

Jewellery Quarter

SLC Property is advising a developer on a project taking place near the railway to navigate all the complexities and regulatory requirements that are required when building on or near the railway.

Background

The project involves a development of 395 apartments in a phased scheme in the Jewellery Quarter area of Birmingham. The scheme lies adjacent to the Jewellery Quarter railway station and provides a new access to the station. Issues have arisen regarding additional payments required by Network Rail and SLC Property has been engaged to provide advice.

Key accomplishments to date

- Understanding grounds of claim and how they match the evolution and creation of the scheme.
- Developing a negotiating strategy which adequately explains the benefits of the development to the rail industry.
- Utilising the expertise from the wider SLC group has meant we've been able to assist the developer in understanding other issues.
- Advising the developer regarding the impacts of additional payments upon Development Appraisals.

Challenges

- Many changes are currently taking place within the rail industry, which has meant we have had to continuously adapt our negotiation approach.

Services provided:

- Valuation Advisory services for Shared Value negotiations.
- Advising on Station Change and other regulatory requirements.
- SLC Engineering has advised upon the impacts of altering the proposed scheme to help meet the rail industry's requirements.

