



Office of the
Deputy Prime Minister

Creating sustainable communities

Compulsory Purchase and Compensation

Reducing the Adverse Effects of Public Development
Mitigation Works



5



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Office of the Deputy Prime Minister: London



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Foreword

This is booklet 5 in a series of five which explain, in simple terms, how the compulsory purchase system works. The other booklets are:

- Booklet 1** Compulsory Purchase Procedure
- Booklet 2** Compensation to Business Owners and Occupiers
- Booklet 3** Compensation to Agricultural Owners and Occupiers
- Booklet 4** Compensation to Residential Owners and Occupiers

This booklet tells you about situations in which you may be able to receive help in the form of physical actions to reduce the impact on your property of nuisances (such as noise) caused by public works. These provisions can apply irrespective of whether or not the works have been undertaken on land which had to be purchased compulsorily. Nevertheless, they are closely related to the compulsory purchase compensation arrangements and so you should first read Booklet 1 and then those others of the Booklets listed above which relate to your own situation as an owner or occupier. This is important whether or not any land is being bought from you for the scheme, either compulsorily or by agreement, as these booklets also tell you about **financial compensation** for which you may be eligible if the scheme has had an adverse effect on the value of your land.

Legislation in England and Wales gives many authorised bodies (referred to in this booklet as “acquiring authorities”) the power to acquire land compulsorily where the landowner or occupier is not willing to sell by agreement. The rights to compensation and methods and procedures for assessing the correct amount are derived from what is commonly referred to as the “Compensation Code”. This is made up of Acts of Parliament, case law and established practice. The principal Acts are the Land Compensation Acts of 1961 and 1973 and the Compulsory Purchase Act 1965.

Whilst compensation may be paid for any reduction in the value of your property, if the requirements of the Compensation Code are fulfilled, this will not remove any ongoing discomfort and inconvenience caused by the development. For example, if a new motorway is constructed, there may be continuing disruption to the occupiers of adjacent land from noise, fumes and vibration. Steps can be taken to reduce the effects of any such disruption. These are referred to as mitigation measures.

The types of help which may be available if you fulfil the qualifying requirements include:

- sound-proofing affected buildings;
- acquiring additional land which has become virtually unusable as a result of the works;
- carrying out additional works such as landscaping or noise barriers;
- paying expenses for temporary relocation during construction works.

The law relating to mitigation measures is complex. Of necessity, the information set out in this series of booklets is a simplification and cannot cover every circumstance that may arise. This booklet is not intended to be a complete guide to the law and carries no legal force.



Nor should this guidance be regarded as a substitute for professional advice. If your property is, or seems likely to be, affected in any of the ways described in this booklet, you are recommended to seek advice from a professionally qualified person such as a surveyor or solicitor, who can advise you on the rights that you may have and act on your behalf if appropriate.

The Royal Institution of Chartered Surveyors operates a Compulsory Purchase Helpline which can be contacted on 0870 3331600. This helpline puts you in touch with experienced chartered surveyors in your local area who will provide up to 30 minutes of free advice.

1. Introduction

- 1.1 The guidance contained in this booklet explains the duties and powers of acquiring authorities to undertake mitigation works to reduce the impact of their development scheme on neighbouring properties.

How to Use This Booklet

- 1.2 You should read the whole booklet. Most of the powers available to acquiring authorities are discretionary, which means that the authority cannot be compelled to act. However, in certain circumstances, most commonly in association with new highway schemes, the acquiring authority can be compelled either to undertake works or make grants for them.

Terms Used in Compulsory Purchase

- 1.3 This series of booklets is aimed at lay people and wherever possible the use of jargon and technical language has been avoided. However, there are a number of important terms which have a specific meaning in compulsory purchase matters. The use of these terms could not be avoided.
- 1.4 It is important to understand these words and expressions and an explanation is in Appendix 1 of this booklet.

Useful Contacts

- 1.5 There are a number of bodies and organisations who may be able to offer advice if you are affected by an adjacent development scheme. A list of useful contact names, addresses and telephone numbers is set out in Appendix 2 of this booklet.



