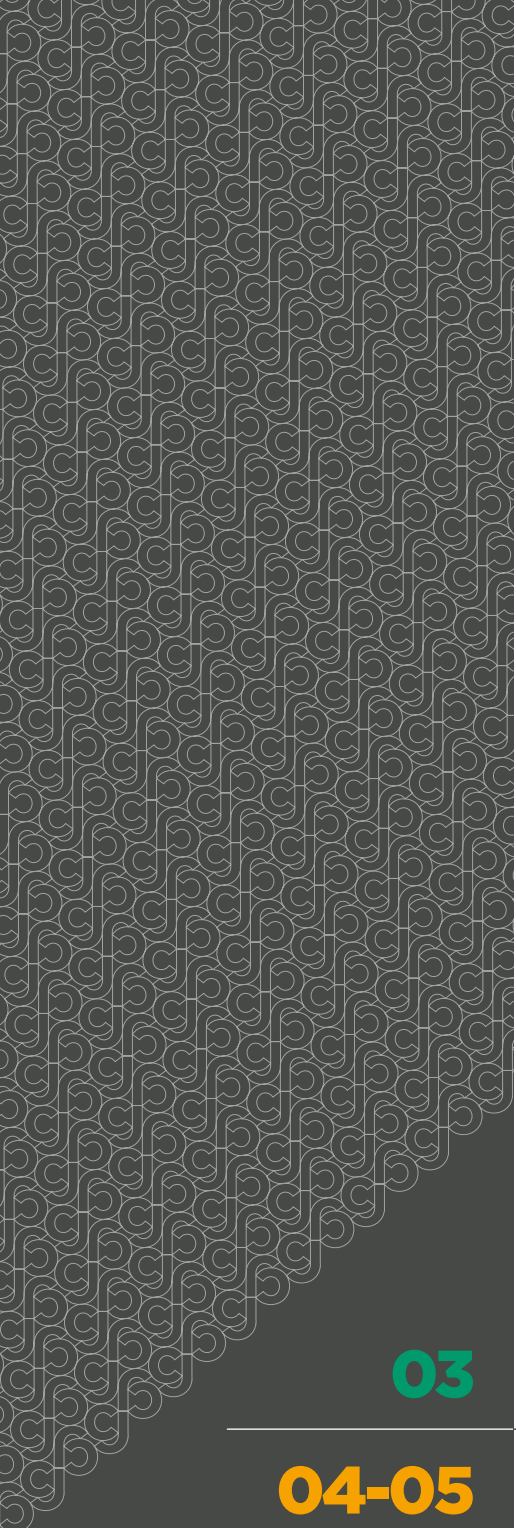


An aerial night photograph of a city, likely Boston, showing a large-scale construction project in the center. A massive, dark steel structure, possibly a bridge or a large-scale transit hub, is under construction, with numerous steel beams and girders visible. The structure runs diagonally across the frame. To the left of the structure, there are several tram tracks with a tram visible. The surrounding city is densely packed with buildings, many of which are illuminated from within, creating a warm glow against the dark night sky. The overall scene is a mix of industrial construction and urban development.

LAND ASSEMBLY & MAJOR PROJECTS

Carter Jonas



CONTENTS

03

Land assembly overview

04-05

Infrastructure

06-07

Town centre regeneration

08-09

Housing renewal

10-11


Land referencing and geospatial services

12-13

Land assembly and compensation

14-15

Where we are located & meet the team



ASSEMBLING LAND AND RIGHTS IS A FUNDAMENTAL PART OF DELIVERING INFRASTRUCTURE AND REGENERATION.

It allows projects to deliver what is required more effectively and to an appropriate timescale. It allows us as a society to bring forward co-ordinated and comprehensive visions to address fundamental changes to the way we work and consume, where and how we wish to travel and how and where our energy is generated and used. The solutions to these changes rarely fit neatly into existing land ownership boundaries.

