

Compulsory Purchase

Our Services for Promoters

Compulsory purchase

Our specialist Compulsory Purchase and Compensation team has a proven track record in providing comprehensive compulsory purchase advice allowing a single point of contact for site assembly and CPO project management. The team also has significant experience in advising CPO claimants, which allows an understanding from both sides.

With over 80 offices across the UK covering all asset classes, Savills has an unrivalled knowledge of commercial, residential and rural properties. This, along with a complete service offering, allows the Compulsory Purchase and Compensation team to manage the CPO from scheme conception through to negotiating compensation settlements.



CPO services

- Scheme management and strategy through bespoke project management and GIS databases
- Consultation with planners, developers, key stakeholders, engineers and other professional advisors
- Land referencing
- Risk/cost estimates including valuation of land, property and rights including Section 10 and Part 1 claims
- Options analysis Scheme justification and supporting documentation
- Stakeholder consultation/engagement and public relations
- Advice on potential Blight issues
- CPO procedure and acquisition strategy, including advance purchase options
- Planning applications
- Service of notices
- Expert Witness representation at Public Inquires and Tribunal Hearings
- Advice on s.17 Certificates of Appropriate Alternative Development (CAADs)
- Negotiation and settlement of compensation claims

Working in Partnership

Savills works in partnership with major developers and landowners, local authorities, public bodies, utility and infrastructure providers to facilitate site delivery to ensure the scheme can be completed on time and within budget.

The team's experience extends to working with specialist advisors such as engineers, solicitors and accountants to bring forward complex developments, including:

- Town centre redevelopment
- Urban regeneration schemes
- Housing estate renewals
- Sports venues
- Major infrastructure projects, including rail, highways, ports and airports, energy, waste and water projects
- Pipelines, powerlines, wayleaves and easements

Collaborative approach

Early pro-active stakeholder engagement and dialog with potential claimants can avoid the need for a formal CPO or Public Inquiry. Bringing people together, rather than an adversarial approach, can allow development to proceed to the benefit of all concerned. We believe in early and constant communication with all affected

Related Services

- Planning and regeneration
- Acquisition, leasing and disposal
- Valuations
- Asset management
- Portfolio management
- Research and benchmarking
- Strategic projects
- Cost consultancy
- Investment advice
- Estate strategy
- Certificates of appropriate alternative development
- Development services

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Case Studies



Scheme: Highbury Square

Client: Arsenal Football Club

Summary: One of the most ambitious regeneration schemes in London: over 20ha of urban land, over 3000 homes plus commercial and community space

- Advised on use of CPO powers
- Scheme development
- Land assembly
- Stakeholder negotiation
- Partnership working



Scheme: The Curve

Client: Slough Borough Council

Summary: Slough Borough Council's new community complex development is at the heart the wider plan to regenerate the town centre.

- CPO strategy and procedural matters
- Land assembly advice
- Claim negotiations



Scheme: Wastewater treatment works, Brighton and Hove

Client: Southern Water Summary.

Summary: Savills provided planning and compulsory purchase consultancy services in connection with new wastewater treatment works and regional sludge recycling centre.

- To serve the Brighton and Hove catchment
- A population equivalent of over 330,000 people

Your Team



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