



Election of Senior Officers

Rebecca Clutten was proposed as Chair and was unopposed. Rebecca will assume office after the AGM on 22 October.

We have 2 nominations for Vice Chair and consequently there will be an election for Vice Chair, between Charles Clarke and Richard Asher.

This document contains the manifestos of them all. Members will be only voting for the post of Vice Chair.

	<p>Position of Chair</p> <p>As foreshadowed in my talk at this year’s conference, my agenda for my year as Chair of the Compulsory Purchase Association is best characterised as one of consolidation and taking stock ahead of any proposals for further reform. The CPA has achieved much over the past few years, and now is time to ensure that the reforms it has promoted and secured bed in successfully.</p> <p>This consolidation agenda therefore includes seeking to achieve widespread uptake of the CPA’s Land Compensation Claims Protocol; supporting the full implementation of all the compulsory purchase provisions introduced by the Housing and Planning Act 2016 and Neighbourhood Planning Act 2017; continuing the Board’s efforts towards the development of a proposal for Early Independent Valuations, and achieving Member buy-in for the same; and undertaking the research needed to support proposals for reform of the blight regime, given the support such an initiative received at this year’s successful Law Reform Lecture.</p> <p>As we saw last year with the debate that emerged around Land Value Capture, changes in the political landscape can lead to a need for a rapid response from the Association, and under my Chairmanship, I will also ensure that we continue to provide high quality responses on behalf of our Membership, having regard to the range of professions and interests we represent, and that our status within Government as a respected and trusted industry voice is maintained.</p>
<p>Election of Officers</p>  <p>Richard Asher FRICS Director - Compulsory Purchase, Savills UK Ltd</p>	<p>Position of Vice Chair</p> <p>As a founder member of the CPA, and being recently elected to the Board, I am impressed by the achievements the Board has made over the last nearly twenty years since a small group of CPO enthusiasts formed a steering committee which ultimately lead to the forming of the CPA. I congratulate the Board on its achievements.</p> <p>However, there are number of issues which I would seek to address as Vice-Chair, and ultimately as Chair:</p> <ul style="list-style-type: none"> • Improve meaningful engagement with Members by the CPA Board • Encourage a broader membership base to stand for election to the Board and serve on the various working groups • Encourage more younger Members to participate in CPA Future together with the Board • Ensure that the CPA is focused on the need for change in the CPO world and is in the forefront of promoting appropriate change, particularly those changes

shaped by new technology.

- Advocate the need to make CPO a consistent, streamlined and transparent process, where possible and for the CPA to promote more holistic change.
- Maintain and improve the CPA's relationships with professional bodies, including RICS; The Law Society; The Bar Association and PEBA; RTPI; the various accountancy bodies; as well as the many existing and developing specialist companies and organisations that contribute to this great industry
- Review the basis on which CPO professionals are currently remunerated for their services. I am keen to explore ways in which this can be improved.
- Consider the membership's desire for accreditation. I opposed accreditation by the CPA the last time the matter was raised. If the proposal were to be re-introduced in essentially the same form as previously, I would continue to oppose the idea. In my view the CPA is not the right body to accredit CPO surveyors.
- If elected I shall become Chair in the 2020/2021 year. This would restore the historic balance of alternating lawyers with other professions (surveyors, planners, accountants etc.) as Chair. Whilst this is not part of the CPA Constitution, it is (in my opinion) a good way to ensure the Board keeps the focus balanced.
- Finally, I do not deny that there would be a personal satisfaction in being the Chair in the CPA's twentieth year, having played a small part in creating the CPA together in the first place! Right from the outset and throughout my career I have remained committed to ensuring best practice of what is a continuously growing and important industry....

I hope I can count on your support.

I am a Chartered Surveyor and Registered Valuer, currently serving on the RICS Governing Council (until the end of 2019). I am a founder member and former Chair of the CPA. I was previously Chair of the RICS Planning and Development Professional Group World Board, where I had responsibility for the RICS CPO practice matters. I have also been Chair of the RICS CPO Policy Panel. I was previously a member of the BPF Technical Planning Committee, advising on CPO issues.

In my day job, I am a Director of Savills' development division, in the national CPO Team, dealing with a wide range of CPO matters advising claimants, acquiring authorities and developers across the country.

