



Land Assembly

Land Assembly is the process by which land and rights are acquired; in this case for infrastructure and energy projects

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

Why you need us

We're a leading advisor to the infrastructure sector in the delivery of new built assets, including highways/cycle paths, energy projects, new or redeveloped stations and railway lines.

We integrate ourselves seamlessly within the client's project teams to ensure that schemes are delivered on time and to budget while efficiently managing risk to the project.

For rail projects, we are not only specialists in land assembly but also understand the intricate needs of working in and around the railway. In accordance with 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 relevant stage gates required for project governance.



SLC Property

How we can help you



Land Strategy – Providing advice and support to public and private sector clients, including project promoters, local authorities and contractors in the delivery and implementation of consents for infrastructure projects. We determine the optimum strategy for securing consents covering possible phasing, submitting separate planning/listed building applications if required, acquiring land and rights, and, crucially, the use of Compulsory Purchase Orders (CPO), Transport and Work Act Orders (TWAO) or Development Consent Orders (DCO). We will then execute the most effective strategy.



Stakeholder Management – Developing and implementing a bespoke strategy for engagement, considering national and local political landscapes and cultures, as well as statutory requirements.



Land Referencing – Providing land referencing services to identify key landowners or any incumbent restrictions in place that could hinder the acquisition and redevelopment of land. We also provide formal land referencing to support CPOs.



Land Valuation – Undertaking land/property 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. Our 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 Acquisition – Acquiring land, either temporarily or permanently, both with or without compulsory purchase powers. We are adept at dealing with the negotiation of compensation claims in line with the CPO compensation code.



Expert witness – Providing evidence at CPO or Planning Inquiries.



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

Our experience

- 1. Northumberland Line** – Full range of land assembly services to support the delivery of six new railway stations and associated infrastructure between Ashington and Newcastle.
- 2. 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 the expansion of key existing stations.
- 3. 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.
- 4. Sefton Council** – Providing CPO, valuation and acquisition services across several cycleway schemes in Sefton borough.

Get in touch

Russell Mills

Head of Acquisition & Development

russell.mills@slcproperty.co.uk

Susan Fisher

Head of Rail & Regulation

susan.fisher@slcproperty.co.uk