



Newsteer
REAL ESTATE ADVISERS

***Leading advisers in the field of
Compulsory Purchase & Compensation***



ABOUT
NEWSTEER

A COMPREHENSIVE
SERVICE

WHY
NEWSTEER?

WHERE
WE WORK

OUR
EXPERIENCE

MEET
THE TEAM

THE NEWSTEER
NEIGHBOURHOOD



ABOUT NEWSTEER

Newsteer is a multidisciplinary team of surveyors and planners, providing specialist advice across Development Consultancy, Regeneration & CPO, Town Planning, and Lease Advisory & Transactional Services.

We are one of a small number of firms that specialise in compulsory purchase. Our team of experts cover the full range of compulsory purchase and compensation issues – we advise our clients on all stages of the process and have a wealth of experience in negotiating compensation settlements where land is acquired under a Compulsory Purchase Order (CPO), Development Consent Order (DCO), Transport and Works Act Order (TWAO), or under primary legislation.

Our primary role is to ensure that you receive the maximum level of compensation to which you are entitled but our advice typically extends beyond this, covering issues such as temporary possession, impact mitigation agreements, objecting to CPOs, and assisting in relocation.

We utilise our experience of working both for and against acquiring authorities to give our clients well-rounded, high quality advice. All members of the CPO team are RICS Registered Valuers, and we are complemented by our planning, affordable housing, development consultancy, lease advisory and agency colleagues to ensure you receive comprehensive advice. Compulsory purchase is often complex, but our services ensure that you receive the best advice and support to ensure the maximum amount of compensation is achieved and the process runs as smoothly as possible.



**ABOUT
NEWSTEER**

**A COMPREHENSIVE
SERVICE**

**WHY
NEWSTEER?**

**WHERE
WE WORK**

**OUR
EXPERIENCE**

**MEET
THE TEAM**

**THE NEWSTEER
NEIGHBOURHOOD**



A COMPREHENSIVE SERVICE

Our role is to take the time and stress of managing the CPO process and the compensation claim away. We understand the breadth of complexities within compulsory purchase and advise clients on:

- The CPO process, its timescales, and how CPO proposals directly affect property.
- Compensation rights and what can be done to protect or enhance compensation eligibility.
- Objecting to a CPO/DCO through examining the strengths and weaknesses of an acquiring authority's case and making representations.
- Providing compensation estimates, property valuations, preparing claims and negotiating financial settlements both in advance of, and following, compulsory purchase.
- Securing agreements with the acquiring authority to mitigate impacts, secure early compensation payments, or provide greater control over the acquisition process.
- The Public Inquiry and Upper Tribunal processes, including giving expert evidence.



Brent Cross Regeneration



Woolwich Regeneration



ABOUT
NEWSTEER

A COMPREHENSIVE
SERVICE

WHY
NEWSTEER?

WHERE
WE WORK

OUR
EXPERIENCE

MEET
THE TEAM

THE NEWSTEER
NEIGHBOURHOOD



WHY NEWSTEER?

- **High Quality Service:** we have the knowledge and expertise to provide a best-in-class service and advise on all aspects of your claim and the CPO process.
- **Experience:** our team of five RICS Chartered Surveyors (and Registered Valuers) have over 30 years' experience advising claimants, we utilise an in-depth understanding of the CPO process and knowledge of all property types to provide bespoke advice.
- **Personal Approach:** we provide a personalised service in support of your claim, actively listening to your concerns and objectives to ensure an efficient and desired resolution.
- **Market Insight:** we advise both acquiring authorities and claimants, this allows a deeper understanding of the CPO process, current legislation and relevant case law to provide first class advice.
- **Mitigation:** our primary objective is to ensure that claimants are informed about the process, their rights, and the available options for mitigation of your loss. Our experience of working with acquiring authorities in the preparation of CPO claims allows us to provide this level of expertise. By being appointed early in the CPO process, we can ensure your compensation rights are maximised.
- **Dispute Resolution:** we have a strong track record of standing by our advice and taking cases to the Upper Tribunal to ensure honest compensation settlements are achieved.



