

**BRIEF FOR ACTING FOR THE COUNCIL IN COMPULSORY PURCHASE ORDER
NEGOTIATIONS**

CLIENT: LONDON BOROUGH OF BARKING AND DAGENHAM

ADDRESS: GASCOIGNE ESTATE EAST, BARKING

PROFESSIONAL TASK SOUGHT

The Council is seeking to instruct a firm to act on its behalf in all matters pursuant the settlement of compensation payable in accordance with Rule 2 of Section 5 of the Land Compensation Act 1961 including but not limited to undertaking the appropriate valuations as at the relevant date i.e. the vesting date as the Council will be executing a General Vesting Declaration (GVD), negotiations and representations (where applicable) at Land Tribunal for the settlement of all claims for all land/properties that have not been successfully acquired by mutual agreement as at the vesting date.

You will be required to:

- (1) Provide a valuation report for each of the property interests detailed providing your opinion of the Market Value of each of the interests as defined in the Royal Institution of Chartered Surveyors Valuation Standards (The Red Book) of each of the property interests.
- (2) Undertake negotiations with the claimants' representatives and make representations (where applicable) at the Land Tribunal.
- (3) Make recommendations to the Council on the level of advance payment payable being no more than 90% of the estimated compensation due where possession is taken before compensation has been agreed with the claimant or 90% of the agreed compensation.
- (4) All reports must include all comparable evidence relied on in arriving at the assessed market value.

BACKGROUND TO THE REQUIREMENT

In pursuance of its regeneration of objectives for Gascoigne Estate, the London Borough of Barking and Dagenham secured planning permission for the first phase of redevelopment of the eastern side of Gascoigne Estate for the provision of:

- 421 new homes
- Flexible commercial space
- An energy centre
- Public open space

The project which is in partnership with East Thames Group and scheduled for completion by 2024 will see 1,575 homes built on the eastern side of the estate.

In pursuance of the above objective, the Secretary of State for Communities and Local Government, on 18 July 2016, in exercise of his powers under the above Acts confirmed the London Borough of Barking and Dagenham (Gascoigne East Phase 1 and 2,

Barking) Compulsory Purchase Order 2015 submitted by the London Borough of Barking and Dagenham.

The order as confirmed provides for the purchase for the purposes of the provision of housing accommodation of the land described in Schedule 1 hereto provided pursuant to the Housing Act 1985.

To implement the order the Council started the General Vesting Declaration (GVD) procedures in stages from autumn 2016.

The GVD will give the Council the right to enter and take possession of the land. The process will take approximately 4 months from from the date of serving a statement concerning the intention of making a GVD on those with an interest in the land ('1st notice') and publication of a statement concerning the intention of making a GVD in the local press.

Notwithstanding the confirmation of the order, the Council is willing to continue negotiations to purchase properties listed in the order by agreement throughout the compulsory purchase procedure and will only use the compulsory purchase powers as a last resort.

INFORMATION REQUIRED

Fees Quote

Please provide your fee per property for undertaking this instruction exclusive of VAT.

Duty of Care

The duty of care is to the London Borough of Barking and Dagenham Council.

Experience

Please supply details of your firm's track record and relevant experience in dealing with Compulsory Purchase Order negotiations on behalf of Local Authorities and representing Local Authorities at the Land Tribunal.

Personnel

Please supply details and background of your firm's main point of contact and other team members who will assist with the task.

Connected Persons

Please indicate any personal interest you may be aware of between your firm or anyone in your firm who may or may not be involved with this instruction and the Council.

Please also highlight any potential conflicts of interest with work that you may be undertaking with any other clients that may conflict with this instruction.

Submission

Your submission and fee proposal should be submitted by e-mail to jennie.coombs@lbbd.gov.uk by 12 NOON on 23rd January 2017 at the latest.

The Council shall not be bound to accept the lowest fee quote and reserves the right at its absolute discretion to accept or not accept any proposal submitted. The Council shall not be under any liability in respect of any expenses or loss that may be suffered or incurred by you in the preparation of your proposal.

Termination

The assignment may be terminated by the Council giving 1 week's notice.

Additional information on the [planning application](#), [CPO order](#) and the properties affected by the [demolition order](#) can be obtained by clicking on the appropriate link:

<https://www.lbbd.gov.uk/residents/housing-and-tenancy/estate-renewal-programme/gascoigne-estate/>

<https://www.lbbd.gov.uk/residents/housing-and-tenancy/estate-renewal-programme/gascoigne-estate-compulsory-purchase-order-cpo/>

Please let me know if you require any further information to enable you submit your fee proposal.

All correspondence or request for additional information should be sent to:

Jennie Coombs | Regeneration Manager |

Phone: 0208 227 5736 | Mobile: 0786 6472723 | jennie.coombs@lbbd.gov.uk

London Borough of Barking and Dagenham | Town Hall |

1 Town Square | Barking | Essex | IG11 7LU

PROPERTY DETAILS

That the Mayors and Burgesses of the London Borough of Barking and Dagenham of Civic Centre, Dagenham, RM10 7BN ("the Council") intend to currently demolish:

Property 1	Negotiations ongoing
Property 2	Leaseholder has not responded to any correspondence sent by the Council
Property 3	Leaseholder has lodged a formal complaint with the Ombudsman
Property 4	Leaseholder did not accept the Council's final offer made in September
Property 5	Negotiations ongoing
Property 6	Leaseholder has not responded to any correspondence sent by the Council
Property 7	Negotiations ongoing
Property 8	Negotiations ongoing

Please treat this brief and all information provided as strictly confidential.