2. Sound-Proofing Of Buildings Affected By Highway Works

Object of the Scheme

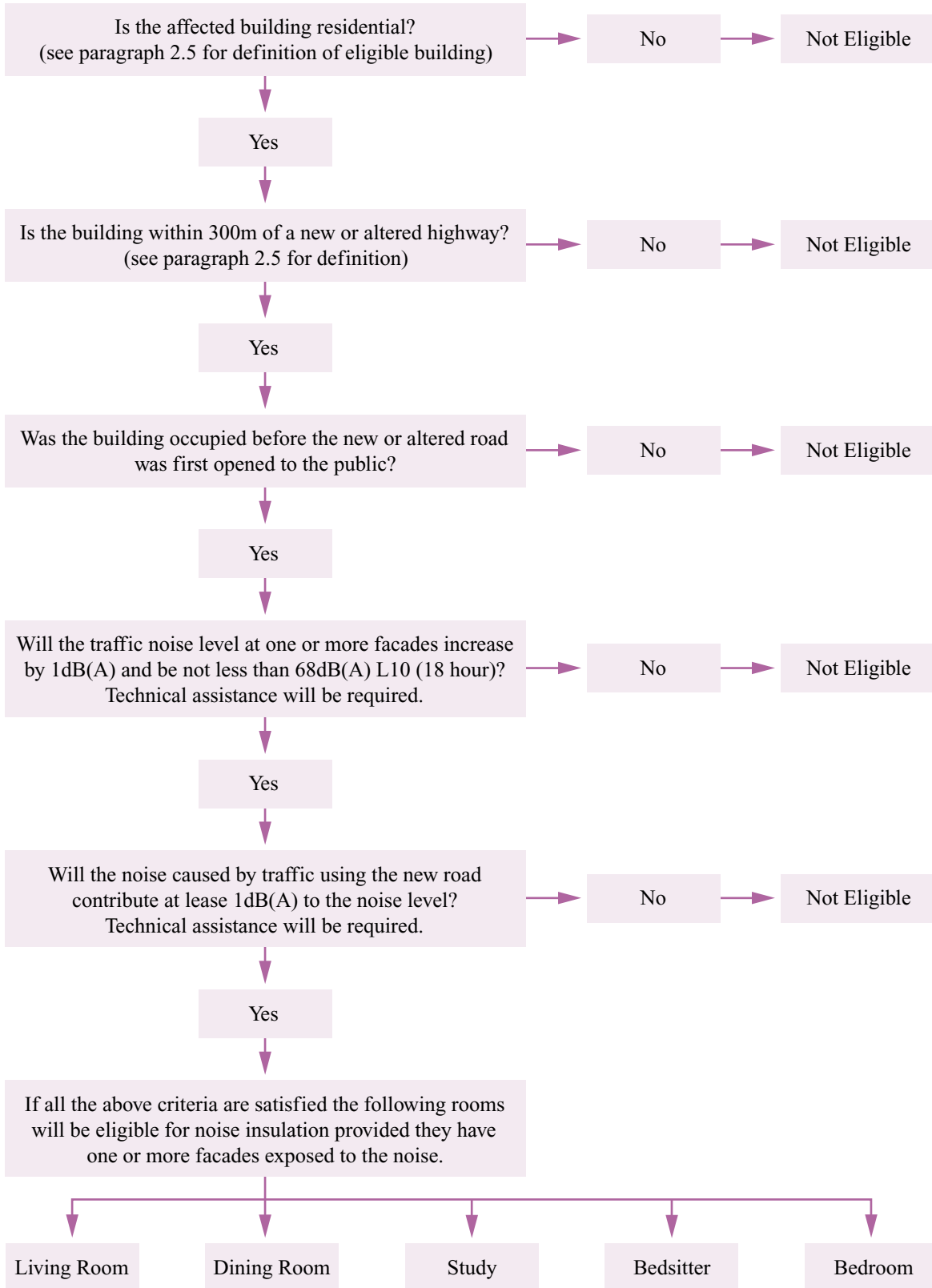
- 2.1 Residents who are subject to additional traffic noise at or above a specified level can benefit from insulation in the form of secondary glazing, supplementary ventilation and, where appropriate, venetian blinds and double or insulated doors if the noise arises directly from the use of a new road or one where an additional carriageway has been constructed. Insulation may also be installed to reduce increased noise from construction.