ABOUT
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SERVICE

WHY
NEWSTEER?

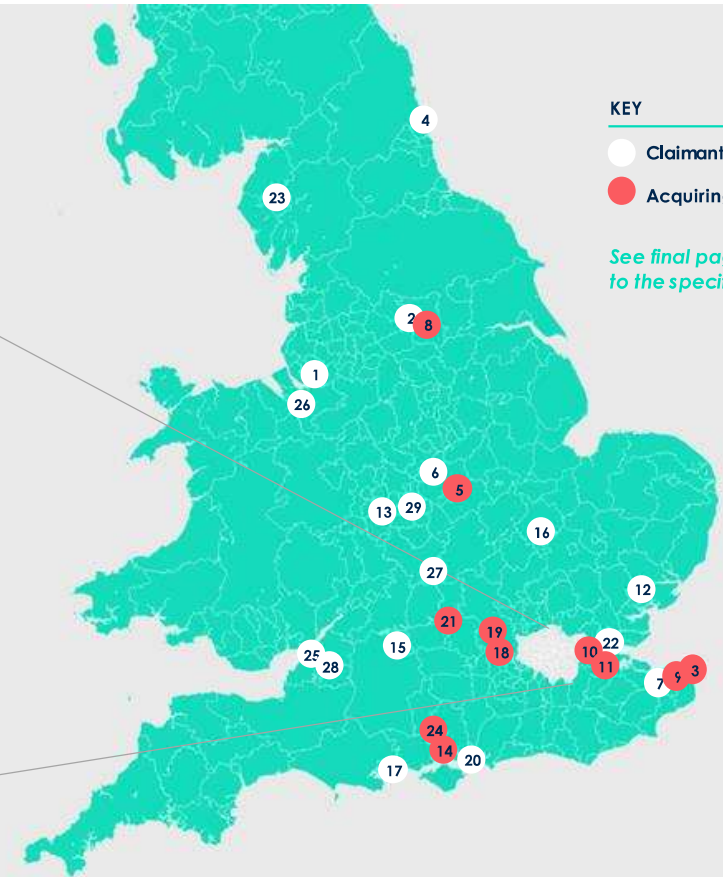
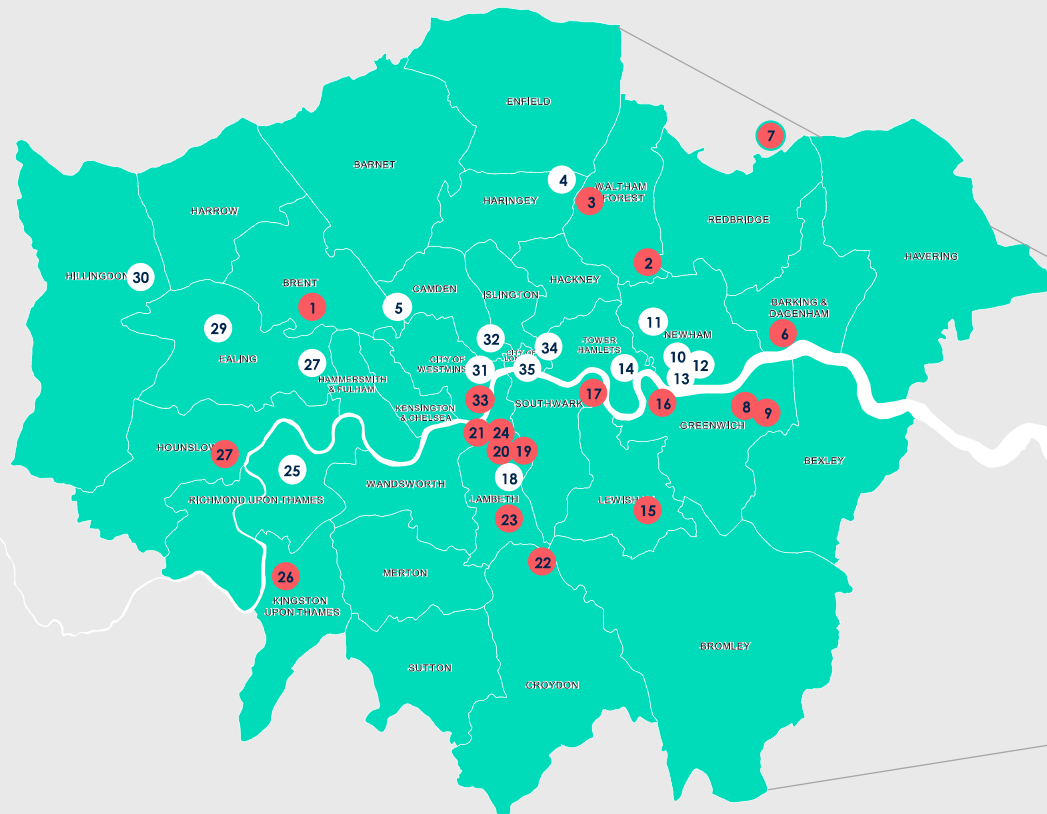
WHERE
WE WORK

