



# SLC Property

## Land Assembly

Land Assembly is the process by which land and rights are acquired for delivering a site or sites; in this case for transport infrastructure projects.

The delivery of land to facilitate a project can often be overlooked or considered in simplistic terms but it is a complex process which can cause significant delays to a project if not properly considered and addressed.

### Why you need us

We're a leading advisor to the transport property sector in the delivery of new infrastructure assets including new or redeveloped stations and railway lines. Not only are we specialists in land assembly, but we also understand the intricate needs of working in and around the railway.

In accordance with rail industry guidance, our activities are documented for each project in a Land & Consents Strategy which details all land assembly issues and is advanced through the GRIP or RNEP stages (project governance for rail projects).





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## How we can help you



**Land Strategy** – Determining the optimum strategy for acquiring land and rights, covering possible phasing, land values and, crucially, the use of Compulsory Purchase Orders (CPO) or Transport and Work Act Orders (TWAO). Our CPO advice is provided in line with the mandatory rules set out by the Professional Statement published by the Royal Institution of Chartered Surveyors (RICS) for surveyors advising in respect of compulsory purchase and statutory compensation.



**Land Referencing** – Providing initial land referencing services to identify key landowners or any incumbent restrictions in place that could hinder the acquisition and redevelopment of land.



**GIS** – Providing digital mapping services to both inform the land strategy and then assist in negotiations with landowners. Our GIS team are also conversant with using drawing software packages used within the rail industry.



**Land Valuation** – Undertaking formal valuations in accordance with the RICS 'Red Book'. These valuations can be used to inform land negotiations and acquisition or to provide more rigour for the Property Cost Estimate that needs to be produced and updated for any multi-site project.



**Land Acquisition** – Acquiring land, either temporarily or permanently, both within a railway setting and without. We are adept at dealing with negotiation of compensation claims in line with the CPO compensation code.

## Our experience

**Northumberland Line** – Full range of land assembly services to support the delivery of six new railway stations and associated infrastructure between Ashington and Newcastle in the north east.

**West Midlands Rail Programme** – Land strategy and acquisition advice to support the delivery of five new railway stations and other transport infrastructure projects in the region, including expansion of key existing stations.

**Bermuda Connectivity** – Determining the strategy and then negotiating with landowners to acquire all land interests for the improvement of a highway link to reopen an existing bridge over the A444 near Nuneaton.

## Get in touch

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