When do the Regulations Apply?

- 2.2 The diagram below summarises the situations in which you might qualify for assistance and the type of assistance available. Greater detail is provided in the accompanying text.

Diagram 1

AM I ENTITLED TO MITIGATION WORKS?





Type of Development

- 2.3 A Highway Authority has an absolute duty to provide, or make grants for, insulation where a new road is first opened to public traffic or where a new carriageway added to an existing road is opened to the public.
- 2.4 In addition, the Highway Authority may, but is not obliged to, provide insulation (or make grants) where increased noise is caused by:
- traffic using roads after their carriageways have been altered in some way other than by resurfacing;
 - the works involved in constructing a new highway or an additional carriageway, or in altering a highway, if those works will seriously affect a dwelling in close proximity to the works for a substantial period of time.

Which Buildings Are Eligible?

- 2.5 **The regulations only apply to residential property.** Eligible buildings are dwellings and other residential properties and parts of properties such as houses, flats, old peoples homes, nursing homes and residential accommodation in educational establishments. The dwelling must be within 300 metres of the new or altered road and must have been occupied before the road was first open to public traffic following completion of the works giving rise to the claim. Alterations or additions to dwellings will only be eligible if they were occupied before the opening of the new or altered road.
- 2.6 **A dwelling is ineligible if its compulsory purchase has been confirmed or it is in a slum clearance area.**

Which Rooms Are Eligible?

- 2.7 Within an eligible building only certain rooms are eligible for noise insulation works. In order to qualify, a room must be a living room or a bedroom which has one or more facades with windows or doors exposed to noise at or above the specified level (see paragraphs 2.10 to 2.11 below). “Living room” includes a dining room, a study or a bedsitter.
- 2.8 An important health and safety issue arises where secondary glazing is added to a room. The addition of secondary glazing will restrict the passage of air, and so special precautions to ensure a supply of fresh air are necessary. For reasons of safety, a room in which a flueless combustion appliance (such as an oil heater or a gas cooker) is installed will not be eligible for insulation, unless it contains a non-qualifying window, capable of being opened, which will be left un-insulated.
- 2.9 **Rooms which have already been insulated as a result of increased noise arising from the opening of an aerodrome (see Section 4) will not be eligible for additional treatment under the regulations for a highway scheme.**

The Specified Noise Level

- 2.10 The Highway Authority will be required to undertake sound proofing works to your dwelling if, within 15 years from the opening of the new or altered road:
- the traffic noise level at one or more facades will increase by at least 1dB(A) and will be not less than the specified level of 68dB(A)L10(18 hour); and
 - noise caused or expected to be caused by traffic using the new or altered road section will contribute at least 1dB(A) to the noise level.
- 2.11 It is impossible to describe in general terms how you might judge whether your dwelling could be eligible. **However, if you are at all concerned about noise levels, you should discuss the matter with your professional adviser or the authority, who also have a discretionary power to insulate adjoining dwellings which fall below the mandatory noise levels.**

Guide to Procedure for Application for Insulation Work

- 2.12 Where a road is being constructed or altered and the duty to carry out insulation work or make a grant arises, the Highway Authority must prepare a map, or list, of every eligible building and make it available for public inspection within six months of the opening to traffic of the new or altered road.
- 2.13 The authority must then write to the occupier (or in certain circumstances the landlord) of every eligible building making an offer to carry out insulation work or make a grant available. The amount of the grant will be equal to the actual costs of carrying out the insulation works to a certain specification.
- 2.14 **If you receive such a letter, you have six months in which to accept the offer. Paragraphs 2.19 and 2.20 tell you about your right to appeal if you do not receive an offer but think that you should have done.**
- 2.15 Where the dwelling is subject to a tenancy, the offer will only be made to one party (usually the tenant) who must notify the other (in such a case, the landlord) of the offer. If, after three months, the party receiving the offer has not accepted it, the other party may accept it. But only one party may accept the offer.
- 2.16 **If the offer has not been accepted within six months of the formal offer being made, it may be accepted during the first 12 months after the new or altered road has been opened to public traffic (if this period is later).**
- 2.17 You will be required to accept the offer on the form provided. You might accept:
- the offer to carry out insulation work in one, some or all of the rooms listed; or
 - the offer of a grant for one, some or all of the rooms listed; or
 - the offer to carry out work in some rooms and the offer of a grant in respect of others.