OUR
EXPERIENCE

MEET
THE TEAM

THE NEWSTEER
NEIGHBOURHOOD

WHERE WE WORK



KEY

- Claimant
- Acquiring Authority

See final page for Appendix to the specific locations



ABOUT
NEWSTEER

A COMPREHENSIVE
SERVICE

WHY
NEWSTEER?

**WHERE
WE WORK**

OUR
EXPERIENCE

MEET
THE TEAM

THE NEWSTEER
NEIGHBOURHOOD



OUR EXPERIENCE

Click below to take a closer look

- 01 Commercial Investors
- 02 Commercial Occupiers
- 03 Residential
- 04 Development Land
- 05 Expert Evidence
- 06 Temporary Possession
- 07 Wayleaves & Easements
- 08 Rights to Light



Our offer is informed by our experience in advising on the full range of compulsory purchase and compensation issues. As detailed in the following pages, we have a wealth of experience in advising individuals, large corporations and small businesses on:

- **Negotiating** compensation claims relating to property value, relocation costs and business extinguishment.
- Dealing with **all property types** including residential, commercial (retail, industrial, offices) and development land.
- Dealing with **complex issues** such as Certificates of Appropriation, Alternative Development, Hope, Marriage and Ransom Value.
- **Securing agreements** with acquiring authorities in advance of a CPO to maximise control and certainty

An area in which we excel and have extensive experience is in providing expert evidence to Tribunals and public inquiries. Our capability in this area ensures that you have the necessary expertise through all stages of the CPO process.

We also specialise in technical areas such as wayleaves and easements, temporary possession, and negotiating compensation where there has been a rights to light injury following the use of the Council's statutory powers under s.203 Housing and Planning Act 2016.



ABOUT
NEWSTEER

A COMPREHENSIVE
SERVICE

WHY
NEWSTEER?

WHERE
WE WORK

OUR
EXPERIENCE

MEET
THE TEAM

THE NEWSTEER
NEIGHBOURHOOD



OUR EXPERIENCE

- 01 Commercial Investors
- 02 Commercial Occupiers
- 03 Residential
- 04 Development Land
- 05 Expert Evidence
- 06 Temporary Possession
- 07 Wayleaves & Easements
- 08 Rights to Light



Blackburn Road, West Hampstead
Hampstead Asset Management

Type: Regeneration
Camden & the 'O2 Centre Masterplan Site'

Advice
A valuable builders merchant held freehold by the business owners. The land has development potential and a scheme was prepared which would allow business to continue trading in a new development. Strategic advice provided in respect of opposing the proposed CPO and compensation advice.

