

## Election 2024

There is an election for board members through September. Members will receive an invitation to vote.

To assist members decide who to vote for, here are CVs and election statements from the various candidates.

<p><b>Rob Quaille, Ardent Management LLP</b></p> 	<p>I'm a Director of Regeneration and Development at Ardent, specialising in land assembly, compulsory purchase, valuation, and development consultancy. I'm a member of the CPA Future Board and began my career as a solicitor in real estate and dispute resolution. With qualifications also as a chartered surveyor and registered valuer, I offer a well-rounded legal and surveying perspective on the industry.</p> <p>My passion lies in promoting and executing regeneration and infrastructure projects. I've worked on diverse projects, from redevelopments to major infrastructure expansions like Heathrow 3rd runway, HS2, and Silvertown Tunnel.</p> <p>I prioritise transparent and fair practices, stakeholder engagement, and collaborative efforts for transformative change. As a Mental Health First Aider, I'm committed to mental well-being, leading me to join the CPA Mental Health Working Group.</p> <p>I advocate for training and development, for both professionals and those interested in the field. Your vote will enable me to represent and support these principles, promoting reform, good practice, and a positive sector image.</p>
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**Samantha McMahon,  
Keith Murray Consultants**



I have been working in compulsory purchase for over 15 years. I started my career at Transport for London in 2007; working on all property aspects required in the promotion and delivery of major transport schemes; such as Victoria Station Upgrade, Crossrail and Barking Riverside Extension. In 2018 I joined Keith Murray Consultants to have both the opportunity to work with my father, but also to work with those affected by compulsory purchase, and truly understand the impacts they face as a result of both the consenting process, and subsequently the implementation of powers.

Having worked for many years advising acquiring authorities I'm now able to utilise this experience in my career to foresee issues that may arise for those affected by compulsory purchase, and advise clients on how to proactively manage these impacts to minimise the effect on them. Conversely, I am also able to use my experience of acting for claimants to advise acquiring authorities of the importance of engagement; to both improve relationships between the parties, and mental health impacts during the CPO process, and also mitigate costs.

During my career I have seen the negative impacts of advice provided to claimants by those with insufficient experience to advise on compulsory purchase matters. This more often than not leads to avoidable disputes and excessive costs. I am grateful for the CPA's work to ensure that the RICS now have a Professional Statement to govern those seeking to advise in this area and would like to help the CPA look at more ways to encourage use of experienced professionals by claimants, to ensure they are appropriately advised and unnecessary conflict between parties can be avoided.

I believe my experience and engagement skills will help me to effectively contribute to the CPA's work with legislative reforms and good practise within the compulsory purchase community. I welcome the opportunity to be elected and am grateful to all that feel able to support my application to become a member of the CPA board.

**Daisy Noble,  
Francis Taylor Building**



I am a barrister at Francis Taylor Building, where I have been a member since 2018.

I practice in compulsory purchase and compensation, planning and infrastructure. Since becoming a member of FTB, I have gained a great deal of experience, both promoting CPOs (most recently the Twickenham Riverside redevelopment and the redetermination of the Nicholson's Shopping Centre CPO in Maidenhead); and representing claimants and acquiring authorities in the Upper Tribunal (Lands Chamber). I have been involved in compensation claims arising out of various schemes including, Thames Link (Welcocks Skip Hire Ltd v Network Rail [2019] UKUT 0162); HS2 (acting for various landowners along the route and around Euston station); Crossrail (acting for the owner of a train depot in East London); various road schemes (such as the Morpeth Northern Bypass and the Hereford link road); and upgrading works to Leeds Train Station (Golf Café Bars v West Yorkshire Combined Authority [2021] UKUT 16). I have also had experience acting in CAAD appeals (Leech Homes Ltd v Northumberland County Council [2020] UKUT 150 (LC); and in the Court of Appeal at [2021] EWCA Civ 198).

I have served on the CPA Future Committee since 2020, during which I have helped to run a series of successful events and drive change in the way that CPAF operates. I am an active member of the CPA; I am involved in the CPA working group on law reform and assisted with the planning of the CPA National Conference 2023. I have a particular interest in looking at how the industry can attract able candidates from a diverse range of backgrounds, a topic on which I spoke at the CPA AGM in 2022 ('Resourcing the Future').

Outside work, I am most content when out in nature; trail running, walking my dog or cold-water swimming.

I would be grateful for your support in becoming a member of the CPA Board.

**Toni Weston,  
Gowling WLG (UK) LLP**



I am a solicitor and partner in the Planning and Compulsory Purchase Team at Gowling WLG.

I have over 20 years' experience of advising on all aspects of the compulsory purchase process, with particular expertise in working with landowners, developers and public bodies to deliver major regeneration and infrastructure through the use of compulsory purchase powers.