- 2.18 Although a tenant or licensee who alters the building without the consent of the landlord or licensor may be in breach of the tenancy agreement or licence, the fact that the acceptance of the offer by either party to the tenancy gives the authority the power to carry out the work means that the work can lawfully be carried out notwithstanding the withholding of any landlords consent which would otherwise be required by the terms of the tenancy.

Action if No Offer Received

- 2.19 If you have received no offer within six months from the date when the new road or carriageway was first opened to public traffic you may write to the Highway Authority setting out the facts and asking them to make an offer for insulation or a grant. **The application must be made within 12 months from the date when the new or altered road was first opened to public traffic. Alternatively, you may appeal within six months from the date on which the map or list drawn up by the Highway Authority was deposited for public inspection (see paragraph 2.12).**
- 2.20 On receiving your application the authority is obliged to review their noise calculations and they will make you an offer if they consider it appropriate. If they still consider that the property does not qualify they will refuse the application and provide a written statement of their reasons for doing so.

Arrangements for Carrying Out and Inspecting the Work

- 2.21 The authority's contractor or employee will contact whoever accepted the offer to make arrangements for undertaking the work. The authority will then wish to be satisfied that the insulation works perform to specification and will arrange to inspect the work. **Once the offer has been accepted, you must give access to carry out and inspect the work.**

Guide to Procedure for Application for a Grant

- 2.22 You may accept an offer of a grant in order to undertake the insulation work yourself rather than having it done by the Highway Authority.

Amount of Grant

- 2.23 The allowable grant is the actual cost of the work after taking into account the full value of all incentives and discounts provided by builders, contractors or suppliers, or the reasonable cost, whichever is the less. **You may ask the authority for the current figures for reasonable costs if you have not already been told. You are strongly recommended to do this before instructing a contractor.**
- 2.24 The grant will be limited to costs related to the area of secondary glazing and doors to be provided, including the costs of all associated works such as lining of reveals (the space between inner and outer windows), and the making good of existing decorations, the provision of ventilator systems and permanent vents including insulation where appropriate, and the area of venetian blinds where appropriate.

2.25 **It is important to check this with the contractor before appointing him as any costs incurred in excess of this limit will be your responsibility.**

Acceptance of Offer of Grant

2.26 You accept the grant by completing the acceptance forms attached to the offer. At the same time, you should submit itemised estimates setting out:

- The dimensions of each window and external door eligible for treatment in each room in metres to two decimal places (i.e. to the nearest centimetre).
- The number of rooms to be provided with ventilator systems and permanent vents including supply ducts and cowls or grilles. The ventilator system and permanent vent should be on the approved lists which will be provided by the authority. If flued combustion appliances are present in the room their output rating in kilowatts should be provided.
- The total area of venetian blind in square metres to three decimal places (i.e. to the nearest ten square centimetres).
- The total estimated cost.
- The name and address of the contractor.

Your contractor will be able to explain and provide you with the technical data required. It is also important that he is aware that the installation must conform to the specifications set out in Schedule 1 to the Noise Insulation Regulations 1975.

2.27 The authority will acknowledge receipt of the application and will confirm the amount of grant payable.

2.28 **You must complete the work to the relevant specification within 12 months from the date on which you accepted the offer of a grant.**

2.29 **You will be responsible for entering into any private arrangements for paying the contractor and the authority will reimburse you.** Alternatively, you can ask the authority to make payments direct to the contractor.

2.30 **If you are seeking to undertake the work yourself you will not be able to claim grant towards the cost of your own labour.**

2.31 **On completion of the work, your applications for payment of the grant must be accompanied by supporting details.** The authority will then inspect the work and, so long as it conforms to the specification, will make a payment up to the allowable cost limit.



