

TfL Good Practice Charter

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#CPA2018

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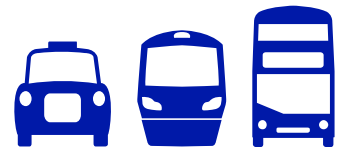
DRAFT TfL COMPULSORY PURCHASE CHARTER

Charles Clarke



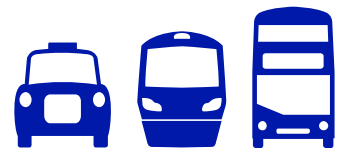
Today

- Why have a Charter?
- What are we proposing?
- What have other acquiring authorities done?
- Questions and answers but also debate



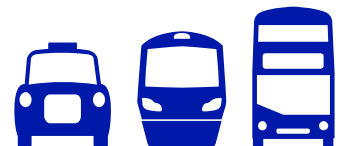
Why have a Charter?

- Current formal guidance
- Encourage good behaviours
- Clarity in areas where dispute often occurs between the acquiring authority and the claimant
- Clarity in areas where guidance is not “mandatory” for an acquiring authority
- Encourage early engagement



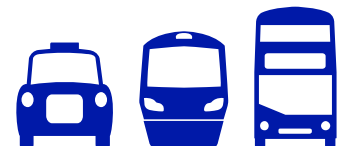
What are we proposing?

- A Charter that is:
 - *High level*
 - *Across a number of key areas*
 - *Easy to understand*
 - *Contains some limited requests from affected parties*
 - *Gives a method of complaint if you feel we are not abiding by the Charter*
- Would apply to TfL projects using the CPO, TWAO and DCO regimes
- Would apply to TfL, its subsidiaries and any agents that we use



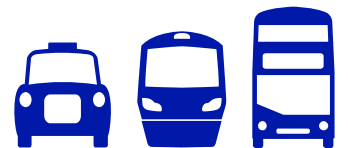
What are we proposing? – What we will do

- Give you a named point of contact and keep you informed if this changes.
- Treat you with respect and understanding.
- Engage with you early in the compulsory purchase process to understand how any acquisition of land or rights may affect you and whether any impacts can be mitigated.
- Make sure all our communications are in language which is easy to understand where legal requirements allow for this.
- Provide you with information about each stage of the compulsory purchase process including any policies that we have, what our obligations are and any responsibilities or rights that you may have.
- Comply with the CPA's Land Compensation Protocol.



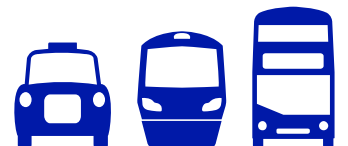
What are we proposing? – What we will do

- If we need to conduct surveys at your property, prior to any order or consent being made or confirmed, we will engage with you first before exercising our statutory right of entry to understand if conducting those surveys would have any adverse effect on you or your property and whether any measures could be taken to mitigate those effects.
- Be clear about when you can expect your reasonable professional costs will be reimbursed.
- Keep you informed of the likely date(s) we will take possession of your property and where possible give you more than the statutory minimum notice period for this.
- Where appropriate use alternative dispute resolution methods to try to resolve any differences.



What are we proposing? – What we ask from affected parties

- Engage with us to help us understand how any proposed works or compulsory purchase might affect you and any other parties with an interest in the property.
- Spend money reasonably and in the same way you would if it were not being reimbursed by us.
- Provide us with full information when submitting a claim for compensation or advance payment so that we can properly and efficiently assess the claim.



What are other acquiring authorities doing?

- Highways England – leaflets on compulsory purchase
- National Grid – “National Grid’s commitments when undertaking works in the UK”