Value: £10m+



Villiers House, Ealing
Ealing Limited

Type: Rail Infrastructure
Crossrail

Advice
Large retail and office building located at Ealing Broadway Station. Part of the property was acquired by Crossrail. Compensation and Valuation advice provided on the value of land acquired, new rights in respect of retained land negotiated, including the transfer back of property.

Value: £15m+



Rockware Avenue, Greenford
Schroders

CPO Type: Rail Infrastructure
High Speed Rail 2

Advice
Prime industrial development site located in west London. Newsteer has provided advice on development value of land, advised on loss of profits from not being able to let land pre-CPO, and negotiated claim with HS2.

Value: £10m+



ABOUT
NEWSTEER

A COMPREHENSIVE
SERVICE

WHY
NEWSTEER?

WHERE
WE WORK

OUR
EXPERIENCE

MEET
THE TEAM

THE NEWSTEER
NEIGHBOURHOOD

OUR EXPERIENCE

- 01 Commercial Investors
- 02 Commercial Occupiers
- 03 Residential
- 04 Development Land
- 05 Expert Evidence
- 06 Temporary Possession
- 07 Wayleaves & Easements
- 08 Rights to Light



Catalyst Trade Park, Widnes
Travis Perkins / CityPlumbing

Type: Highway Infrastructure
Halton Borough Council –The Mersey Gateway Bridge CPO

Advice
Retail trade point. Business successfully relocated and settlement negotiated following application to the Upper Tribunal (Lands Chamber)

Value: £100,000+



Liverpool Street, Railway Tavern
Greene King Brewing

Type: Rail Infrastructure
Crossrail

Advice
Busy public house located opposite Liverpool Street station. Following acquisition of small part of land holding, claim presented for the extensive trading disruption caused by Crossrail.

Value: £800,000+



Asda House, Leeds
ASDA

Type: Rail Infrastructure
High Speed 2

Advice
Corporate head office threatened by a new HS2 terminal in Leeds. Our advice covered early engagement with HS2 to manage potential impacts and develop mitigation strategies, valuation advice on compensation, and relocation advice.

Value: £40m+



OUR EXPERIENCE

- 01 Commercial Investors
- 02 Commercial Occupiers
- 03 Residential
- 04 Development Land
- 05 Expert Evidence
- 06 Temporary Possession
- 07 Wayleaves & Easements
- 08 Rights to Light



A12 Widening, Essex
Multiple Clients

Type: Highway
Highways England CPO

Advice

Compensation for acquisition and relocation were completed successfully and efficiently for claimants in multiple cases. As well as this, we successfully arranged access licenses for inspections, including access, route and timing restrictions in favour of the landowners.

Value: £100,000 - £1,500,000



Lower Thames Crossing
Multiple Client's

Type: Highway
Highways England CPO

Advice

We successfully compelled the promoter of the scheme, which had not yet been granted powers of compulsory acquisition, to purchase claimant's residential property's early, thus providing certainty to affected landowners and the ability to 'move on'.

Value: £750,000 - £1,750,000



A127 Fairglen Interchange
Multiple Client's

Type: Highway
Essex County Council CPO

Advice

Where a property was partially affected by the CPO, with a small amount of land taken and boundary modifications. We negotiated for mitigation measures, to both protect the remainder of the land, and mitigate against the physical effect of the scheme.

Value: £200,000 of avoided losses



ABOUT
NEWSTEER

A COMPREHENSIVE
SERVICE

WHY
NEWSTEER?

WHERE
WE WORK

OUR
EXPERIENCE

MEET
THE TEAM

THE NEWSTEER
NEIGHBOURHOOD



OUR EXPERIENCE

- 01 Commercial Investors
- 02 Commercial Occupiers
- 03 Residential
- 04 Development Land
- 05 Expert Evidence
- 06 Temporary Possession
- 07 Wayleaves & Easements
- 08 Rights to Light

JOHN LEWIS
& PARTNERS



96 Victoria Road, North Action
John Lewis Pension Fund

Type: Rail Infrastructure
High Speed 2

Advice

Major distribution warehouse with residential development potential. Assembled a team of experts including highways, planners and architects to establish development potential. Application for Certificate of Appropriate Alternative Development submitted. Claim negotiated based on a high-density residential scheme being delivered on land.