Regeneration projects where I have advised the acquiring authority on the making, confirmation and implementation of a CPO include: the 900 acre former Redcar Steelworks site; the former Southall Gasworks site; Bicester town centre; Shirley town centre; Wokingham town centre; Northampton St Peters Waterside. Infrastructure projects I have advised on include: advising Crossrail on its land acquisition strategy; advising Transport for London on a CPO for the A406 Bounds Green improvement scheme; advising National Highways on securing compulsory purchase powers as part of a DCO for a new bypass at Windy Harbour and the M54 to M6 link road; and advising National Highways on the exercise of compulsory purchase powers to enable the M42 J6 improvement scheme and the A428 Black Cat scheme.

In addition, I regularly act for acquiring authorities and claimants on compensation claims, through negotiated settlement, in proceedings before the Upper Tribunal (Lands Chamber) or by ADR. Examples include: advising the GLA on claims relating to the London Olympics; National Highways on claims relating to a number of DCO and CPO schemes; and landowners on claims against HS2.

I am a longstanding member of the CPA and a strong supporter of its aims and objectives. I am particularly interested in the reform of the compulsory purchase process and the Compensation Code. If appointed to the Board, I would hope to take a more active part in promoting and delivering that reform. My time spent advising both acquiring authorities and claimants, as well as the wide range of sectors in which I work, means that I am well placed to do this, having in-depth experience of some of the key issues and challenges facing those engaged in or affected by the compulsory purchase process.

I am also committed to promoting the CPA including by creating opportunities for engagement and knowledge sharing amongst the CPA membership. I have previously spoken at the annual conference and hosted regional events in the Midlands and, if appointed to the Board, am keen to create more opportunities for this.

**Megan Hembrow,  
Tideway**



Since January 2018 I have held the role of Senior Manager, Property on the Thames Tideway Tunnel. Prior to relocating from Australia to the UK, I advised claimants and completed independent expert determinations on behalf of the NSW Valuer General. I have been a Registered Valuer since 2012 and have a Bachelor's Degree in Property Economics and Development, a Masters of Business Administration specialising in International Business (with Distinction) and hold a Diploma in Project Management. I feel that my diverse experience provides me with a unique perspective and the ability to effect positive change.

I have been Chair of the CPA Future Committee for the past 12 months during which time I successfully led the transition of the Committee, increasing its overall effectiveness, and implemented a strong framework to ensure future success. At the beginning of my tenure, I set clear but ambitious goals, secured early buy-in from key stakeholders and delivered on the following objectives:

- Provide clarity around the opportunities available for CPAF members to get more involved in the CPA organisation, including how to serve as a CPAF Committee Member.
- Promote the CPAF Committee and effectively utilise our energy to support to the CPA on key initiatives.
- Provide a voice to the wider CPAF member base to shape and influence the direction of the association.
- Promote collaboration and respect across the sector with a focus also on supporting CPAF members.

If elected to the CPA Board, this final point on promoting collaboration and respect is a key driver for me. I believe there is a lot to be done to make this the industry we want it to be and to attract and retain talented people. I also believe more can be done to break down barriers between the Board and its members, to increase the effectiveness of the CPA membership and promote overall 'ownership' of the CPA.

I am excited by the Law Commission's impending review of Compulsory Purchase and Compensation Legislation and will be submitting a co-authored paper during consultation comparing the UK and Australian systems.

**Colin Cottage,  
Arden Management LLP**



I have worked in the property industry for more than 30 years since obtaining an Honours Degree in Land Administration in 1988. I qualified as a Chartered Surveyor in 1991 and have been a member of the Compulsory Purchase Association since 2006. My current professional role is Managing Director of Compensation at Arden Management Limited.

I have provided advice on compulsory purchase and compensation matters for almost 30 years and have specialised in this area of work since 2004. My experience includes advising acquiring authorities in relation to compulsory purchase orders used to deliver regeneration and infrastructure projects throughout England and I was one of the London Development Agency's primary advisers for the CPO used to deliver land for the 2012 London Olympic Games. I am currently lead compensation teams dealing with major projects such as HS2, East West Rail and West Yorkshire Mass Transit, as well as numerous regeneration and renewable schemes across the UK.

In addition to acting for acquiring authorities, I also act for businesses and individuals affected by compulsory acquisition.

I am an RICS accredited expert witness and have been involved with 70-80 compensation and telecommunications cases referred to the Upper Tribunal, ten of which have proceeded to an oral hearing. I am also a regular contributor to compulsory purchase and compensation seminars and workshops.

