

RICS IPTI Workshop Series: 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 four-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 1 – The Heads of Claim:

How They Should Be Prepared and Assessed

October 21 – Assessing the Claim:

How Claims Should Be Assessed

November 6 – Negotiations and Settling the Claim:

With Dispute Resolution Where Necessary

The workshops 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*

CPD Credits

Attendees will receive 12 RICS CPD credits on completion of all 4 workshops

Fees (For all 4 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: Wednesday, September 23, 2026 | **Time:** 10.00 am – 1:00 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: Thursday, October 1, 2026 | **Time:** 10.00 am – 1:00 pm ET | **Format:** Online

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

Session 3: Assessing the Claim

How Claims Should Be Assessed

Date: Wednesday, October 21, 2026 | **Time:** 10.00 am – 1:00 pm ET | **Format:** Online

This session will look more closely at the claim for compensation and 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 4: Negotiations and Settlement

With Dispute Resolution Where Necessary

Date: Friday, November 6, 2026 (*1 day after the RICS-IPTI Caribbean Conference*)

Time: 9:00 am – 12:00 pm ET

Format: Hybrid (*In-person for those able to attend the 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

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

Instructor Bios



Uche Obi

Director, Cayman Islands Government
Cayman Islands

Uche, MA FRICS is the Director of the Lands & Survey Department for the Cayman Islands Government, overseeing the Land Registry, Valuation and Estates Office, Survey Section, and National Geographical Information Systems. With over 25 years of experience across the UK and the Caribbean, he is a Chartered Valuation Surveyor and an accomplished public sector leader with expertise in valuation, land administration, and governance. Uche has led major transformation initiatives focused on service excellence, technology integration, and strategic planning to enhance land administration services. He serves as the elected representative for the Americas Region on the RICS Global Governing Council and Chairs the Credit Committee of the CICSA Credit Union. A Fellow of RICS, Uche is passionate about supporting the next generation of professionals, advancing high standards of practice, fostering collaboration, and driving the adoption of technology to promote good governance and sustainable land management globally.



Paul Sanderson

President, IPTI
United Kingdom

Paul, JP LLB (Hons), FRICS FIRR, is the President of IPTI. Before becoming President of IPTI, Paul was the Director at the UK Valuation Office Agency (VOA) responsible for providing professional advice and technical guidance across a wide range of valuation and property issues. Paul has over 40 years' experience in the valuation of property for a variety of purposes. Paul is a past President of the Rating Surveyors' Association (RSA) based in the UK, a Fellow of the Royal Institution of Chartered Surveyors (RICS) and a Fellow of the Institute of Revenues, Rating and Valuation (IRR).

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