

Figure 5.17: Time in Public Ownership: Problem Cases

<i>Difficulty:</i>	<i>Mean Ownership</i>	<i>Median Ownership</i>
Tracing former owners	9.5 Years	7.0 Years
Accessing earlier records	6.8 Years	3.5 Years
Deciding to approach former owners	18.6 Years	15.2 Years
Timescale for negotiation	9.1 Years	4.8 Years
Rules' effect on disposals	24.5 Years	22.7 Years
Competing claims	45.9 Years	45.7 Years
Price disputes	8.4 Years	4.6 Years
Material change of character	20.6 Years	6.3 Years
Drafting & interpretation	23.2 Years	17.7 Years
<i>All cases on the database</i>	<i>6.2 Years</i>	<i>2.6 Years</i>