Value: £20m+

WALTON
HOMES



Land at Acresford Park, Handsacre
Walton Homes Ltd

Type: Rail Infrastructure
High Speed 2

Advice

Residential development land which had planning permission for 200 homes at date of acquisition. Advice included collating a compensation claim based on loss of development capacity and a claim for relocating infrastructure delivered as a consequence of HS2's acquisition.

Value: £200,000+

strata



Shimmer, Doncaster
LB Strata Homes

Type: Rail Infrastructure
High Speed 2

Advice

Structuring of a bespoke compensation agreement prior to CPO powers being used on a high-profile scheme with national media coverage. Agreement was reached and compensation paid on an agreement to purchase a specific number of partially completed plots and completed homes.

Value: £5,000,000



ABOUT
NEWSTEER

A COMPREHENSIVE
SERVICE

WHY
NEWSTEER?

WHERE
WE WORK

OUR
EXPERIENCE

MEET
THE TEAM

THE NEWSTEER
NEIGHBOURHOOD



OUR EXPERIENCE

- 01 Commercial Investors
- 02 Commercial Occupiers
- 03 Residential
- 04 Development Land
- 05 Expert Evidence
- 06 Temporary Possession
- 07 Wayleaves & Easements
- 08 Rights to Light



Five Oaks Lane LB Redbridge

Type: Residential Regeneration
LB Redbridge (Five Oaks Lane)
CPO

Advice

Expert valuation and compensation evidence to the Tribunal in respect of a multi-claimant reference relating to marriage / hope / development value. Worked with planning and legal teams to formulate compensation assessments. Advised on three separate Tribunal cases.

Value: £10m+

Dreamland, Margate Thanet District Council

Type: Regeneration
Thanet District Council (Land at Dreamland Margate)
CPO

Advice

Amusement park and listed cinema. Represented Council in two separate tribunal references with unique valuation and compensation elements relating to development potential of site. One reference proceeded to Tribunal and was won outright by Council; second claim settled during Tribunal hearing.

Value: £10m+

Brent Cross LB Barnet

Type: Regeneration
LB Barnet (Brent Cross Cricklewood CPOs)

Advice

Providing expert evidence at public inquiry relating to the promotion of the CPO. Numerous objectors to CPO, including Network Rail. Removed majority of objections and provided evidence in respect of negotiations and compliance with CPO Guidance. CPO confirmed in full.

Value: £80m+



ABOUT
NEWSTEER

A COMPREHENSIVE
SERVICE

WHY
NEWSTEER?

WHERE
WE WORK

OUR
EXPERIENCE

MEET
THE TEAM

THE NEWSTEER
NEIGHBOURHOOD



OUR EXPERIENCE

- 01 Commercial Investors
- 02 Commercial Occupiers
- 03 Residential
- 04 Development Land
- 05 Expert Evidence
- 06 Temporary Possession
- 07 Wayleaves & Easements
- 08 Rights to Light



Sainsburys Farlington
Sainsbury's Supermarkets

Type:
Utilities Infrastructure

Advice
Negotiating with Aquind on the cabling route proposed through the store's customer car park. Agreeing terms as to timing of works, exploring alternative routes, objecting and presenting evidence at the DCO hearing.

Value: £1m+



Asda Blyth
Asda

Type:
Rail Infrastructure

Advice
Providing advice to Asda on the temporary possession of their store access road in order to create a pedestrian access to a new station. Newsteer negotiated access and timings that enabled the store to maintain access for customers and deliveries. Compensation was agreed for the temporary loss of car park land being used as a yard.

