



**MATTHEW
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CONSULTING**

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Matthew Bodley MRICS

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Matthew is a chartered surveyor who specialises in compulsory purchase and compensation. He has over 20 years professional experience, advising both acquiring authorities and claimants from the public and private sector on all aspects of the compulsory purchase process. This includes promoting or resisting compulsory purchase orders (CPOs), providing compensation estimates and negotiating compensation settlements.

Matthew has previously held senior positions at Drivers Jonas, Deloitte, GVA Grimley and Carter Jonas, and led the compulsory purchase practices in each of those firms. He set up Matthew Bodley Consulting in June 2015.

He is recognised as a leading compulsory purchase practitioner and has worked on projects of national significance, including the London 2012 Olympic Games, High Speed One and Two, Crossrail, Crossrail 2 and several major town and city centre redevelopment schemes. He was the principal author of the Compulsory Purchase and Compensation Claimants' Guidance Booklets and a major contributor to the Compulsory Purchase Procedure Manual, both of which were produced on behalf of the Government.

Matthew's role regularly involves working as part of a multi-disciplinary professional land assembly team, often taking the lead role of coordinating and project managing the team. He has given evidence at CPO inquiries and the Lands Tribunal.

He is a regular speaker on compulsory purchase and compensation and was an elected member of the Compulsory Purchase Association's National Committee for five years before stepping down.

Primary Skills

Matthew's primary skills are summarised as follows:

- advising on the assembly of sites for major regeneration and town centre projects
- providing advice on strategy and the implementation of compulsory purchase powers
- compensation estimates and budget forecasts
- negotiating for or against displaced owners / businesses / residents, both prior to and following confirmation of a CPO, and delivering relocation solutions
- preparing for and giving evidence at CPO Inquiry and the Upper Tribunal (Lands Chamber)

Examples of Experience

Town and City Centre Schemes

- **TH Real Estate (THRE), St James's Quarter, Edinburgh**
Currently instructed by THRE on the compulsory purchase aspects of the retail-led mixed use redevelopment proposals in the eastern part of the city centre. The role has included providing a compensation budget and updating this from time to time, co-ordinating the acquisitions and negotiations strategy as well as taking a direct role in negotiations and giving evidence at CPO inquiry. The CPO was confirmed in February 2016
- **Land Securities, Buchanan Galleries Extension, Glasgow**
Acting on behalf of Land Securities in connection with the CPO to extend the shopping centre. The role included project managing the CPO process, undertaking and maintaining the compensation budget and coordinating the private treaty negotiations with landowners and occupiers. Appeared as a witness and gave evidence to the CPO inquiry which was confirmed in February 2015.
- **Capital Shopping Centres and Oxford City Council, Westgate Centre, Oxford**
Joint instruction from Capital Shopping Centres (now Intu) and the City Council to cover all compulsory purchase aspects of the project. Prepared and maintained a compensation estimates schedule, project managed the compulsory purchase process and led negotiations with property owners and occupiers for a retail led mixed use city centre re-development. Gave evidence at the CPO inquiry which was confirmed in April 2008.
- **Henderson Global Investors (HGI), Winchester City Centre**
Advised HGI on compulsory of a brownfield site in the western section of the city centre to enable a mixed use retail and residential development. The role included project managing the CPO process, preparing and maintaining the PCE and negotiating with landowners and occupiers. Gave evidence at the CPO inquiry which was confirmed in March 2013.
- **Aviva Investors, Southgate Centre, Bath**
Advised Aviva on compensation estimates, private treaty negotiations, CPO documents, dealing with objections, CPO inquiry and subsequent implementation of the CPO, and settlement of compensation claims.
- **Department of Social Development (DSD), Victoria Square, Belfast, Northern Ireland**
Advised DSD on compensation estimates, private treaty negotiations, negotiations with objectors and settlement of compensation claims.
- **Wycombe District Council, Eden Centre, High Wycombe**
Advised on implementation of CPO with new development partner before the powers expired, compensation estimates and compensation negotiations. Many cases were referred to Lands Tribunal and reached the stage of submission of expert reports but all were settled by negotiation, with the exception of three unknown owner cases which the Tribunal determined in line with Matthew's expert reports.
- **Whitgift Dental Practice, Whitgift Centre, Croydon**
Advised a dental practice on the inclusion of its interest in the Whitgift redevelopment proposals. Objected against the CPO and served a blight notice and was able to agree a compensation package which enabled early relocation to new premises and surrender of the existing lease in a timely manner in advance of implementation of the CPO.