Assembling land does not necessarily mean the use of compulsory purchase powers. However in line with Government guidance, compulsory purchase empowered bodies are increasingly willing where necessary to use their powers to facilitate regeneration, transport and energy schemes where there is a case in the public interest.

From appropriating land to deal with rights and covenants, to using compulsory purchase powers to complete a comprehensive development site or linear scheme, we provide clear and accessible advice born of practical experience and backed with market leading expertise.

Working closely with our town planning, development consultancy, valuation and infrastructure teams, our Compulsory Purchase Order (CPO) experts are able to advise from an early stage on building a robust case for compulsory purchase as a back stop to negotiations, providing budget estimates of compensation liability,

negotiating immediate or deferred acquisitions, and advising throughout the process of gaining and using powers. Compulsory purchase can provide an impetus to negotiations as well as aiding project programming by avoiding open ended risk on timing of acquisitions.

WHY CARTER JONAS?

Carter Jonas has one of the few specialist compulsory purchase teams in the UK who advise across all market sectors. To work innovatively and with confidence in compulsory purchase an advisor must have a thorough understanding of the concepts of compulsory purchase law as well as the legal and practical details of the rules affecting compensation assessment. We have experience and expertise throughout the compulsory purchase process, from laying the groundwork in policy support to settling compensation claims after confirmation of the CPO.

We focus on providing comprehensive commercially astute and results driven advice, striving to add value across all service areas. We have established long term professional relationships with our clients, arising from our ability to understand their specific needs and requirements.

That's why our clients put their trust in us. And is why they continue to do so, time and time again.



INFRASTRUCTURE

INFRASTRUCTURE SHAPES HOW WE LIVE.

With our reliance on a constant energy supply for our homes and businesses and on a transport network capable of getting everyone where they need to be, infrastructure is very much at the forefront in both the media and current policy.

The new National Infrastructure Commission, led by Lord Adonis, was set up in October 2015 specifically to take long-term strategic decisions on meeting our future infrastructure needs. With £100 billion of public money committed to 2021 and projects such as Crossrail 2, High Speed 2 and Wylfa Newydd Nuclear Power Station in the pipeline, there is increasingly a need for high quality specialist property advice in this area.

The promotion of major infrastructure schemes inevitably will require the promotion of compulsory purchase powers to acquire the various parcels of land and rights required for the construction, operation and maintenance of the schemes. Depending on the nature of the project and promoter these schemes are normally promoted through a Transport and Works Act Order, Highways Act or Development Consent Order (DCO). We have experience in all of these enabling powers and provide land and property advice throughout the consenting process and implementation of powers.

Our Infrastructures Team offer a dedicated land and property service supplying advice and support to promoters of major schemes via a team of experienced professionals located across the UK. Our team is expanding in number and geographical location to meet increasing demand from our clients.

As well as providing accessible and robust strategic advice, we take care of land referencing, document production, access to land for surveys, acquisition and land assembly and expert witness services across a wide range of infrastructure projects including:

- Heavy rail projects
- Light rail, tram and guided bus projects
- Motorways, trunk roads and strategic road projects
- Airport development and expansion
- Coastal and flood defences
- Offshore/onshore wind farms
- Conventional/nuclear power
- Utility pipelines/connections
- Renewable energy schemes

Our specialists can advise on all aspects of land consents and acquisition arising on major projects from inception right through to project delivery.

CASE STUDIES

PROJECT:
WESTERN RAIL ACCESS TO HEATHROW
LOCATION:
GREATER LONDON

Network Rail is looking to promote a new rail link to Heathrow Airport which would provide direct rail access from Reading and the West of England.

Carter Jonas is instructed on behalf of Network Rail to lead the promotion of DCO powers to create a new link into Heathrow, improving the accessibility of Heathrow from the West of England. We have provided initial land referencing advice to enable Network Rail to carry out public consultations on the various scheme options. We are also providing land access for ecological and engineering surveys required for the development of the scheme. Going forward we will be supporting Network Rail through the promotion of a DCO Application including valuation and acquisition advice.

