

CPO Process

There are 6 key stages to the CPO process found in the Crichel Down Rules. This is a summary and for the full scope of the process reference should be made to the Crichel Down Rules ;

1. Choosing the right compulsory purchase power, i.e. Local housing authorities for housing purposes.
2. Justifying a compulsory purchase order, i.e. within the application to the Secretary of State for Housing. To assist this process the Council follows internal procedures to report to the cabinet for a decision to proceed with the application, which will cover much but not all of the justification. Additional work is necessary as indicated in stage 3. Issues at this stage include consideration for how the land/properties will be used, resolving any financial issues, and checking over any other impediments or risks before proceeding including the compelling reasons for applying.
3. Preparing and making a compulsory purchase order, i.e. ensuring the CPO is made correctly, preparation of all the necessary information and evidence, undertaking further negotiations with the owner, as well as offering further advice and assistance.
4. Consideration of the compulsory purchase order, i.e. the process by which the Secretary of State for the Ministry of Housing, Communities and Local Government carries out to determine the decision. It includes the ability to delegate the decision to an inspector, as well receiving objections and then carrying out a public inquiry. Acquiring authorities would be required to meet the costs of an inquiry as well as the inspector's expenses.
5. Implementing a compulsory purchase order, i.e. the process of undertaking the purchase including further negotiations with the owner now that he will see the intentions of the Council are serious. This process requires service of notices, obtaining the formal market value by a RICS surveyor, and resolving the best legal route to acquire the property and undertaking that.
6. Compensation, i.e. the prescribed elements that make up compensation based on the equivalence principle.