- **Luxury Leisure, Arndale Centre Extension, Eastbourne**
Advising a gaming operator with a leasehold interest in a shop unit required for the Arndale Centre extension. Objected to the CPO and prepared a proof of evidence. Appeared at CPO inquiry and withdrew objection in exchange for an agreement to relocate to other premises owned by the acquiring authority's development partner. Negotiating compensation package for relocation.

Regeneration

- **London Development Agency (LDA), London 2012 Olympic and Paralympic Games**
Advised LDA in respect of the "Undergrounding" of Powerlines CPO and the main Olympic Park and Legacy CPO. This predominantly involved preparing compensation estimates and negotiating compensation settlements. Claimants included private landowners and businesses, the London Boroughs of Newham and Hackney, utility companies and Network Rail.
- **South East England Development Agency (SEEDA), Shoreham-by-Sea**
Provided strategic, valuation and negotiation advice to SEEDA in respect of a CPO for a residential scheme in the Ropetackle area of Shoreham. This was the first CPO confirmed under the Regional Development Agencies Act 1998.
- **Land Securities, Victoria Transport Interchange**
Provided procedural and compensation advice in connection with the use of compulsory purchase powers to acquire brownfield land adjacent to Victoria Station for a 75,000 m² mixed use development. This role covered all aspects of the compulsory purchase process, compensation negotiations and the contractual arrangements between Land Securities and Westminster City Council.
- **London Borough of Enfield, Meridian Water, Edmonton**
Providing strategic compulsory purchase advice to Enfield Council in connection with an 85 hectare mixed use regeneration scheme which is intended to deliver 10,000 new homes and 6,700 jobs.
- **Barratt Homes and London Borough of Barnet, Stonegrove Regeneration Scheme**
Jointly instructed by developer and local authority to advise on the compulsory acquisition of 1950s high rise flats to enable demolition and new build. This role included strategic advice on the justification for using compulsory purchase powers, preparation of compensation estimates, negotiations with all 91 leaseholders, drafting Statement of Reasons and Statement of Case, negotiating with objectors and preparation of expert evidence for inquiry. Negotiated withdrawal of all objections which enabled confirmation of the CPO without a public inquiry.
- **Sorbon Estates, Chapel Arches Regeneration Scheme, Maidenhead**
Advising developer on the use of compulsory purchase powers to acquire leasehold interests needed to enable the construction of the final phase of a residential led regeneration scheme in Maidenhead town centre. This involves valuation and negotiations with third parties, drafting Heads of Terms for a CPO Indemnity Agreement, liaising with Council officers and assisting with the drafting of the CPO resolution report for Cabinet.
- **LXB Retail Properties, Biggleswade Retail Park, Biggleswade**
Advising developer on the implementation of CPO powers in connection with the redevelopment of a new retail park. Work includes liaising with the Council and negotiating compensation settlements.

- **Aberdeen Asset Management, Ealing Filmworks, Ealing**
Advising the investment owner of an office building with redevelopment potential which is included in a CPO for a mixed residential and leisure scheme in Ealing. Work involves assessing compensation, drafting a claim and negotiating with the acquiring authority's development partner.
- **Arcus PCD, New England Quarter, Brighton**
Advising developer on the use of compulsory purchase powers to enable a commercial development scheme.

