

A46 Exhibition Report

By Beth Bearder

I attended the A46 exhibition at Cotgrave on Friday 26 June 2009.

The room was set up with various maps and information on a large scale. There was a good turn out at the Cotgrave exhibition. There were various representatives from the highways agency and I spoke to their Part 1 agent – Jawad Hussain.

The exhibition has a 3D DVD running which shows the whole A46 road in 15 years time (with trees etc) which gives a much better overview to what it will look like, and shows the various properties run along side the road, therefore being useful to see how many properties are actually affected by the road and the highway improvements take form of an actual new road, rather than building on the old road – much of the old road will still remain but will run alongside the new A46 road, acting as a “B” road. In some areas however the old road will be converted into public footpaths / bridleways etc.

I asked Mr Hussain various questions which I will explain below;

The scheduled completion for the roadwork’s is Summer 2012 so therefore any Part 1 claims will be going through one year and one day after this date – Summer 2013.

Part One Compensation – VOA will assess a claimant’s property and negotiate compensation. When I asked how much compensation people are usually entitled to, Mr Hussain said he was unable to say as claims can range anywhere between £200-£50,000. The claimants can put any figure they want on the claim form, however, agents usually know how much to claim (depends on how many factors a property is affected by – i.e. If noise, dust, pollution are on large scales then more compensation will be paid etc). The essential factors are that a claimant must live in the property, they must own the property and lastly they must be affected by any of the factors listed in Part 1.

In the case of a Landlord and Tenant, the Landlord (or rather the owner of the property) usually claims for compensation but they must prove that they have a valid tenancy agreement in place. Similarly with a property owner, they must prove that they are living in the property in order to claim for Part 1 compensation.

I asked on average how many claims they usually expect and Mr Hussain stated that it depends on the scale of the roadworks. The M6 Toll road attracted 10,000 claims of which the majority were successful. As this scheme is 28km long they are expecting a lot of claims. However, where there are a lot of claims it takes longer to process the claims and can take anything between a few months to a couple of years.

I also spoke to the overall assistant project manager who said that he would email me the more detailed plans of the new A46 road. These will be helpful in that they are much clearer and show exactly which properties lay along side the new A46.

If a property is sold before the roadworks are completed then an owner can "pre-claim" and if they do not then they will lose their right to compensation.

If you have any queries regarding any of the information obtained at the exhibition please do not hesitate to call William Cursham on 01159 471 529 or email wcursham@fraserbrown.com.

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