PROJECT:
ASHTON VALE TO TEMPLE MEADS
RAPID TRANSIT SCHEME
LOCATION:
BRISTOL

Carter Jonas is instructed on behalf of Bristol City Council to advise on the implementation of compulsory purchase powers for the acquisition of land required for the delivery of a new guided busway running from Ashton Vale Park and Ride to Bristol Temple Meads and the City Centre.

The scheme was granted compulsory purchase powers through a Transport and Works Act Order in 2013. Simon Mole was responsible for the promotion of these powers attending the Public Inquiry acting as an Expert Witness whilst also leading the land referencing and objection management process leading to the withdrawal of several key objectors.

We are currently working with the project team and contractor to ensure land is delivered in a timely fashion, whilst also leading the discussions with the landowners over the resulting compensation claims.

PROJECT:
GREAT WESTERN ELECTRIFICATION
LOCATION:
WEST OF ENGLAND

Carter Jonas has provided land agency and acquisition advice to Network Rail for a number of years for the Great Western Electrification project. Network Rail took the decision not to use its statutory powers for this major scheme and therefore all of our negotiations have been conducted by private treaty.

The project involves the installation of overhead line and equipment including the replacement or lifting of many low bridges along the route. We have negotiated temporary access across third party land for construction purposes including a number of highly constrained urban sites.

PROJECT:
ELEMENT POWER (IRELAND) LIMITED,
PROJECT GREENLINK
LOCATION:
PEMBROKESHIRE

Carter Jonas is providing land and property advice for this interconnector project between the UK and Ireland which will provide over 1GW of power to the National Grid. We are acting as land agents for the UK onshore cable connections and converter station sites for this major energy project. Carter Jonas is leading negotiations with landowners and their agents for options for purchase and easements for the project. We are also negotiating access for surveys and carried out valuations of the land affected by the project whilst providing strategic CPO advice on types of powers available to the promoter.

PROJECT:
A413 AND A355 ROAD
IMPROVEMENT PROJECTS
LOCATION:
BUCKINGHAMSHIRE

Carter Jonas is advising Buckinghamshire County Council on the promotion of two strategic road improvement schemes in Stoke Mandeville (A413) and Beaconsfield (A355) to relieve traffic congestion in the county. Both of these schemes will require Highways Act applications to support land acquisition and we are providing all land and property advice to the Council. In addition we are leading on landowner negotiations and valuation matters.



TOWN CENTRE REGENERATION

RENEWING AND REVITALISING THE URBAN LANDSCAPE IS AN ESSENTIAL PART OF IMPROVING THE ECONOMIC, SOCIAL AND ENVIRONMENTAL WELLBEING OF OUR TOWNS AND CITIES.

Challenges from the need for housing and education, structural changes to the way we shop and use town centres, and shifts in employment distribution require comprehensive and co-ordinated approaches to regeneration. Bringing forward projects often involves land in fragmented ownership and multiple occupation which requires public and private partnership to bring land together and deliver comprehensive development. Compulsory purchase is a powerful tool in effecting land assembly as a backing to negotiations and as a tool of last resort where negotiated settlements cannot be reached.

Working with our Planning & Development division, in particular our dedicated Retail and Town Centre Consultancy Team, our CPO specialists are able to provide a complete service to local authorities and developers seeking to undertake regeneration schemes.

Applying for compulsory purchase powers requires local authorities to comprehensively justify the taking of land required for their scheme. Carter Jonas has a team of specialists who are able to lead this complex process, ensuring powers are obtained in an efficient and timely manner. Following the confirmation of CPO powers, we are able to advise on the implementation of powers and securing vacant possession of land, whilst actively negotiating with claimants, to resolve claims through agreement or where necessary attending the Lands Chamber where agreement cannot be reached.

Our comprehensive and joined-up service sets us apart from our competitors and enables us to deliver throughout the lifetime of a project.

