

CLAIM INITIATION FORM

Part 1 claim — your details

Compensation for depreciation caused by public works
Land Compensation Act 1973, Part 1, section 1

Fill this in as fully as you can and return it to us. Nothing here is binding: it is the information a claims surveyor needs to confirm that a claim is available, work out the value lost, and put a formal claim to the acquiring authority on your behalf. If you do not know an answer, write “not known” and move on — we will fill the gaps with you.

PROFESSIONAL FEES ARE PAID BY THE ACQUIRING AUTHORITY

Where a Part 1 claim succeeds, the acquiring authority pays your reasonable professional fees — surveyor and legal — assessed on Ryde’s Scale under section 3. You are not asked for a fee to start, and there is no fee to you if the claim does not succeed. Your compensation is not reduced to pay us.

TIME LIMITS — READ BEFORE YOU START

A Part 1 claim cannot be made until the first claim day, which is one year after the public works were first opened to use. The claim must then normally be made within six years of that day. If your scheme opened more than seven years ago, send the form anyway and we will check whether an exception applies.

What to send with this form

- ☐ **Proof of your interest in the property**
Title deeds, TR1, or your Land Registry title number
- ☐ **Proof of the date you acquired your interest**
Completion statement or solicitor’s letter
- ☐ **Any correspondence from the acquiring authority**
Letters, notices, consultation packs, reference numbers
- ☐ **Photographs and short videos**
Views towards the works from house and garden, day and night
- ☐ **Anything you already have on value**
Estate agent appraisals, a mortgage valuation, a marketing history
- ☐ **Records of the effect on you**
A noise or disturbance diary, complaints made, insulation offered

Return the completed form and attachments to us using the contact page on the website, or bring it to your first call. You can also enter the same details directly into your online claim tracker and upload the documents there.

SECTION 1**Claimant details**

FULL NAME(S) OF CLAIMANT(S)

CORRESPONDENCE ADDRESS

POSTCODE

DAYTIME TELEPHONE

EMAIL ADDRESS

PREFERRED CONTACT METHOD

ARE YOU ACTING FOR SOMEONE ELSE? IF SO, IN WHAT CAPACITY

SECTION 2**The property affected**

The property whose value has fallen. Give the full address even if it is the same as above.

PROPERTY ADDRESS

POSTCODE

LAND REGISTRY TITLE NUMBER (IF KNOWN)

PROPERTY TYPE

APPROX. YEAR BUILT

BEDROOMS

APPROX. FLOOR AREA (SQ M OR SQ FT)

TENURE

Tenure: freehold, or leasehold with at least three years unexpired — both can qualify.

SECTION 3**Your interest in the property**

DATE YOU ACQUIRED YOUR INTEREST

DATE THE WORKS FIRST OPENED TO USE (IF KNOWN)

Your interest must have been acquired before the works were first opened to use. If you bought afterwards, the claim normally belongs to the previous owner — tell us anyway.

- ☐ I own and occupy the property
Owner-occupier of a dwelling
- ☐ I own the property and let it out
Give the current rent and tenancy type in section 8
- ☐ The property is a business or agricultural unit
Rateable value limits may apply — we will check
- ☐ I have sold the property since the works opened
Give the sale date and price in section 8

SECTION 4**The public works**

The road, railway, airport or other public works that caused the problem. If you selected a scheme from the known public works list on the website, copy its name here.

NAME OF THE SCHEME OR WORKS

TYPE OF WORKS

ACQUIRING AUTHORITY / PROMOTER

DATE OPENED TO PUBLIC USE

FIRST CLAIM DAY (IF KNOWN)

APPROX. DISTANCE FROM YOUR PROPERTY TO THE WORKS

WHICH PART OF THE PROPERTY FACES IT

AUTHORITY REFERENCE NUMBER (IF YOU HAVE ONE)

SECTION 5

Physical factors claimed

Tick every factor you experience from the works in use, then rate how badly it affects the property. Only these seven factors count under section 1(2). Noise carries the most weight in almost every settled claim.

	SLIGHT	MODERATE	SEVERE
☐ Noise Traffic or train noise — windows kept shut, garden less usable, sleep disturbed.	☐	☐	☐
☐ Vibration Felt movement from heavy vehicles or rail passing close by.	☐	☐	☐
☐ Smell Persistent odour reaching the property from the works in use.	☐	☐	☐
☐ Fumes Exhaust and airborne pollutants from the works in use.	☐	☐	☐
☐ Smoke Smoke carried onto the property.	☐	☐	☐
☐ Artificial light Lighting columns, gantries or headlight sweep into rooms.	☐	☐	☐
☐ Discharge of any solid or liquid substance Spray, run-off, salt or debris carried onto the property.	☐	☐	☐

IN YOUR OWN WORDS, WHAT CHANGED AT THE PROPERTY ONCE THE WORKS OPENED

SECTION 6**Effect on the property and on you**

This is the evidence that turns a tick-box list into a valued claim. Be specific and factual.

ROOMS AND OUTSIDE SPACE MOST AFFECTED, AND AT WHAT TIMES OF DAY

ANYTHING YOU HAVE STOPPED DOING, CHANGED OR SPENT MONEY ON BECAUSE OF THE WORKS

HAVE YOU COMPLAINED TO THE AUTHORITY?

HAVE YOU BEEN OFFERED INSULATION OR OTHER WORKS?

DATE OF ANY NOISE SURVEY OR INSULATION OFFER

REFERENCE OF ANY SUCH OFFER

SECTION 7**Value and marketing history**

Compensation is the fall in the open market value of your interest caused by the seven factors, assessed at the first claim day. Anything you can give us on value helps.

PRICE YOU PAID

DATE OF PURCHASE

ANY LATER VALUATION FIGURE

WHO GAVE IT AND WHEN

HAVE YOU TRIED TO SELL SINCE THE WORKS OPENED?

ASKING PRICE / BEST OFFER RECEIVED

WHAT BUYERS OR AGENTS SAID ABOUT THE WORKS, IF ANYTHING

ESTIMATE FROM OUR ONLINE VALUATION TOOL

DATE RUN

SECTION 8

Anything else we should know

SECTION 9

Declaration and authority to act

By signing, you confirm that the information you have given is true to the best of your knowledge and belief, and you authorise Part 1 Claims to act for you in preparing and negotiating a claim under Part 1 of the Land Compensation Act 1973 — including corresponding with the acquiring authority, obtaining information about the works, and claiming your reasonable professional fees from the authority under section 3. You may withdraw this authority at any time in writing. No fee is payable by you if the claim does not succeed.

SIGNATURE OF CLAIMANT

DATE

PRINT NAME

SIGNATURE OF SECOND CLAIMANT (IF JOINTLY OWNED)

FOR OFFICE USE

Received _____ · Reference _____ · First claim day verified _____ · Limitation checked _____ · Surveyor assigned _____

Part 1 Claims · Compensation for depreciation caused by public works. This form collects information only; it is not itself a claim served on the acquiring authority, and it is not legal advice.