

Egyptian Halls, 84-100 Union Street (Ward 10) – Investigation of the use of Compulsory Purchase Powers approved – Authority to the Executive Director of Neighbourhoods, Regeneration and Sustainability.

3 There was submitted a report by the Executive Director of Neighbourhoods, Regeneration and Sustainability seeking authority to investigate the use of Compulsory Purchase Order (CPO) powers in respect of the Egyptian Halls, 84-100 Union Street (Ward 10), advising

- (1) that the subject site, detailed in an appendix to the report, was a category A-listed building, with the upper floors having been vacant and derelict for over 30 years and had featured in the Buildings at Risk Register since its inception in 1990, and that although scaffolding had been in place for over 15 years had not been used to facilitate repairs, conversion or maintenance;
- (2) that the current owners had gained consent for repair schemes during the early to mid-2000s, had a demolition application refused in 2011 and thereafter had gained planning permission and listed building consent for a hotel scheme in 2012, with none of the consented schemes having been delivered and there were no extant permissions in place;
- (3) of the continuing decline condition of the building which had been inspected by Building Standards in December 2024, and that continued decline in the overall building fabric would continue through a prolonged lack of occupation and ongoing maintenance; and
- (4) that the Council had been approached by an interested party who wished to acquire the building with the intention of delivering a mixed-use repurposing proposal, and that the interested party had previously approached the owner of the building who had failed to progress the proposal;
- (5) of the next steps in the process, as detailed in the report.

After consideration, the committee

- (a) approved the investigation of the use of CPO powers in respect of the Egyptian Halls, 84-100 Union Street together with approval to seek proposals for the repair, repurposing and future active reuse of the property; and
- (b) authorised
 - (i) the Executive Director of Neighbourhoods, Regeneration and Sustainability, in consultation with the Director of Legal and Administration to approve a development brief and selection and evaluation criteria for the development proposals including departures from the relevant CPO Framework where necessary or expedient, with the recommended proposal being reported to a further committee for approval; and
 - (ii) officers to appoint agents to act on the Council's behalf, if required.

