



CPA Scotland National Conference 2021

Perth - 26 October 2021 Perth Concert Hall, Mill Street, Perth, PH1 5HZ		
£140 + VAT	Registration: 10.00 Finish: 15.35	4 CPD Hours
To book: https://cptevents.co.uk/event/cpa-scotland-national-conference-2021		

The theme for this conference is the effective use of compulsory purchase to assist in the delivery of public infrastructure projects. The provision of such projects has been with us for over 150 years now and the need to deliver the infrastructure that a modern Scotland requires and indeed demands, has never been greater. The successful and timely delivery of public infrastructure projects are needed to help secure that our economy can fully and quickly recover from the severe adverse effects of the Covid pandemic, as well as ensuring that citizens throughout Scotland are able to enjoy these social and community benefits.

For many years now, Scottish Government has actively encouraged the promotion but, more importantly, the actual delivery of public infrastructure schemes. These schemes have come in all shapes and sizes with some having a small local benefit whilst others have had a more wide-ranging effect e.g. the spectacular Queensferry Crossing, the peripheral by-pass of Aberdeen and the outstanding V and A Museum in Dundee.

While many of our infrastructure schemes are undertaken solely by a public authority using taxpayers' money, others are mix of public/private involvement with the public sector being the assembler of the land by way of the use of CPOs and the private sector by way of then delivering the infrastructure development. There is a general acceptance, including the human rights lobby, that there is considerable merit in public work infrastructure schemes even though they often involve the compulsory purchase of private property, rights and interests - provided of course, that there is a demonstrable positive gain from such schemes and that those who are affected by CPOs are properly and fairly financially compensated.

However, it recognised by a large majority in the CPO world that current the CPO procedure by which most public infrastructure projects come to fruition is an inefficient process which uses archaic legislation: thus, it requires to be overhauled to become a much more time and cost effective method, allied to a fairer financial compensation regime. In these ways, key public infrastructure works can be delivered quicker and at less overall cost. On the issue of cost, we have to have sufficient large-scale financial resources available to ensure that these projects can indeed be undertaken and, in a time where public monies are not freely available, this begs the questions as to from where and from whom does that finance come. This conference thus deals with all the above issues.

Speakers:

Keith Petrie

CPA Scotland Chair; FG Burnett

Tom Arthur

Scottish Minister for Public Finance

Tom Winter

Scottish Government

Archie Rintoul

RICS Scotland

Karen Hamilton

Brodies LLP

Dougie Bowers

Valuation Office Agency

Ian Thornton-Kemsley

Strutt & Parker; Thornton Estates

Rob McIntosh

Aberdeenshire Council

Elaine Farquharson-Black

CPA Scotland Vice Chair; Brodies LLP



Topics Being Covered:

Welcome and Introduction from the SCPA Chair - Keith Petrie

Keynote Address - A Scottish Minister

Scottish Government Update

An update on the Scottish Government's commitment, contained in the Programme for Government 2021-22, to: "reform and modernise the compulsory purchase system in Scotland, making it clearer, fairer and faster for all parties"

Early Engagement

- There is significant political will to accelerate and use the compulsory purchase process in order to deliver more infrastructure projects in Scotland. While there is an opportunity to make the process simpler, fairer, quicker and more cost effective without requiring primary legislation, it requires changing approaches.
 - What are the approaches?
 - What are the benefits?
 - How do we get both Acquiring Authorities and the affected property owners to positively engage?

ADR for Disputed Compensation Claims

- There is a number of options to resolve disputes
- RICS is to be introducing an ADR option for disputed compensation claims
- What is this option and will it work effectively in Scotland?
- How will such a scheme sit relative to the Lands Tribunal for Scotland

CPO Collaboration

- Perth and Kinross Council is one of many Acquiring Authorities in Scotland to recognise the importance of the utilisation of CPOs to bring about public schemes and community benefits. A presentation followed by a panel discussion on this issue.

Telecoms Update

- There are more telecom devices in the UK than people. In the last two decades we have witnessed some of the most advanced changes in technology in human history and, as every day passes, the world becomes ever-more reliant on telecoms. Thus, the provision of world-class telecoms and connectivity is key to supporting our economy. This presentation gives us an up-date review as to where we are, in this fast-changing subject and how effective is the 2017 Telecoms Code.

Community Empowerment

- CPOs are ultimately for the benefit of communities. Thus, what powers could, or should rest with communities: what access to influence could, or should communities have to ensure change for better? Are Compulsory Sale Orders the answer? A presentation followed by a panel discussion on this issue.

Wrap-Up Session

- Aims, goals and outcomes from the various issues discussed and how they fit in with Scottish Government policy.