CASE STUDIES

PROJECT:
BRENT CROSS CRICKLEWOOD
REGENERATION
LOCATION:
GREATER LONDON

Carter Jonas advised Hammerson, Standard Life and the London Borough of Barnet in the promotion of CPO powers to enable the first phase of a major regeneration project covering 150 hectares between Brent Cross Shopping Centre and Cricklewood Station in North London. The project will lead to the delivery of 7,500 new homes, 110,000 sq m of retail space, 395,000 sq m of business (B1) space together with 80,000 sq m of hotel and leisure space.

Paul Astbury has been advising Hammerson, Standard Life and LB Barnet in respect of CPO strategy for this major scheme since 2011. Advice has included acquisition strategies, CPO phasing, compensation estimates, land negotiations and inquiry preparation. The scheme involves the acquisition of a wide range of land interests including shopping centre tenants, residential owner occupiers and investors, light industrial and commercial property.

Paul represented the Council at Public Inquiry to justify the use of powers for this major scheme.

PROJECT:
VICTORIA GATE REGENERATION
LOCATION:
LEEDS

Paul Astbury advised Hammerson and Leeds City Council on the implementation of CPO powers to secure land for a major retail development on Eastgate in Leeds city centre. Paul worked with the Council to deliver land within a tight timeframe before the expiry of CPO powers.

Advice included strategy to secure property but maintain income and avoid unnecessary extinguishment compensation, and advice regarding compensation claims involving blight and loss of rent prior to acquisition.

Paul worked closely with a small multi-disciplinary team to deliver a successful outcome within the statutory notice deadlines

PROJECT:
ST JAMES'S CENTRE
LOCATION:
EDINBURGH

Carter Jonas has advised Henderson on the use of compulsory purchase powers to assemble a site for major retail-led development on the east side of Edinburgh city centre. Our involvement included providing compensation estimates, acquisition strategy, co-ordinating the private treaty negotiations and project managing the statutory process. Our advice also covered the nature of the partnership arrangements between Henderson and the Council, both in terms of contractual relationships and practical working arrangements for the day to day management of the process.



CARTER JONAS HAS ONE OF THE FEW SPECIALIST COMPULSORY PURCHASE TEAMS IN THE UK WHO ADVISES ACROSS ALL MARKET SECTORS

PROJECT:
SITES FOR NEW SCHOOLS
LOCATION:
HERTFORDSHIRE

Carter Jonas is advising Hertfordshire County Council on the acquisition of three sites for new secondary education facilities within the county. As the Local Education Authority, the Council has CPO powers contained in the Education Act 1996 to facilitate land acquisition. We are leading negotiations with landowners and providing strategic advice to underpin the promotion of the CPO. Increased pressure on sites for housing, along with Green Belt protection means such sites are in demand and our ability to provide clear valuation advice backed with successful negotiations means the Council is moving forward in its provision of new education facilities.

HOUSING RENEWAL

THE IMPROVEMENT AND REPLACEMENT OF EXISTING HOUSING STOCK TO MEET MODERN LIVING STANDARDS IS AN AIM THAT BOTH LOCAL AND CENTRAL GOVERNMENT ARE FOCUSED ON DELIVERING.

In May 2016 Carter Jonas produced an authoritative report on the current state of affordable housing provision in the UK. With new house building rates at a historical low and affordability in the South East increasingly becoming a restriction on economic growth, housing renewal is as important as ever to improving and increasing the stock of affordable housing throughout the UK.

Carter Jonas acts for over 80 different Local Authorities providing a wide range of services, including estate renewal and social housing matters. Our team of consultants have advised on a number of estate renewal schemes requiring vacant possession to be secured through a process of negotiation and, where necessary, compulsory purchase.

Our advice has included preparation of compensation estimates including the market value of the property, basic and home loss payments and disturbance costs. We then negotiate with the leaseholders and their advisors, working through to legal completion with the Council's legal team.

Our experience of dealing with such schemes means we recognise the importance of a flexible and pragmatic approach with residents, ensuring that wherever possible matters are dealt with through agreement.