Transport

- **Secretary of State for Transport, High Speed One (Channel Tunnel Rail Link)**
From 1997 to 2010 led a team advising on the use of compulsory purchase powers on the Thames Section of the Channel Tunnel Rail Link, comprising over 100 interests between Purfleet in Essex and Northfleet in Kent. Main tasks were preparation of compensation estimates, negotiation of compensation claims (including nine Lands Tribunal cases) and advice on possession procedure.
- **Secretary of State for Transport, High Speed Two**
Took part in the public consultation exercise into the enhanced compensation proposals at locations along the proposed route of Phase 1 between London and Birmingham.
- **Thameslink 2000**
Advised a private client who owned a residential development site adjacent to London Bridge station in connection with a compulsory temporary possession scheduled to last in excess of eight years.
- **Crossrail**
Led a team undertaking compensation estimates for Transport for London. Subsequently advised affected property owners acquired for Crossrail. Advice incorporated assessment of compensation and negotiations with Transport for London. One case involving an industrial estate in East London was settled following reference to the Upper Tribunal.
- **Crossrail 2, Royal Brompton & Harefield NHS Foundation Trust**
Advised the Trust in connection with the potential acquisition of its property interests which have been identified by Transport for London as being required for Crossrail 2 and included in the published safeguarding plans. Advising on the compulsory purchase and compensation process and seeking the removal of the Trust's interests from the safeguarding.

Energy

- **EDF Energy, Hinkley Point C, Somerset**
Advised on compulsory purchase aspects of EDF's Development Consent Order application for a nuclear new build power station and associated development at Hinkley Point C in Somerset.
- **London Development Agency, Undergrounding of Powerlines, Olympic Park**
As a forerunner to the main Olympic Park CPO the LDA made a CPO for the acquisition of predominantly subsoil interests for the construction of two tunnels over six kilometres to enable the "undergrounding" of the overhead power lines between Hackney and West Ham power stations, required to enable the main Olympic development to proceed. Responsible for

leading the negotiations with all affected landowners and gave evidence at the public inquiry into the CPO which was subsequently confirmed.

- **Northern Electric Distribution Ltd, York**
Advised this electricity distribution operator in connection with a necessary wayleave and compensation implications in connection with overhead power lines traversing a major development site proposed for use as a new campus for the University of York.
- **William Tracy Group, Linwood, Glasgow**
Advised owner of a waste recycling operation on the removal of an electricity pylon and overhead power lines following service of a notice by the landowner on Scottish Power for the removal of the power lines. This notice led to Scottish Power seeking a necessary wayleave to keep the pylon and overhead lines in place. Undertook an assessment of the financial impact of the power lines and prepared expert evidence and attended a hearing into the necessary wayleave. Achieved agreement for the relocation of the pylon and significant compensation package.

Procedural Advice

- **Department for Transport Local Government and the Regions (now Communities and Local Government)**
Principal author of “Compulsory Purchase and Compensation – Guidance to Claimants” series of five public information booklets and contributor to the Compulsory Purchase Procedure Manual, both first published in 2001.
- **Royal Mail, Statutory Undertaker Procedure**
Retained by Royal Mail to advise when operational Royal Mail properties are included in a CPO. This entails advising on the merits of objection and the use of statutory undertaker procedure under section 16 of the Acquisition of Land Act 1981.

Qualifications

Member of the Royal Institution of Chartered Surveyors (qualified 1992)
BSc (Hons) Urban Estate Surveying, Nottingham Trent University (1991)
Elected Committee Member of the Compulsory Purchase Association (2008 – 2013)

Career History

- **June 2015 – present:** Matthew Bodley Consulting
- **May 2013 – May 2015:** Carter Jonas LLP, Partner, Head of Compulsory Purchase and Compensation
- **April 2011 – April 2013:** GVA Grimley, Director, National Head of Compulsory Purchase and Compensation
- **June 2002 – April 2011:** Drivers Jonas LLP (latterly Drivers Jonas Deloitte), Partner, Head of Compulsory Purchase and Compensation
- **September 1994 – June 2002:** Drivers Jonas, member of Compulsory Purchase and Compensation Team
- **September 1991 – September 1994:** Drivers Jonas, graduate / surveyor in valuation, agency, landlord and tenant