

Land Assembly & Compulsory Purchase

Your experts in delivering large-scale infrastructure
and town centre regeneration

Lambert
Smith
Hampton

■ Introduction

Compulsory purchase is a complex area, it can be very confusing and has a real impact on those affected by a scheme. At LSH we have a large and highly experienced team with the expertise to help you through the process. We work for acquiring authorities and for claimants on various schemes, and are adept at using our skills from acting for both parties to make the process as smooth and efficient as possible for our clients.

We advise acquiring authorities on promotion and consenting, with experience in acquisition strategy, pre-Compulsory Purchase Order (CPO) negotiation and acquisition, appearance at public inquiry, possessions and advising on compensation claims.

We can help claimants with objecting to a scheme, securing agreements and statutory undertakings from the acquiring authority, assessing the value of property, assessing any impact on value of land retained, and the costs associated with relocation. Working with accountants, we can assess the financial impact of the compulsory purchase on business and seek to determine temporary and/or permanent loss in profits, and the value of the business in the case of extinguishment.

We are here to help and be sympathetic. We are able to guide you through the whole process from start to finish, and we aim to allay many of the myths and fears that are associated with compulsory purchase with our straightforward and personal approach.



What is a Compulsory Purchase Order (CPO)?

The CPO process typically involves several stages, outlined briefly below. Throughout the process, acquiring authorities have the responsibility to follow due process, and property owners have the right and protection under the law and may seek advice and representation from professionals

Identification of Need

The acquiring authority identifies a need for land for a public project, such as roads, railways or infrastructure, regeneration or utilities. Planning permission is obtained, and the CPO process commences. A Property Cost Estimate is completed.

Negotiation & Offer

The acquiring authority makes an initial offer to purchase the property from the owner. Negotiations may take place to agree on a fair price.

CPO

If negotiations fail or if agreement cannot be reached, the acquiring authority may issue a CPO. This gives them legal powers to acquire the property, even without the owner's consent.

Objections & Inquiries

Property owners and other affected parties have the right to object to the CPO. This may lead to a public inquiry where objections are heard, and a decision is made by an independent inspector.

Possession & Transfer

The acquiring authority takes possession of the property and ownership is transferred.

Compensation & Settlement

The property owner is entitled to compensation, which is usually based on the market value of the property plus any other losses incurred as a result of the CPO. Negotiations may continue to settle on the final compensation amount.

Confirmation of CPO

If the CPO is confirmed, the acquiring authority can proceed with the compulsory purchase of the property.

How Can LSH Help You?

Our compulsory purchase experts can provide valuable assistance to both acquiring authorities and claimants in many ways:

Provide a Property Cost Estimate to inform the budget. Advise on strategy, acquisitions and the promotion of the scheme.

Assess the claimant's property and its value to ensure fair compensation is offered.

Appearance at public inquiry, providing expert witness advice if required.

Provide advice on negotiation strategies and help to negotiate the best possible compensation package. Manage claims from commencement through to completion.

Provide support for the possession process.

Offer advice on alternative dispute resolution methods, such as mediation or arbitration, to resolve any disagreements or disputes that may arise during the process. Our surveyors can also assist with relocation support and mitigation measures.

Guide the client through the complex process. This includes understanding the relevant laws and regulations in relation to compensation, preparing and submitting documentation, attending meetings and hearings, and representing the client's interest.

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Our Work

The LSH team have personally been involved in a number of projects across the entire UK including:



High Speed Two (HS2)

Project: Phase 1 & Phase 2

Advice: Strategic advice in advance of compulsory purchase powers and compulsory acquisitions.

Sector: Infrastructure, Mixed – Residential, Agricultural, Commercial & Industrial

LSH were appointed by HS2 in 2013 on Phase 1, initially to provide advice for strategic acquisitions before Royal Assent and then to advise HS2 on compensation payable following compulsory acquisition. LSH were then awarded the contract for sole strategic supplier for HS2 Phase 2a and 2b West. LSH continues to work on compensation claims.



Great Yarmouth Borough Council

Project: North Quay Regeneration Project

Advice: Strategic advice in advance of compulsory purchase powers and compulsory acquisitions.

Sector: Regeneration, Mixed – Residential, Commercial & Industrial

LSH advise on a regeneration scheme, initially focusing on voluntary acquisitions as if compulsory purchase powers were secured. The acquisition programme aims to finalise agreements with landowners by March 2026, ensuring alignment with funding deadlines set for March 2027.

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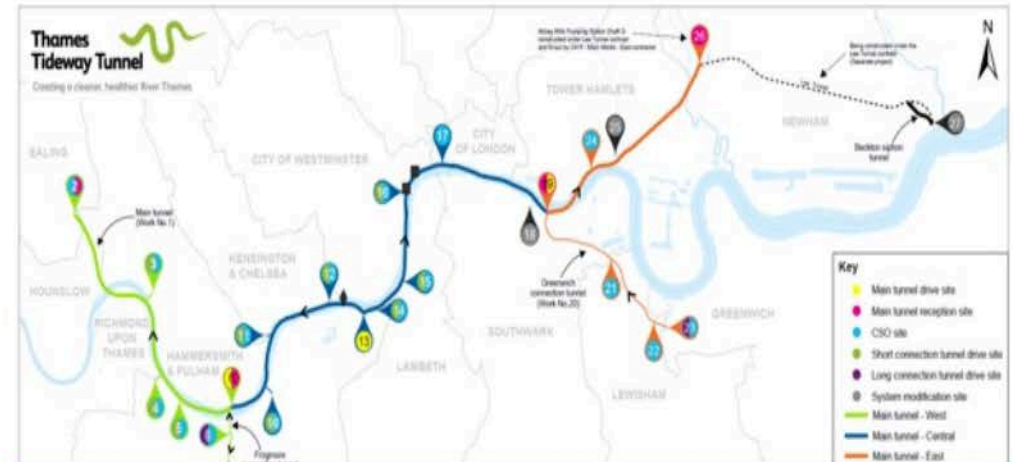
City of Doncaster Council

Project: The Doncaster (City Gateway - Railway Square Phase 1)

Advice: Strategic advice for Land Assembly and Compulsory Purchase

Sector: Town Centre Regeneration

LSH assisted with the Compulsory Purchase process, the acquisition of both freehold and leasehold interests, and have additionally provided guidance on complex business relocation. Our collaborative approach with the Council's property management team has engaged our knowledge of business disturbance and relocation claims, leading to successful negotiations with statutory objectors prior to the Public Inquiry.



Thames Water Utilities/Bazalgette Tunnel Ltd

Project: Thames Tideway Tunnel Project

Advice: Advice on Development Consent Order for Infrastructure Scheme

Sector: Commercial Infrastructure

LSH were appointed under a framework agreement in 2009 to provide comprehensive support, including advice on compulsory purchase, compensation, valuation, land acquisition, and stakeholder engagement for this significant infrastructure project aimed at enhancing London's sewer and overflow systems.

Let's work together

● LSH Offices

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