Specifications for Insulation Work

2.32 The works undertaken must conform to a standard package of specifications in respect of:

- Secondary glazing and double doors.
- Supplementary ventilation.
- Venetian blinds

2.33 **If your contractor is unsure about these detailed requirements, or if you are intending to undertake the work yourself, you should seek guidance from the authority offering the grant or discuss the matter with your professional adviser.**

General

2.34 Although dwellings of unconventional construction (for example, lightweight prefabricated houses) are eligible for the specified insulation works, there may be technical difficulties about insulating such buildings due to their design. It may be possible to achieve the same degree of noise reduction but the insulation may cost more. If you own or reside in such a dwelling and you wish to have the work carried out under a private arrangement you should first contact the Highway Authority for their advice.

2.35 Similarly, there may be individual rooms within a dwelling (such as rooms built into the roof space) which do not have standard brick walls and will not be suitable for the form of insulation specified in the regulations. In these circumstances the authority will only insulate, or pay grant for, work to the appropriate windows to the specifications. They will not carry out additional works such as insulating the roof structure or pay grant towards such extra work.

Building Defects

2.36 The authority is not obliged to carry out work, or make a grant in respect of work, which may be required to remedy a defect in a building before the insulation is installed. If, for example, rotting window sills hinder the installation of secondary glazing, the authority may well expect that defect to be remedied before providing the insulation they have offered.

Maintenance

2.37 **Once building works have been undertaken by the Highway Authority, or at their expense, it then becomes your responsibility to maintain and repair the works as necessary.**

Work Already Installed

- 2.38 If you have already installed insulation before a formal offer has been made by the authority, they can still offer you a grant for the works. If the works already undertaken are not up to the required standard, or are incomplete, the authority can either offer you a grant for the further work required or can arrange for the work to be undertaken for you. **You will need to submit an application for payment for work already undertaken, and that needs to be itemised and set out in the same way as the application for a grant for works which have not yet been undertaken.**

Use of the Insulation Works

- 2.39 To be effective, noise insulation requires doors and windows to be kept shut and this will restrict natural ventilation. Fresh air is needed in buildings to reduce odour and toxic gas hazards, to help in preventing condensation and, on sunny days, to stop discomfort from too much heat. This means that there are a number of important factors about which you will need to be aware if your noise insulation is to be both effective and safe. **You should therefore ask the authority or your contractor for comprehensive guidance on the proper use of the facilities installed.**

3. Moveable Homes

- 3.1 Moveable homes do not qualify for noise insulation works or a grant to undertake works. However, legislation was introduced in November 2000 which enables the Highway Authority to pay owners and occupiers of moveable homes a “noise payment” of up to £1,650, in certain circumstances. This legislation only applies in England. It has been back-dated to apply to schemes opened from 25 September 1990. **However, as this grant is payable at the discretion of the Highway Authority, if you live in a moveable home within 300 metres of a new or altered road and feel that you have been seriously affected by increased noise levels as a result, you should first discuss the matter with the authority.**

4. Buildings Affected By the Use of Aerodromes

- 4.1 The manager of a designated aerodrome is required to make grants towards the cost of insulating dwellings against noise and vibrations attributable to the use of the aerodrome.
- 4.2 The general principles are similar to those described in this Booklet in relation to new and altered highways.



5. Buildings Affected by the Use of Railways

- 5.1 On 1 March 1996 the “Noise Insulation (Railways and Other Guided Transport Systems) Regulations 1996” came into force. These regulations brought arrangements for new railways into line with those for new roads. The aim of the regulations is to ensure equity of treatment between people who live near railway lines and people who live near roads. The provisions in the railway noise insulation regulations are similar to those in the regulations for roads.
- 5.2 Railway noise is different from road noise in that it is usually characterised by short bursts of noise followed by relatively longer periods of quiet, whereas road noise tends to be more uniform. Because of this difference, the noise insulation trigger levels in the railway regulations are measured on a different scale from those in the noise insulation regulations for roads. There are two trigger levels, one for daytime and a lower one for night-time.
- 5.3 Matching the practice for roads, the regulations create a duty to offer insulation when noise from new railway lines (and additional tracks built alongside existing lines) exceeds the specified levels. They also confer discretionary powers to offer insulation in the case of certain alterations to existing railway lines, and for construction noise, subject to certain conditions.
- 5.4 The regulations include a schedule specifying the insulation work which should be carried out: they are accompanied by “Calculation of Railway Noise 1995”, a technical memorandum published by HMSO, which sets out the methods for noise assessment and prediction.