CASE STUDIES



PROJECT:

STONEGROVE REGENERATION SCHEME

LOCATION:

LONDON BOROUGH OF BARNET

Carter Jonas was jointly instructed by Barratt Homes and the London Borough of Barnet to advise on the compulsory acquisition of residential leaseholders who had exercised their right to buy an estate of 1950s high rise flats to enable demolition and new build.

Our role included preparation of compensation estimates, negotiating with all 91 leaseholders, drafting Statement of Reasons and Statement of Case and negotiating with objectors. We successfully removed all objections against the CPO by negotiation, which enabled the London Borough of Barnet to “self confirm” without a public inquiry, resulting in significant time savings for the project. This was vital to enable Barratt to adhere to the timetable set down by the Homes and Communities Agency and secure significant grant funding.

PROJECT:

NEW SQUARE DEVELOPMENT

LOCATION:

WEST BROMWICH

Paul Astbury was previously involved in this regeneration project in West Bromwich town centre involving the acquisition of thirty owner-occupied residential properties in order to provide a covered shopping centre. These acquisitions were sensitive as the accommodation was owned by low and fixed income households including those with young families and also elderly residents for whom the properties had been home for many years.

Paul adopted a flexible and pragmatic approach from the outset. Although the acquisitions were by agreement, Paul was careful to remain within the statutory rules and avoid adverse precedents being set as to compensation. This allowed Paul to reassure owners that they were not prejudiced by reaching agreement in advance of a compulsory acquisition but also gave defined limits to the amounts payable to avoid a “ratchet” effect with successive settlements.

Paul successfully secured the acquisition of all 30 privately owned residences within budget and without recourse to compulsory purchase.



LAND REFERENCING & GEOSPATIAL SERVICES

**OUR WORK IS UNDERPINNED
BY EVIDENCE GATHERED
AND CURATED BY OUR
COMPREHENSIVE GEOSPATIAL
SERVICES TEAM.**

From the earliest inception of a scheme our Chartered GIS consultants can produce plans and analysis that underpins and enhances the client's planning logic. As Ordnance Survey Partners we have national coverage of foundation data sets such as Mastermap. In addition we maintain copies of the main physical and socio-economic geography of the UK such as flood zones, census and property price paid data. We also have the ability to conduct public opinion and footfall surveys, producing infographics, and of course maps to communicate the results in a clear and accessible format.

Our dedicated Land Referencers identify and trace all parties whose rights may be affected by the compulsory purchase order. The team has experience of land referencing for a wide variety

CASE STUDIES

PROJECT:

EAST WEST RAIL PHASE 1 AND PHASE 2

LOCATION:

OXFORD TO BEDFORD

East West Rail is a major rail project being promoted by Network Rail which once built will establish a strategic railway connecting East Anglia with Central, Southern and Western England.

Several members of our team were involved in the promotion of a Transport and Works Act Order for the first phase of this scheme, running from Oxford to Bicester. Following the confirmation of powers they were part of a team that ensured that the land requirements for this project were delivered on time. This stretch of the scheme is now up and running, with regular services running between the new Oxford Parkway station and Bicester.

The second phase of the scheme involves the upgrading and reconstruction of the rail corridor between Bicester and Bedford. Carter Jonas is instructed on the land referencing for this section. Our specialist land referencing team are undertaking a process of land registry searches and mail shots to piece together the registered and unregistered interests along the route assisting in the promotion the second phase of this major rail scheme.

PROJECT:

PORT TALBOT INTERNAL POWER GENERATION


LOCATION:

PORT TALBOT

Carter Jonas assisted Tata Steel on the successful promotion of a DCO for the Internal Power Generation plant at their Port Talbot Steel Works in South Wales. The DCO was granted by the Secretary for State on 8 December 2015. The project required the enhancement of existing 95.7MWe power stations, installation of two new boilers, two turbines and associated grid connections and road upgrades.