I was chairman of the CPA in 2016-2017 when I led the sub-committee that produced the compensation per-reference protocol and gave evidence to the Bill Committee for the Neighbourhood Planning Act 2017. I am currently the Association's Honorary Treasurer.

I am standing for the election to the CPA board again as I have a keen interest in CPO reform and wish to use my experience to assist the law commission with its ongoing review of the law on compulsory purchase and compensation.

I also have an interest in training and introducing young surveyors to the attractions of a career in our industry. Over the last five years I have employed and helped train five graduate surveyors at Arden, all of whom we still retain. The first two of these (both female) qualified as chartered surveyors earlier this year and another will be taking his APC shortly.

**Ben Thomas,  
Carter Jonas**



I have been working in compulsory purchase for over 10 years, firstly at Ardent and subsequently at Carter Jonas. Having started my career in London I have been involved in East West Rail Phase 1, Crossrail 1 and the Ashton Vale to Temple Meads Rapid Transit Scheme.

Since moving back to Yorkshire, I have most recently been involved in HS2 Phase 2b (Eastern Leg), Northern Powerhouse Rail and the Transpennine Route Upgrade (TRU). I am passionate about the levelling up agenda and the improvement of infrastructure across all parts of the country.

Through this experience I have been involved in Hybrid Bills, Transport and Work Act Orders and Town and Country Planning Act CPOs. Most recently I have represented Network Rail as Expert Witness at public inquiry at the most recent TWAO on the TRU Project, whilst preparing for a further two public inquiries expected across the next 9 months.

I have also acted for affected parties, mostly recently on schemes in Sheffield, Leeds and Manchester.

I have been an active member of the CPA since 2013. With the current drive for reform in compulsory purchase, including the Levelling Up and Regeneration Bill reforms, the Law Commission review of compulsory purchase law, and the CPA's mental wellbeing and inclusion agendas, I am keen to play an active part in representing the interests of the CPA membership, and promoting a balanced view that the compensation code needs to provide a fair and consistent means for compensation to be assessed.

I consider the focus on mental wellbeing for all parties involved in the compulsory purchase process, to be an important area of focus which I wish to be a part of and contribute towards.

Through experience on major infrastructure schemes I have seen the benefit early engagement can provide, which if done well can lead to reducing the overall impact a scheme has on affected parties. I consider there should be continued emphasis on early engagement as part of best practice within the industry.

Being based in Leeds, I am also seeking to promote a growing membership of the CPA across the midlands and northern regions.

**Dean Hockley,  
Carter Jonas**



I am a Chartered Surveyor and Associate Partner of Carter Jonas in the Infrastructure and Energy team. I lead on a wide variety of property acquisition and compensation cases on behalf of scheme promoters and affected landowners and occupiers. As a Chartered member and Registered Valuer of the RICS, Fellow of the CAAV and alumnus of Harper Adams University my specialism is advising on the valuation, acquisition and management of rural properties and farms.

The last 6 years of my professional experience has been dominated working alongside Network Rail and High Speed 2 on the delivery of their land assembly and property requirements. I have been advising on the acquisition and disposal of property interests to support their statutory undertaking and business plan objectives. My role has involved engagement over contentious and difficult issues, providing strategic advice around accommodation works and the mitigation of scheme impacts on affected parties, and negotiating the settlement of complex compensation claims. Whilst I consider conflict avoidance and dispute resolution are strengths, I have experience in advising clients through Alternative Dispute Resolution procedures and have also supported colleagues acting as Expert Witness.

Outside of professional practice, I am a member of the RICS UK Matrics Board, with my strategic focus being Professional Excellence. This role involves developing the strategy for RICS Matrics activity across the UK and supporting the next generation of Surveyors in their early careers.

If elected to the CPA Board, I would provide my directed energy and enthusiasm to drive forward the agenda for change and support the Board's activities and the Association's continued success.

I am passionate about:

1. Promoting effective law reform, to support the efficient and cost-effective use of compulsory purchase powers to enable the timely delivery of essential and sustainable infrastructure developments across the UK.
2. Supporting robust, timely and reasonable compensation settlements for those affected by compulsory purchase.
3. Reducing the uncertainty and stress on affected landowners and occupiers through scheme promotion.
4. Promoting best practice and professional excellence in the property industry.
5. Encouraging and supporting the next generation of Compulsory Purchase professionals in their early careers.

I would be delighted to join the CPA Board and would greatly appreciate your support in the ballot.



**Sam Dobney,  
Bruton Knowles LLP**



Sam is a Partner in the National Utilities & Infrastructure team at Bruton Knowles. He has a background in law, is a chartered surveyor, expert witness and a Master of the Camborne School of Mines. He has specialised in the provision of Compulsory Purchase and Compensation advice for his entire professional career and has served on the CPAF committee for 5 years. During his time on the committee he has been involved in working groups across the CPA and helped to drive change within the industry on diversity and inclusion.