6. Other Discretionary Actions Available to Acquiring Authorities

- 6.1 In addition to the mandatory and discretionary actions available to Highway Authorities and the managers of designated aerodromes to deal with problems of noise, as described in the preceding sections of this Booklet, there are other actions which acquiring authorities can take, if they consider it appropriate, in order to reduce the degree of nuisance caused to neighbouring owners and occupiers by their development schemes. These provisions are additional to the financial compensation which may be available if there has been a reduction in the value of your land, and which is described in section 3 of Booklets 2, 3 and 4.

Powers to Acquire Additional Land

- 6.2 Although they are not obliged to, an acquiring authority may purchase land which is not directly required for the scheme of development, but is affected by it to such an extent that compensation will not adequately mitigate the claim of hardship. If necessary, the authority may use the land for landscaping or carrying out screening or sound-proofing works.

Highway Schemes

- 6.3 In the case of highway schemes, the powers available to a Highway Authority responsible for constructing the new or altered road can be summarised as follows:
- To acquire land, either by agreement or through the exercise of their compulsory purchase powers, to reduce the adverse effect of the road on its surroundings.
 - To acquire by agreement, land which is, or will be, seriously affected either by the carrying out of works for the construction or improvement of a highway or by the subsequent use of that new or altered road. This power may only be exercised if the landowner would qualify to serve a blight notice. This is explained fully in the section on Blight in Booklet 1.
 - Where a Highway Authority proposes to carry out works on blighted land, it may acquire additional land by agreement, if the enjoyment of that additional land will be seriously affected by the carrying out of works or the use of the highway. There is an explanation of “blighted land” in the section on Blight in Booklet 1.
- 6.4 **Some of these powers have time-limits, which your professional adviser will be able to tell you about.**
- 6.5 If a Highway Authority acquires land under these discretionary powers, the compensation payable is calculated in the same way as if the land was being acquired for the main scheme of development. This is described in Booklets 2, 3 and 4. However, a home-loss payment (see Booklet 4) is only payable where land is acquired to reduce the adverse effect of the road on its surroundings.

Acquisition of Land In Connection With Public Works (Other Than Highways)

- 6.6 There are similar powers available to acquiring authorities undertaking public works other than highway schemes, but none of the powers to acquire are compulsory. **Therefore, the landowner cannot be compelled to sell any land other than that which is required for the main scheme of development.**
- 6.7 The basis and assessment of compensation is the same as that set out in paragraph 6.5.

Execution of Works

- 6.8 Acquiring authorities are empowered to carry out, on land owned by them, works which will mitigate the adverse effects which the construction, improvement, alteration or use of any public works will have on the surrounding land.
- 6.9 Examples of the type of works which may be undertaken are landscaping, building noise barriers, planting of trees, shrubs or plants and the laying of grassland.



- 6.10 When assessing the amounts of compensation payable to affected landowners from whom no land or only a part of their land has been taken (which is described in more detail in Booklets 2, 3 and 4), any offsetting benefit resulting from the mitigation work is taken into account.

Expenses of Temporary Relocation

- 6.11 If you live adjacent to a site where public works are under construction which are causing such significant disruption and discomfort as to make the continued occupation of your dwelling not reasonably practicable, the responsible authority may pay your reasonable expenses incurred in providing suitable alternative temporary residential accommodation for yourself and the other members of your household until the construction works have been completed.
- 6.12 **If you are considering this course of action you should apply to the authority before committing to a move to alternative accommodation, as the authority is not allowed to make a payment unless it reaches agreement with you before any expenses have been incurred.**
- 6.13 If the application is successful, the amount of the payment will be the difference between the reasonable expenses incurred by moving temporarily and what you would have spent if you had stayed in your own home. It is important to note that whilst the acquiring authority has the power to make such payment, it is not obliged to do so.