Carter Jonas provided land referencing services including the provision of the DCO Book of Reference, DCO Land Plans and Works Plans. The land referencing exercise included the interrogation of complex land registry titles including cross referencing to historic titles to ensure all relevant parties were included in the Book of Reference. We also worked closely with the project's lawyers to determine the extent of rights required in the DCO.

We also advised on the approach to dealing with the objections of affected landowners which included Associated British Ports and Network Rail.



of infrastructure types, and have developed comprehensive operating procedures to make sure every detail is covered. Our people are especially useful when it comes to handling enquiries from members of the public who may be upset by the thoughts of any disturbance, and dealing with the public forms part of our core training. We gather and interpret historic evidence from old plans and images, and we have extensive expertise of disputed boundaries and dealing with land registry issues.

Focussing right down to detailed measurements, our expert Land Surveyors handle all forms of topographic, measured building and boundary surveys. The evidence supports feasibility studies and protects the client against spurious claims with our deformation checking service.



LAND ASSEMBLY AND COMPENSATION

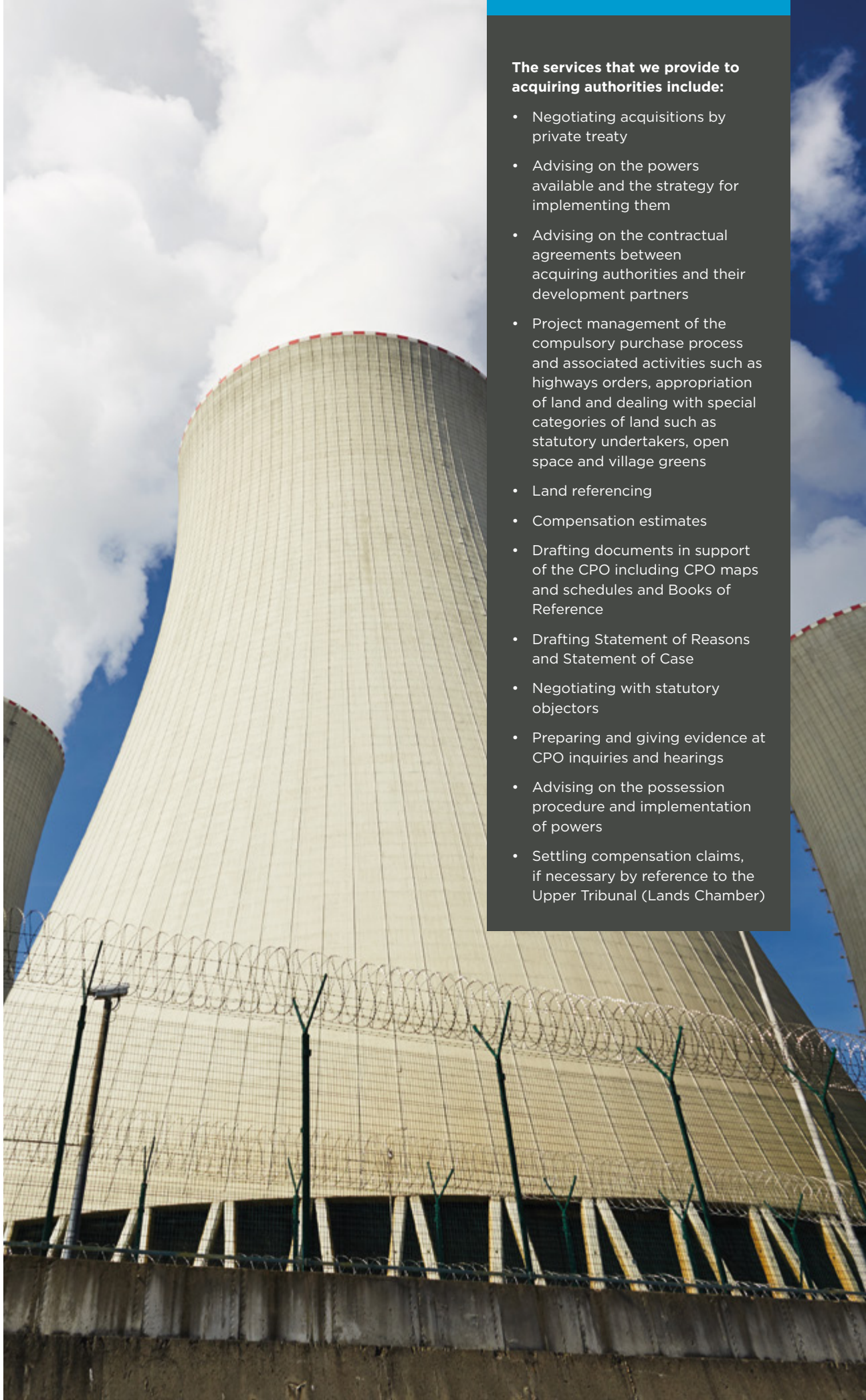
CARTER JONAS PROVIDE [ADVICE AND SUPPORT TO ACQUIRING AUTHORITIES AND DEVELOPERS IN ASSEMBLING SITES FOR REGENERATION, TRANSPORT AND ENERGY PROJECTS.](#)