Value: £50,000



Sainsbury's Whitechapel
Sainsbury's Supermarkets

Type:
Rail Infrastructure

Advice
Following pre-acquisition negotiations with Crossrail, agreement reached for the construction of a temporary multi-storey car park during a 10-year temporary possession period. Loss of profits claim relating to impact on store and loss of petrol filling station presented as well as costs of maintenance.

Value: £20m+



ABOUT
NEWSTEER

A COMPREHENSIVE
SERVICE

WHY
NEWSTEER?

WHERE
WE WORK

OUR
EXPERIENCE

MEET
THE TEAM

THE NEWSTEER
NEIGHBOURHOOD



OUR EXPERIENCE

- 01 Commercial Investors
- 02 Commercial Occupiers
- 03 Residential
- 04 Development Land
- 05 Expert Evidence
- 06 Temporary Possession
- 07 Wayleaves & Easements
- 08 Rights to Light



Telephone Exchange, Keswick
Telereal Trillium

Type:
Telecommunications

Advice
Negotiations took place around compensation for a gas main wayleave across a site in Keswick, Cumbria. Compensation negotiations were based on a hypothetical development scheme based on planning and local market research.

Value: circa £400,000



Berwick Lodge Hotel, Bristol

Type:
Electricity cables

Advice
A boutique hotel business in the south west, requiring negotiation of an easement payment and license terms for a private firm requiring access across land. The proposal came from a private firm, and the key part of negotiation was ensuring the license protected the client in terms of the beneficiary's access across their land

Value: £15,000



Lea Valley Extra, Meridian Water
Tesco

Type:
Highways & Energy Infrastructure

Advice
Valuation impact analysis and negotiations with Enfield's local energy company for an easement to allow a heat source pipe to reside across their leased land. Advice ensured clients interest was protected with aspirations for long term redevelopment plans

Value: n/a



ABOUT
NEWSTEER

A COMPREHENSIVE
SERVICE

WHY
NEWSTEER?

WHERE
WE WORK

OUR
EXPERIENCE

MEET
THE TEAM

THE NEWSTEER
NEIGHBOURHOOD



OUR EXPERIENCE

- 01 Commercial Investors
- 02 Commercial Occupiers
- 03 Residential
- 04 Development Land
- 05 Expert Evidence
- 06 Temporary Possession
- 07 Wayleaves & Easements
- 08 Rights to Light



Birmingham New Street Station
Telereal Trillium / BT

Type:
Rail Infrastructure

Advice
Negotiating compensation for the interference with the property's rights to light following the development of New Street station. Significant impact on light enjoyed by office space across three floors. Claim was settled in advance of Tribunal hearing.

Value: £100,000+



Northcote Road, Clapham
LB Wandsworth

Type: Regeneration
16 new homes, two retail units, a new library and community hall

Advice
Informed Council's strategy and budget for utilising s.203/ appropriation powers relating to Rights of Light, Rights of Use and Rights of Way. Ongoing compensation advice following the appropriation of the development site.



Woolwich Leisure Centre
RB Greenwich

Type: Regeneration
480 new homes, new leisure centre, 3,000 sq. m. retail

Advice
Advised on strategy for implementation of s.203/ appropriation relating to Rights of Light, successfully negotiated acquisition in advance of CPO with priority land owners, promoting CPO to acquire required third party land and helped acquiring authority with the preparation of documentation.



ABOUT
NEWSTEER

A COMPREHENSIVE
SERVICE

WHY
NEWSTEER?