Permanent Relocation

- 6.14 **If you think that your dwelling is, or will be, seriously affected by either a proposed or an actual development, and you wish to have it purchased, you should contact the acquiring authority as soon as possible to seek advice on the timing of any such request for purchase.** You should also note that, although acquiring authorities are empowered to purchase residential properties in certain circumstances, they are not obliged to do so.
- 6.15 In order to qualify, you must be a resident owner-occupier of the property. This means a freeholder or leaseholder whose lease has more than three years to run and you have been living in the house for at least six months. **You must also be able to demonstrate that your property is so affected by the development that compensation cannot adequately mitigate the hardship caused to you. Your professional adviser will be able to explain further to you what this might involve.**
- 6.16 If their development scheme is being constructed adjacent to your dwelling, an acquiring authority may be prepared to acquire your property if they consider that prolonged construction nuisance is exceptionally bad. **The contract for a discretionary purchase by the authority on the grounds of construction nuisance must be signed before the development comes into use, for example before a new road is open to public traffic.** However, the authority are unlikely to agree to buy until the full effects of the construction work can be gauged.

- 6.17 There is a similar discretionary power available to acquiring authorities to buy residential properties where they agree that the disturbance caused by the use of a new development, once it has been completed and is in operation, results in serious disruption to the occupation of the property. **In England, the contract for a purchase on the grounds of nuisance from new or altered public development must be signed within one year after the development comes into use. In Wales, the National Assembly regard their written agreement to purchase as being equivalent to a contract for that purpose.**
- 6.18 There may be circumstances where the prospect of a new road or other public development in an area may create difficulties in selling the property. If this happens, the authority may be prepared to purchase the property if they agree that the enjoyment of the home will be seriously affected by the road or other development once it has come into use, and you can show that the difficulty you are encountering in selling the property is causing you financial hardship.
- 6.19 **An application to the authority can be made from the time at which it would have been possible to serve a blight notice if the property had been needed to make way for the development itself.** The timing and procedure for serving blight notices is explained in detail in Booklet 1.
- 6.20 If the authority does agree to acquire the property, they will not be obliged to make a home-loss payment (explained in Booklet 4) as the property is not actually required for their scheme of development and there is no obligation for you to move.



Appendix 1 – Terms Used In Compulsory Purchase

Set out below is a list of terms and definitions commonly referred to when dealing with compulsory purchase matters.

Compensation Code

A collective term for the principles, derived from Acts of Parliament and case law, relating to compensation for compulsory acquisition.

Entry

See “Taking of Entry”.

General Vesting Declaration (GVD)

A legal procedure used in connection with compulsory purchase whereby an acquiring authority, having obtained a CPO, is able to obtain possession and ownership of the land. This is a procedure for the speedy acquisition of land and normal conveyancing practice does not have to be adopted.

Goodwill

The price which a purchaser of a business is prepared to pay, above the value of the premises and stock, for the probability that customers will continue to resort to the old place of business, or continue to deal with the firm of the same name: it is the benefit or advantage which a business has in its connection with its customers.

Investment Property

Generally, any property purchased with the primary intention of retaining it and enjoying the total return, i.e. income and/or capital growth, over the life of the interest acquired.

Land

Land includes buildings and structures. Existing interests and rights in land, such as freehold or leasehold together with any existing rights can be compulsorily acquired either as a whole or in part.

Lands Tribunal

A tribunal for England and Wales set up under the Lands Tribunal Act 1949 and proceeding in accordance with rules made by the Lord Chancellor. Its jurisdiction, amongst others, includes adjudication on disputed compensation for the compulsory acquisition of land. The tribunal comprises the President (who must be a barrister or have held judicial office) and members who are all either legally qualified or experienced in valuation.

Marriage Value

Latent value which is or would be released by the merger of two or more interests in land. For example, two adjoining parcels may be worth more as one property than the aggregate of their separate values. Similarly, two interests in the same property (such as the freehold and the leasehold) may have a greater value when merged than the sum of their individual values.

Mitigation of Loss

The duty of a claimant seeking compensation to take any reasonable steps open to him to reduce or avoid loss. For example, a claimant could mitigate loss by seeking a number of quotes from reputable contractors and instructing the cheapest.

New Rights

Compulsory purchase can be used by most acquiring authorities to create and acquire new rights over land. An example would be the creation of a right of way or a right of support.