Our CPO team, working alongside our wider Infrastructures and Planning & Development teams, provides a market-leading service in delivering land for major UK schemes through private treaty negotiations and where necessary through the promotion and implementation of compulsory purchase powers.

Our comprehensive approach to land assembly enables us to project manage the process from project inception to completion of works and settlement of compensation claims. By providing our clients with initial acquisition strategies and carrying these forward, we are able to provide a

consistent service throughout. Our experience and specialist expertise enables us to reduce risk, shorten programmes and ultimately reduce cost.

We also represent parties affected by compulsory purchase powers, advising them on the procedures and processes involved, submitting objections to the scheme on their behalf, attending public inquiries where necessary to represent their interest and submitting and negotiating compensation claims. We act on behalf of a diverse range of owners and occupiers, with the knowledge and expertise to ensure our clients obtain the best possible outcome.



The services that we provide to acquiring authorities include:

- Negotiating acquisitions by private treaty
- Advising on the powers available and the strategy for implementing them
- Advising on the contractual agreements between acquiring authorities and their development partners
- Project management of the compulsory purchase process and associated activities such as highways orders, appropriation of land and dealing with special categories of land such as statutory undertakers, open space and village greens
- Land referencing
- Compensation estimates
- Drafting documents in support of the CPO including CPO maps and schedules and Books of Reference
- Drafting Statement of Reasons and Statement of Case
- Negotiating with statutory objectors
- Preparing and giving evidence at CPO inquiries and hearings
- Advising on the possession procedure and implementation of powers
- Settling compensation claims, if necessary by reference to the Upper Tribunal (Lands Chamber)



**37 OFFICES ACROSS
THE COUNTRY,
INCLUDING 12 IN
CENTRAL LONDON**

Bangor
Basingstoke
Bath
Birmingham
Boroughbridge
Bury St Edmunds
Cambridge South
Cambridge North
Cambridge Central
Cambridge - Sawston
Edinburgh
Harrogate
Kendal

Leeds
Marlborough
Newbury
Newbury - Sutton Griffin
Northampton
Oxford
Peterborough
Shrewsbury
Suffolk
Wells
Winchester
York

National HQ One Chapel Place
Barnes
Barnes Village
Fulham Bishops Park
Fulham Parsons Green
Holland Park & Notting Hill
Hyde Park & Bayswater
Knightsbridge & Chelsea
Marylebone & Regent's Park
Mayfair & St James's
Wandsworth Common
Waterloo

**AT CARTER JONAS, WE BELIEVE OUR EXPERT
ADVICE AND TAILORED SERVICE ENABLES
US TO BUILD LASTING, INTELLIGENT AND
TRUSTING PARTNERSHIPS WITH OUR CLIENTS.**



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