

RICS IPTI Workshop: Compulsory Purchase and the Assessment of Compensation

Preamble

The Caribbean region has an increasing need for valuation professionals trained in compulsory purchase and compensation assessment, a specialist area requiring specific legal and professional expertise. In response, RICS and IPTI will deliver a three-part interactive workshop series covering the legal framework, heads of claim, and the negotiation and settlement of compensation claims.

Workshop Schedule

September 23 – Introduction and Background:

The Legal Framework and Relevant Case Law

October 21 – The Heads of Claim:

How They Should Be Prepared and Assessed

November 3 – Negotiations and Settling the Claim:

With Dispute Resolution Where Necessary

The workshop will be delivered online, with the final session offered as a hybrid event in Kingston, Jamaica, including practical case studies and discussion of current issues.

Participants who complete the course and a voluntary quiz will receive a certificate of completion.

Instructors



Uche Obi

*Director, Cayman Islands
Government
Cayman Islands*



Paul Sanderson

*President, IPTI
United Kingdom*

Fees (For all 3 sessions)

RICS/IPTI Members - \$460.00 USD | Non-members - \$495.00

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Outline and Timing of the Workshop

Session 1: Introduction and Background - The Legal Framework and Relevant Case Law

Date: September 23, 2026 | **Time:** 10.00 am – 12:30 pm ET | **Format:** Online

Content

- Introduction to compulsory purchase: concepts and principles
- Legal basis for compulsory acquisition
- Comparing the UK system with select Caribbean countries
- Consideration of relevant case law
- Comparing different systems of compulsory purchase from around the world
- Relevant valuation standards
- Processes and procedures for obtaining compulsory purchase powers
- Taking entry/possession in advance of acquisition
- The principle of equivalence
- Compensation to property owners and occupiers: a brief introduction to:
 - Compensation for land taken
 - Compensation for severance and/or injurious affection
 - The offset for betterment
 - Disturbance

At the conclusion of this session, case studies will be distributed for consideration.

Session 2: Heads of Claim - How They Should Be Prepared and Assessed

Date: October 21, 2026 | **Time:** 10.00 am – 12:30 pm ET | **Format:** Online

The first part of this session will look at the practical processes leading to developing the heads of claim including:

- Inspecting the property
- Inspecting comparables
- Ascertaining market value
- Ignoring the value impact of the scheme underlying the acquisition
- Dealing with development value
- Dealing with hope value
- Unlawful use of the land being acquired
- Dealing with tenants or other interests in the land
- Valuing properties that rarely, if ever, transact
- Equivalent reinstatement
- Date of valuation
- Duty to mitigate loss
- Costs of relocation
 - Business loss - temporary/permanent
 - Accommodation/mitigation works
 - Preparing the claim for compensation

The second part of this session will look at the how the claim for compensation should be reviewed and how to identify potential strengths and weaknesses.

In particular, it will consider:

- How well supported is the valuation of the land taken?
- What evidence been provided for any severance and/or injurious affection claimed?
- Has any betterment been reflected and, if so, how has that been calculated?
- Has the impact of accommodation works been properly taken into account?
- Are all items of disturbance justified and properly evidenced?
- Are the fees claimed properly explained and reasonable?

Session 3: Negotiations and Settlement - With Dispute Resolution Where Necessary

Date: November 3, 2026 (Prior to the RICS-IPTI Caribbean Conference)

Time: 1:00 pm – 4:00 pm ET

Format: Hybrid (In-person for those able to attend a workshop in Kingston, Jamaica, and online for those unable to attend in-person)

Content

- Negotiations with property owners and/or their professional advisors
- Dealing with situations where agreement cannot be reached:
 - Mediation
 - Arbitration
 - Litigation
- Ethical issues that can arise in this type of casework

Fees (For all 3 sessions)

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Note: For any registration queries, please contact lkonet@ipti.org