



Newsteer
REAL ESTATE ADVISERS

Compulsory Purchase and Land Assembly



WHY
NEWSTEER?

OUR
PROJECTS

OUR
APPROACH

OUR
EXPERIENCE

GET IN
TOUCH

THE NEWSTEER NEIGHBOURHOOD
OUR SERVICES

WHY NEWSTEER?

Newsteer provides expert advice on all aspects of the compulsory purchase process, advising developers and local authorities on some of the most complex regeneration projects in London and across the UK. We are market leaders in the field; our experience advising on multiple large-scale CPO schemes means we have unrivalled practical knowledge and can provide commercial solutions to overcoming land assembly obstacles as well as in-depth technical knowledge.

We are a multi-disciplinary practice which enables us to provide comprehensive tailored advice to our clients. We are a flexible, ethical business that focuses on Clients, Colleagues and Community, aiming to maximise the delivery of public benefits from regeneration.

Inclusive:

Playing our part in improving representation and diversity throughout our industry.

Dynamic:

Ethical, responsible professionals, championing a vibrant inclusive business culture.

Sustainable:

Taking active steps to improve the natural environment as we shape the built environment.



“ OUR VALUES

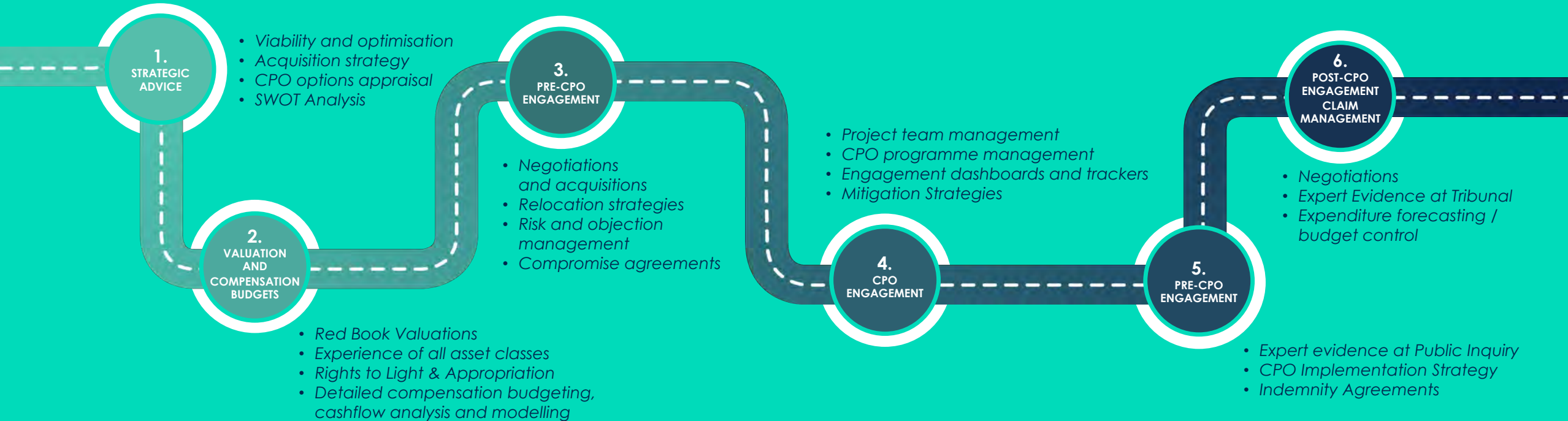
We are committed to shaping an inclusive, dynamic and sustainable future for our business, colleagues, clients and community.





OUR APPROACH

Our approach is to work with our clients to understand their objectives, establishing the barriers to achieving these, and then providing commercial solutions informed by our technical knowledge and practical experience. The advice we commonly provide on projects is summarised below.

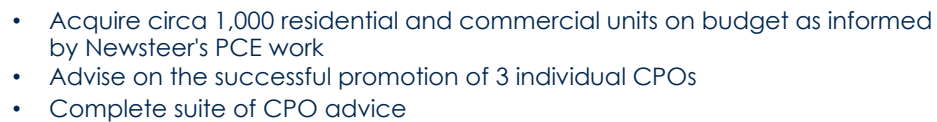


An architectural rendering of a modern urban courtyard. The scene features several multi-story buildings with a mix of brick and concrete facades. The buildings have large windows and balconies, some with greenery. A central paved area with trees and people walking suggests a vibrant community space. The sky is clear and blue.

A photograph of a wooden roller coaster with a large loop, likely at Coney Island. The coaster is made of dark wood and has a prominent loop at the top. In the foreground, there is a sandy path where several people are walking. A person is pushing a stroller. The background shows a clear blue sky and some buildings in the distance.



