
Negative Equity - Adrian Maher

Scott Logan

All work done; we just need to get the Government to embrace reform

There is flux between who may take this forward, and under what timing. HMT had indicated that if CML didn't introduce reform, MHT would legislate. That has not happened, partly due to changes in personnel and Brexit. Equally, CML (now UK finance) has no appetite to do anything. Having said that, there was a recent meeting and CPA must wait for some leadership to emerge.

CPA can merely prompt and suggest - consequently there are no time lines that can be set.

Section 10A - Richard Asher

- Take forward repeal or amendment of Section 10A
 - Add discussion at the stakeholders meeting
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Early Independent Valuations - Jonathan Stott

Adrian Maher, Charles Clarke, Raj Gupta, Archie Rintoul, Ali Low, Anna Pickering and David Baker

Agenda and Timeline:

- Develop a paper setting out how we consider Early Independent Valuations can work effectively, including the timing of when they should occur, who should undertake them, and what status they should have. By 31st January 2020 (In time to present to the Stakeholder Meeting)
- Consider what other measures could be introduced to ensure effective early engagement happens as a rule and not as an exception – By January 2020

Beyond Jan 2020 our agenda should be shaped by feedback from the Stakeholder Meeting and we should aim to put a proposal to MHCLG / NIC by April 2020.

Temporary Possession *Raj Gupta*

Richard Asher, Abigail Walters, Vicky Fowler, Jonathan Stott, Colin Cottage, Kate Russell, John Ikin, Louise Portman and NIPA

Agenda and Timeline:

- produce a CPA agreed approach to dealing with temporary possession in accordance with the outline provisions set out in S19 of the Neighbourhood Planning Act 2017 and make recommendations to government for the implementation of this approach at an early date. Produce a CPA Paper setting out CPA views
- Approach government to establish their likely timetable for the introduction of measures relating to Temporary possession
- Produce draft paper agreed by Working Group by end of March 2020. Members consultation April/ May 2020. Publish paper and engage with government June/July 2020 (this timetable will, of course, be subject to any response we receive in Objective 2)

Please note I have not consulted other members of the Working Group, and therefore this proposal is draft until all members of the Working Group have been consulted.

Review Claims Form - Charles Clarke

Keith Murray, Vicky Fowler, Dan Knowles and Abigail Walters

Agenda and Timeline:

- Overall – for the working group to have a revised version of the Model Claim Form and guidance accepted by MHCLG by June 30, 2020.
 - Broken down:
 - Internally revise and agree the Model Claim Form and guidance – target deadline Mar 31, 2020.
 - Liaise with MHCLG over acceptance of the revised form and guidance – target deadline June 30, 2020.
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Blight - Rebecca Clutten

Brian Reeves

Property Price Support Scheme

Agenda and Timeline:

Overall objective: To understand whether the CPA ought to promote (a) reform of the existing blight regime and/or (b) extension of the blight regime to include 'generalised' blight, and if so, in what form (law or policy).

Breakdown:

6 months to end April:

- Survey of membership in respect of the issues arising in respect of the existing statutory blight regime
- Review of Tribunal/court decisions in respect of the issues arising in relation to the existing statutory blight regime and any discretionary regimes (if any such case law)
- Identification of discretionary blight regimes past/present and preparation of a series of questions/points in respect of which each regime is to be reviewed
- Commence review of discretionary blight regimes against identified questions/points
- Consider meeting with stakeholders re statutory and generalised blight e.g. MHCLG, HA, HS2, TfL etc

6 months to end October:

- Prepare paper on case for review of the existing statutory blight regime, its content, scope and form, based on I and ii above (and v, if meetings occur)
- Complete review of discretionary blight regime and prepare paper on findings
- Consider whether further work is required before CPA can adopt a view on whether reform is required in relation to generalised blight/the form that should take

Agenda:

RPC to identify group by end Nov and settle timetable for actions with 6 months to end April. Items I and ii to be completed by end Jan.

Utilities Group - Abigail Walters

David Holland, Ed Jones, Dan Harper, Bruce Pollard, and Elaine Farquharson-Black

Agenda and Timeline:

Overall – Working group to identify any problems with the existing Compulsory Purchase legislation and policy in relation to delivery of land rights for utility infrastructure, particularly in light of Net Zero and NIC forthcoming Strategic Policy Statements for each utility sector and for those affected by land rights for infrastructure delivery. Report findings back to CPA Board/ and possibly membership (if the Board feel appropriate) at end of the year.

Broken down – Quarterly calls with working group to work up a position paper (October, Jan, March, June)

Arrange a Utilities focussed event to seminar/panel discussion to discuss topic/broaden interest in CPA from utilities sector with a view to an annual conference (akin to Telecoms conference either at end of the year or next year).