WHERE
WE WORK

OUR
EXPERIENCE

MEET
THE TEAM

THE NEWSTEER
NEIGHBOURHOOD



MEET THE TEAM



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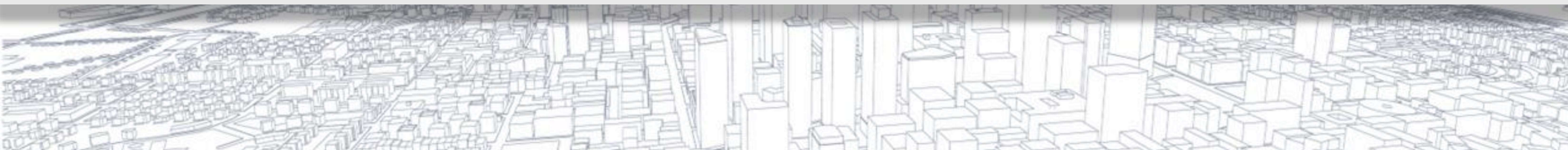
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ABOUT
NEWSTEER

A COMPREHENSIVE
SERVICE

WHY
NEWSTEER?

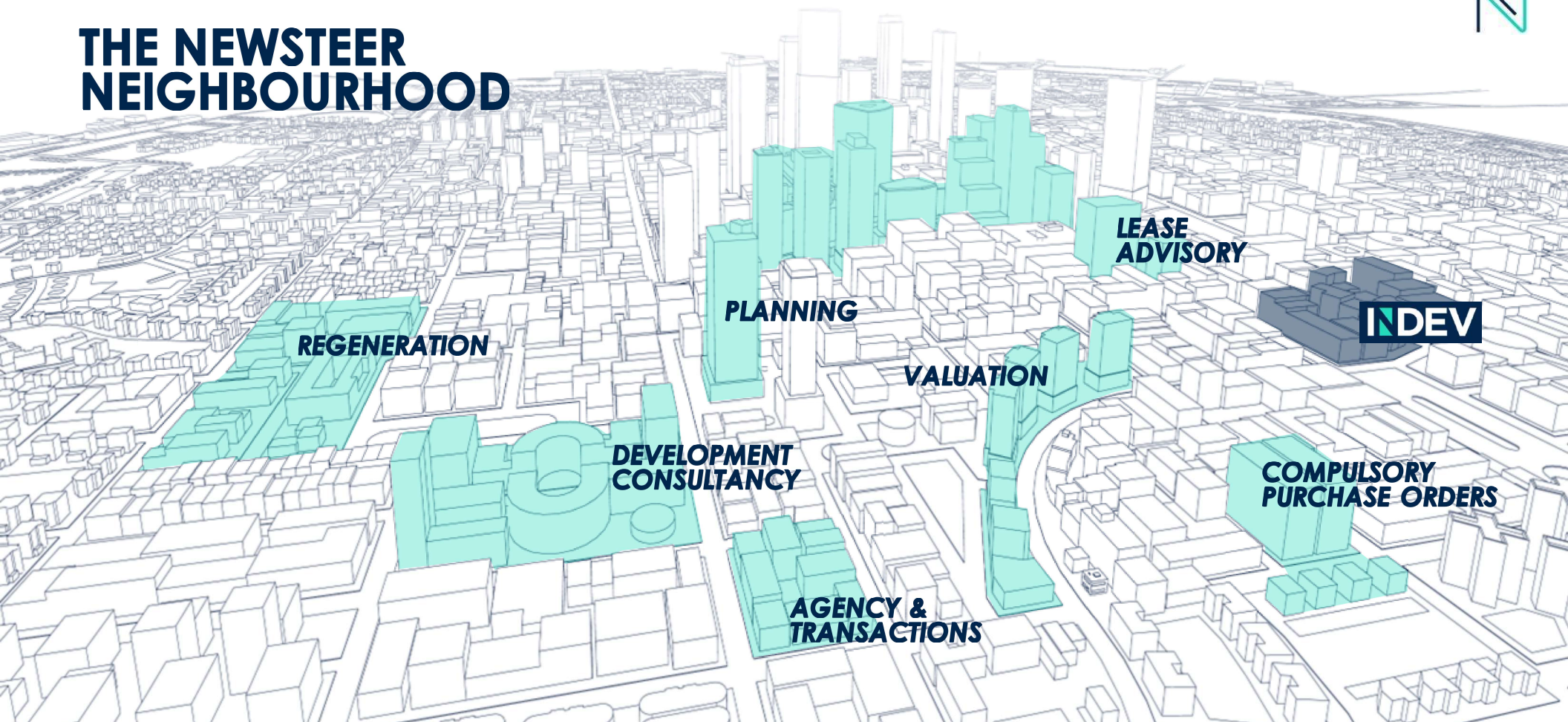
WHERE
WE WORK

OUR
EXPERIENCE

MEET
THE TEAM

THE NEWSTEER
NEIGHBOURHOOD

THE NEWSTEER NEIGHBOURHOOD



ABOUT
NEWSTEER

A COMPREHENSIVE
SERVICE

WHY
NEWSTEER?

WHERE
WE WORK

OUR
EXPERIENCE

MEET
THE TEAM

THE NEWSTEER
NEIGHBOURHOOD



APPENDIX

London Map Locations

NORTH LONDON	EAST	SOUTH	WEST	CENTRAL
1. Brent Cross	6. Gascoigne Estate, Barking	15. Excalibur Estate, Calford	26. Twickenham Riverside	31. Soho (Crossrail)
2. Avenue Road Estate	7. Five Oaks Lane, Chigwell	16. Heathside and Lehlbridge Estate, Lewisham	27. Hounslow High Street Quarter	32. Agar Estate, Camden
3. Marlowe Road Estate	8. Woolwich Leisure Centre	17. New Bermondsey,	28. ½ Victoria Road, Acton (HS2)	33. Ebury Biridge Estate, Westminster
4. Peacock Industrial Estate, White Hart Lane	9. Woolwich Exchange	18. Your New Town Hall, Brixton	29. Rockware Avenue, Greenford (HS2)	34. The Tavern, Liverpool Street (Crossrail)
5. 14 Blackburn Road, Hampstead	10. Silvertown Tunnel	19. Somerleyton Road, Brixton	30. The Fairway Pub, Ruislip (HS2)	35. London Birdge (Thameslink)