Public Infrastructure



- Newsteer undertook viability studies and advised on the best form of development to maximise viability
- Advise on the commencement of the CPO process, allowing the client to proceed in the best direction



OUR EXPERIENCE



Major Urban Renewal

Town Centre Regeneration

Estate Regeneration

Expert Witness

Public Infrastructure

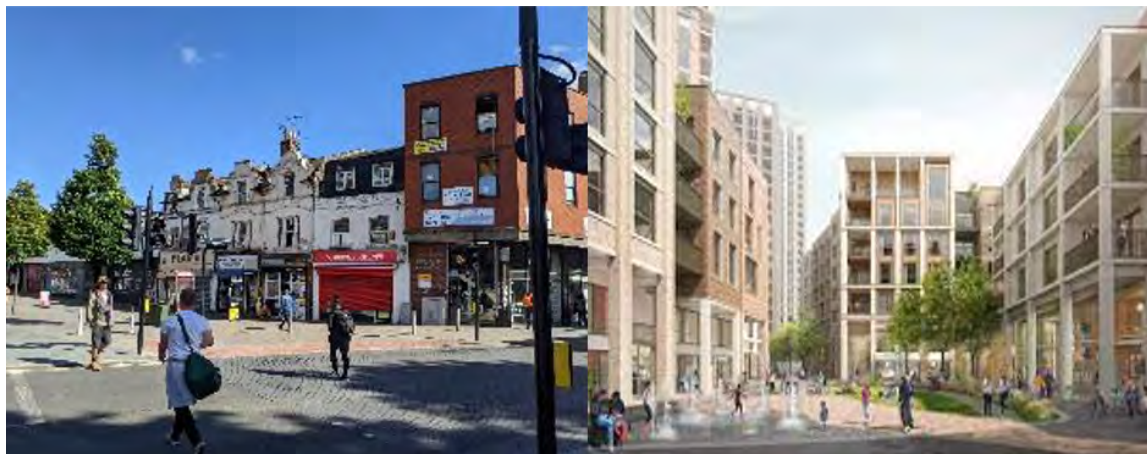
Woolwich Exchange

Royal Borough of Greenwich, Notting Hill Genesis and St. Modwen

800 new homes and 10,000 sqm of commercial space inc. multi-screen cinema and conversion of listed building

Our Role

- Advising on the acquisition of over 250 interests
- Negotiations with all parties, preparing compensation budgets, drafting CPO Documents, Presenting evidence at Public Inquiry, preparing acquisition strategies.
- CPO Confirmed without modification



Canterbury Riverside

Canterbury City Council & Linkcity

189 new homes, 484 student units and a multiscreen cinema and F&B uses

Our Role

- CPO Strategy, Compensation budgets, Negotiations with landowners, preparation of CPO documents.
- All interests were acquired by Newsteer through negotiation
- CPO was confirmed without the need for Public Inquiry



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OUR EXPERIENCE



Major Urban Renewal

Dreamland, Margate

Thanet District Council

Delivery of new Dreamland Amusement Park

Our Role

- Two separate Tribunal cases progressed by Claimant
- Newsteer instructed after references made to provide expert evidence, one relating to the Cinema and a one for the amusement park land.
- Expert evidence presented on valuation of Cinema, value of development opportunity in context of enabling development, and disturbance compensation.
- Tribunal determination in favour of Council, awarding nil disturbance compensation as per Council's case. Amusement Park Land settled during Tribunal hearing.



Town Centre Regeneration

Estate Regeneration

Expert Witness

Public Infrastructure



Nicholsons Quarter

Areli & RB Windsor and Maidenhead

346 residential units, 307 senior living units, 30,000 sqm offices and 7,600 sqm retail

Our Role

- Leading negotiations, preparing compensation budgets, drafting CPO documentation, providing evidence at Public Inquiry.
- Following non-confirmation of CPO, providing evidence to Judicial Review.
- Decision not to confirm CPO quashed following JR application; Public Inquiry awaited.



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Woolwich Leisure Centre

Royal Borough of Greenwich

Brand-new leisure centre, 500-unit residential scheme, flagship development

Our Role

- High success rate in negotiating acquisition by agreement
- Preparing and Implementing CPO and Acquisition Strategy
- Prepare CPO documents in tandem with the wider land assembly team
- Continuous updates of CPO program to keep client informed to make the best decisions

Abbey Barn Lane

Buckinghamshire Council

Delivery of major new road infrastructure to support release of strategic development sites

Our Role

- CPO Strategy, Compensation Budgets, Leading Negotiations with third party land owners
- Reporting and advice to Homes England on deliverability
- Advice to Council on funding options
- Agreement reached with several landowners pre-CPO



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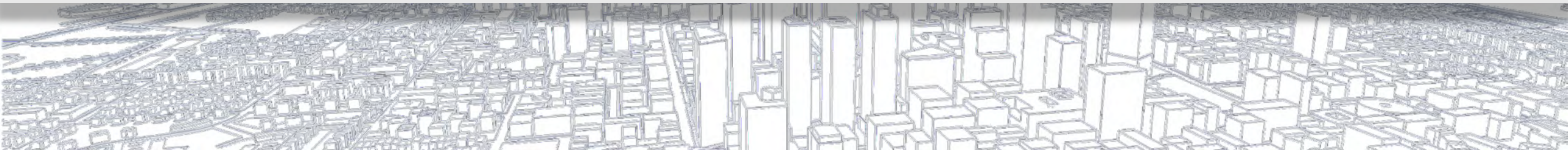
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