which they have already obtained a resolution to grant planning permission. In this case it would be likely that the Ravenscourt Shopping Centre would remain in its derelict and vacant state.
- 5.3 Furthermore, Aldi is currently undertaking a full land referencing exercise, and this may discover other parcels of land in third party ownership or rights affected by the Scheme which may need to be secured by compulsory purchase to enable the Scheme to be delivered.
- 5.4 The council progresses with the CPO: It seems unlikely that Aldi will be able to acquire the necessary third-party property interests by agreement in a reasonable timeframe and on reasonable terms, and thus the progression of the use of the council’s compulsory purchase powers is required. As set out in this report, a public decision by Cabinet to in principle use of compulsory purchase powers will make clear the seriousness of the council’s support for the Scheme as well as the seriousness of Aldi’s intentions to bring forward its Scheme. This should help further negotiations with the affected parties and will help Aldi to bring forward the redevelopment of the vacant and derelict Ravenscourt Shopping Centre including the social, economic and environmental benefits that the Aldi Scheme will bring to Brownhills.

6. Respond

- 6.1 Should Cabinet approve the recommendations in this report, the council and Aldi will seek to progress the CPO including continuing negotiations with third parties and preparation of all CPO documents. In addition, Aldi and the council will enter into a compulsory purchase indemnity agreement. The council will only consider returning to Cabinet to seek authority to make a CPO (if required) once it is satisfied that the steps set out in recommendation 3.2 have been met.

7. Review

- 7.1 The council will work with Aldi and will follow the CPO process and Government CPO guidance, with regular reviews of progress and processes after each stage of the CPO ensuring that a lessons learnt log is maintained throughout the process. This will be used to inform any future CPO cases.

Appendices

Appendix A - Indicative Compulsory Purchase Order Boundary Plan 21248-0901

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Dave Brown
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29 November 2024



Councillor Andrew
Portfolio holder

29 November 2024