Noise Payment

A noise payment is available to moveable homes within 300 metres of a new or altered road who have been seriously affected by increased noise levels as a result. It is payable at the discretion of the Highway Authority.

Notice of Entry

A notice served on the owner and occupier(s) of a property by an authority possessing compulsory purchase powers requiring possession to be given by a date prescribed in the notice. A minimum of 14 days notice must be given.

Notice to Treat

A notice served on owners, lessees and mortgagees by an authority with compulsory purchase powers to acquire land. The notice gives particulars of the property to be acquired, demands details of the recipients interest in the land and his claim for compensation and states that the authority are willing to treat for the purchase of the land.

Public Development

A new or altered highway, aerodrome or other public works.

Ransom Value

The ability to obtain a high price for a small area which is key to the site being developed. For example, where your land could unlock the development potential of an adjoining site by providing the only possible access to it.



Relevant Date

In the context of a Public Inquiry it is the date of the letter which the Confirming Minister sends to the acquiring authority and the objectors confirming that an Inquiry is to be held. This date is used to establish timetables for the Inquiry procedure.

Statement of Case

A statement prepared by the acquiring authority which sets out full particulars of the case to be put forward at the inquiry and justifies the reasons for making the CPO.

Statement of Reasons

Sets out the authority's reasons for seeking to acquire the land, and will accompany the CPO.

Taking of Entry

This is the act of an acquiring authority physically entering and taking possession of a property following service of Notice to Treat and Notice of Entry.

Appendix 2 – Useful Contacts

Set out below is a list of contact details of bodies and organisations who may be able to offer their advice if you are affected by compulsory purchase.

British Property Federation (BPF)

7th Floor
1 Warwick Row
London SW1E 5ER
Tel: 020 7828 0111
Web Site: www.bpf.org.uk
E-mail: info@bpf.org.uk

Community Legal Service (CLS)

Tel 0845 345 4345
Web Site: www.clsdirect.org.uk

Council for the Preservation of Rural England (CPRE)

128 Southwark Street
London SE1 0SW
Web Site: www.cpre.org.uk
E-mail: info@cpre.org.uk

Country Land and Business Association (CLA)

16 Belgrave Square
London SW1X 8PQ
Tel: 020 7235 0511
Web Site: www.cla.org.uk
E-mail: mail@cla.org.uk

Office of the Deputy Prime Minister (ODPM)

Eland House
Bressenden Place
London SW1E 5DU
Tel: 020 7944 3000
Web Site: www.odpm.gsi.gov.uk
E-mail: cpocrown@odpm.gsi.gov.uk

Law Society

113 Chancery Lane
London WC2A 1PL
Law Society Information Services: 0870 606 6575
Web Site: www.lawsociety.org.uk



National Assembly for Wales

Cathays Park
Cardiff CF10 3NQ
Tel: 029 20 825111
Web Site: www.wales.gov.uk

National Association of Citizens Advice Bureaux (NACAB)

You should check your local telephone directory or call directory enquiries to find out details of your local branch office. Details of local offices can be obtained from the web site below.

Web Site: www.nacab.org.uk
E-mail: adviceguide@nacab.org.uk

National Farmers Union (NFU)

Agriculture House
164 Shaftesbury Avenue
London WC2H 8HL
Tel: 020 7331 7200
Web Site: www.nfu.org.uk
E-mail: NFU@nfu.org.uk

Royal Institution of Chartered Surveyors (RICS)

RICS Contact Centre
Surveyor Court
Westwood Way
Coventry CV4 8JE
Compulsory Purchase Helpline: 0870 333 1600
Web Site: www.rics.org
E-mail: contactrics@rics.org

Royal Town Planning Institute (RTPI)

41 Botolph Lane
London EC3R 8DL
Tel: 020 7929 9494
Web Site: www.rtpi.org.uk

Town and Country Planning Association (TCPA)

17 Carlton House Terrace
London SW1Y 5AS
Tel: 020 7930 8903
Web Site: www.tpcpa.org.uk
E-mail: tpca@tpca.org.uk

Valuation Office Agency (VOA)

Head Office

New Court

Carey Street

London WC2A 2JE

Tel: 020 7506 1700

Web Site: www.voa.gov.uk

E-mail: customerservices@voa.gsi.gov.uk



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