	11. Startford, (Crossrail)	20. Fenwick Estate, Lambeth		
	12. Charles Street, Royal Victoria Dock	21. South Lambeth Estate		
	13. Silvertown Way	22. Central Hill Estate, Norwood		
	14. New Cross Gate Sainsburys	23. Cressingham Gardens, Lambeth		
		24. Westbury Estate		
		25. Kingston (Sainsburys)		

UK Map Locations

PROJECT	
1. Mersey Gateway Bridge, Widnes	16. West of Town Centre Link Road, Huntingdon
2. Asda House, HS2, Leeds	17. Sovereign Shopping Centre, Boscombe
3. Dreamland, Margate	18. Nicholsons Shopping Centre, Maidenhead
4. Northumberland Line, Blyth	19. Abbey Barn Lane, Wycombe
5. Leicester Waterside, Leicester	20. Aquind Interconnector, Portsmouth
6. HS2, Acresford	21. Osney Mead, Oxford
7. Canterbury Riverside, Canterbury	22. West Thurrock Regeneration, Thurrock
8. HS2, Leeds	23. BT Keswick Telephone Exchange, Keswick, Cumbria
9. Dreamland, Margate	24. Romsey Brewery, Romsey, Hampshire
10. Grays Shopping Centre, Grays	25. Berwick Lodge Hotel, Bristol
11. St George's Shopping Centre Extension, Gravesend	26. Zara, Chester
12. St Botolph's, Colchester	27. HS2, Chipping Warden, Nr Banbury
13. Birmingham Tram Edentsion, Birmingham	28. Hinkley Point C Connection, Bristol
14. Bargate Shopping Centre, Southampton	29. HS2, Gilson Nr Coleshill, Warks
15. Southern Connector Road, Swindon	



ABOUT
NEWSTEER

A COMPREHENSIVE
SERVICE

WHY
NEWSTEER?

WHERE
WE WORK

OUR
EXPERIENCE

MEET
THE TEAM

THE NEWSTEER
NEIGHBOURHOOD