Sam has a broad range of experience and advises in relation to Compulsory Purchase Orders, Development Consent Orders, Transport and Works Act Orders and Harbour Revision Orders. He started his career working in the east end of London dealing with estate and town centre regeneration projects in the wake of the Olympics. More recently, he leads and advises on large infrastructure projects, including electricity infrastructure, road, rail, renewables and flood defence schemes across the country. He has expertise in regard to telecommunications and digital infrastructure; which is equally important to help develop a modern country.

If elected to the board, he would focus on helping to bring about appropriate reform for the delivery of critical infrastructure required to meet net zero targets and would continue to focus on diversity and inclusion within the industry and seek new ways to ensure that new talent is supported.

**Graeme Lawes,  
Deloitte LLP**



I have been involved in land assembly since the end of the last century(!), qualified as a Chartered Surveyor in 2000 and have been a member of the CPA since its inception in 2002. Amongst all the excellent candidates, I think there is genuine benefit in having my experience and passion on the CPA Board, and I would be very pleased and committed to do this and bring a new perspective.

Through pragmatic thinking and constructive collaboration I like to solve problems before they arise. I have a particular interest in promoting our industry and encouraging a diverse range of new people to join it, aligned with a key ambition of the CPA. I am also interested in the use of automation and innovation, and engaging with processes that enable certainty to be provided to all parties at an early stage. I would like to bring all of these experiences and perspectives to the important work of the CPA, to help drive change within the profession, whilst maintaining consistency and high standards.

I am currently a senior director and head of the compulsory purchase team at Deloitte (the largest professional services network in the World) and have been fortunate enough to be involved with many significant and challenging - but professionally rewarding - infrastructure and regeneration projects that have required (or require) complex land assembly.

These projects have included the London Olympics and Legacy, Old Oak and Park Royal Development Corporation, high speed rail (HS1 and HS2), a couple of London airports and various town centre regeneration schemes (Bristol, Newbury, Dover, Ealing, Coventry). These have taken me through the procedural and acquisition life cycle, with various appearances at public inquiries and the Upper Tribunal, whilst being part of collaborative consultant and client teams involved in large-scale stakeholder and landowner engagement.

From this experience I have a good appreciation of the balance between land assembly requirements for major projects and the practical and statutory issues faced by affected landowners.

Outside of work, life is mostly about family (including Jess the Dog), travel and cricket.

**Elizabeth Paraskeva,  
Enfield Council**



I would be grateful for your vote to join the CPA Board. I am standing as I am keen to play an active role and contribute to our Association's continued success, particularly in respect of mentoring and training, plus to promote reform, diversity, equality and inclusion. I also wish to enhance understanding of the public sector and feel that I can add value to the Board and its members by providing a valuable insight and representation from a local authority perspective.

Since qualifying in 2004, I have worked as a Solicitor at a senior level, both in the private and public sector. I have extensive experience in CPO work, having provided multi-disciplinary advice on hundreds of schemes, from site assembly, through to confirmation, vesting and compensation, negotiating agreements and settlements in parallel. I have been fortunate to have been involved in many interesting and in some cases flagship schemes, both from the acquiring authority and objector or claimant side, covering housing, infrastructure, energy, transport and highways. I am passionate about CPO and the transformation it can make through regeneration and am keen to offer my expertise and support to the Board.

**Charles Clarke,  
Transport for London**



I am a Principal Lawyer at Transport for London and have been heavily involved in compulsory purchase throughout my career at TfL, and before that in private practice. My role at TfL allows me to see the compulsory purchase process both as an affected landowner and as an acquiring authority.

I was previously a member of the CPA committee from 2017 to 2022, serving as Vice Chair between 2020/21 and subsequently as Chair. That was followed by a period on secondment as the Compulsory Purchase Policy Officer at the Department for Levelling Up, Housing and Communities.

My experience and connections in both the legal and policy aspects of compulsory purchase would allow me to be an active committee member supporting the CPA through a challenging period of legislative reform with the Levelling-up and Regeneration Bill, further possible legislative changes and the Law Commission's review of compulsory purchase.

During my previous period as a committee member, I was very active in both reform and ensuring that the CPA provided real benefits to its members. I had a lead role in the development of the Land Compensation Claims Protocol and initiated the current workstream looking at the impact of compulsory purchase on affected parties. I participated in and led many other working groups looking at aspects of the compulsory purchase process and law, as well as supporting the administrative side of the CPA and its events programme. I intend to be equally engaged with the CPA's work if elected to serve on the committee.