Prior to working at Savills, I was at JLL where I was responsible for setting up a CPO team. My wide CPO experience includes work across the UK (including Scotland, Wales and Northern Ireland). I have also worked in the public sector and I started my career working for small local practices.

As a surveyor who acts for both claimants and acquiring authorities. Throughout my career I have sought to maintain this balance in order to fully appreciate both sides of the equation and provide the most objective advice possible. I am keen that the CPA should be seen to provide that balanced approach to Members and in our dealings with external contacts. I have acted as an expert witness, in the Upper Tribunal (Lands Chamber), High Court, Houses of Parliament and before the Commissioners of Inland Revenue.



Charles Clarke

Principal Lawyer – Property & Planning, Legal - General Counsel, Transport for London

The coming years are crucial to continuing the reform work that has already started and to review experiences from major projects such as Crossrail and HS2. Major investment into infrastructure and housing remains a priority which brings the prospect of the continued use of compulsory purchase powers.

The CPA has made strides in recent years with reform of areas such as advance purchase. The CPA itself produced the Land Compensation Claims Protocol as a pre-reference protocol for the Upper Tribunal. I took a pivotal role in the drafting and settling of the version that was accepted by members and one key item that I would like to see as Vice Chair and then Chair is the increased use and ultimate acceptance of the Protocol as a formal, adopted pre-reference protocol. I will continue to work towards making the proposed roadshow to promote the Protocol over the forthcoming year happen.

Nevertheless there are areas that we must consider further to make our compulsory purchase systems fairer and more efficient. My focus as Vice Chair and then Chair would include:

- Exploring ways of making the existing legislative procedural and compensation regime more accessible to both professionals and claimants. I would like the CPA to produce and publish a consolidated "Code" of existing legislation for matters related to compensation and likewise for procedure related to CPO.
- Pushing for the implementation of a government wide, publicly accessible CPO register for decisions.
- Implementation of the temporary possession provisions in the Neighbourhood Planning Act 2017 and other outstanding legislative reforms.
- Considering proposals for early independent valuations that will facilitate a more efficient system.
- Reviewing our blight and safeguarding regimes to determine if there are improvements that can be made.
- Undertaking research into the impacts of compulsory purchase and potential compulsory purchase on affected parties and the root cause of those impacts. This has in part started with HS2 looking at issues of mental health and wellbeing, but the CPA can draw on considerably more experience across its members.
- Encouraging the use of appropriate alternative dispute resolution procedures.
- Reviewing the current process for securing CAADs to see if there are more efficient ways to determining alternative planning use.

As experience from projects such as HS2 materialises, more may need to be added to this list. Suggested reform resulting from some of this work may ultimately require primary or secondary legislation. It may not be possible to secure that legislation over the next couple of years, however we still need to work on potential improvements to the compulsory purchase systems so that options are available when Parliamentary time allows.

Since members kindly elected me as a Director of the CPA in 2017 and 2018 I have put considerable work into the CPA both on the administrative and technical side. I am a member of the governance and events working groups and have been an advocate for ensuring that some of our national events take place outside London. As well as my role on the Protocol, I am currently Chair of the following CPA working groups: early independent valuations, temporary possession and reviewing the Model Claim Form. I am also a member of other CPA working groups.

I am also keen to make sure that members see value from their membership. The

CPA does a lot of work behind the scenes, however as Vice Chair I will ensure we roll out our proposed programme of free to attend event for members each year in each region including London. In addition I want to ensure that members see a discount for CPA events against non-members.

Biography: Finally, a little more about me. I am a Principal Lawyer at Transport for London with significant experience in major projects involving compulsory purchase having previously been a partner at law firm Bircham Dyson Bell (now Bircham Dyson Bell Pitmans). Schemes I have worked on in recent years include major housing schemes, the Hinkley Point C and Richborough Connection Projects, Crossrail 2, Bakerloo Line Upgrade and Extension, East London crossings, highway schemes as well as the Bank, Camden and Holborn station capacity upgrades. I was also actively involved in the passage of the Neighbourhood Planning Act 2017 through Parliament.

I do hope that you will vote for me as Vice Chair of the CPA this forthcoming year.