

Events

We will be holding a series of information events for this consultation along the Phase One line of route. These are an opportunity to review the consultation materials and speak with HS2 Ltd staff about the proposed schemes.

The events schedule is as follows:

VENUE	DATE (2013)	TIME
Swiss Cottage Community Centre, 19 Winchester Road, London, NW3 3NR	Mon 30/09	12pm – 8pm
Calvert Green Community Hall, Cotswolds Way, Calvert Green, MK18 2FJ	Tues 01/10	12pm – 8pm
Ward End Library, Washwood Heath Road, Birmingham, B8 2HF	Thurs 03/10	10am – 2pm
Fazeley Studios, 191 Fazeley Street, Digbeth, Birmingham, B5 5SE	Thurs 03/10	4pm – 8pm
Denham Memorial Hall, Village Road, Denham Village UB9 5BN	Fri 04/10	12pm – 8pm
The Link, 4 New Road, Water Orton, Birmingham, B46 1QU	Sat 05/10	10am – 5pm
Hints Village Hall, School Lane, Hints, Tamworth B78 3DN	Mon 07/10	12pm – 8pm
Middleton Recreation Room, Church Lane, Middleton, Tamworth B78 2AL	Tues 08/10	12pm – 8pm
Stoke Mandeville Stadium and Olympic Lodge Hotel, Guttman Road, Aylesbury HP21 9PP	Weds 09/10	12pm – 8pm
Boddington Village Hall, Warwick Road, Upper Boddington NN11 6DH	Thurs 10/10	12pm – 8pm
The Fentham Hall, Marsh Lane, Solihull B92 0AH	Fri 11/10	12pm – 8pm
Old Oak Community and Children's Centre, 76 Braybrook Street, London W12 0AP	Sat 12/10	10am – 5pm
The Barn Hotel, West End Road, Ruislip, HA4 6JB	Mon 14/10	12pm – 8pm
Missenden Abbey Conference Centre, London Road, Great Missenden HP16 0BD	Tues 15/10	12pm – 8pm
Cecil Sharp House, 2 Regent's Park Road, London NW1 7AY	Thurs 17/10	12pm – 8pm
Offchurch Village Hall, School Hill, Offchurch, Leamington Spa CV33 9AL	Fri 18/10	12pm – 8pm
Brackley Town Football Club, St James Park, Churchill Way, Brackley NN13 7EJ	Mon 21/10	12pm – 8pm
Bengali Workers' Association (Surma Community Centre), 1 Robert Street, London NW1 3JU	Tues 22/10	12pm – 8pm
The Loft at the Bluebell Centre, West Mall (above Asda), Chelmsley Wood Shopping Centre, Chelmsley Wood B37 5TN	Thurs 24/10	12pm – 8pm
Waddesdon Hall, High St, Waddesdon HP18 0JE	Fri 25/10	12pm – 8pm
The Graham Adams Centre, St James Road, Southam CV47 0LY	Sat 26/10	10am – 5pm
The Sanctuary, Tangmere Drive, Castle Vale, Birmingham B35 7PX	Mon 28/10	10am – 2pm
Firs & Bromford Sports & Community Centre, Cameronian Croft, Birmingham B36 8UB	Mon 28/10	4pm – 8pm
Chalfont St Giles Memorial Hall, School Lane, Chalfont St Giles HP8 4JJ	Tues 29/10	12pm – 8pm
Guildhall, Bore Street, Lichfield WS13 6LX	Weds 30/10	12pm – 8pm
Perivale Community Centre, Horsenden Lane South, Perivale UB6 7NP	Thurs 31/10	12pm – 8pm
Castle Farm Recreation Centre, Fishponds Road, Kenilworth CV8 1EY	Fri 01/11	12pm – 8pm
Wendover Memorial Hall, Wharf Road, Wendover HP22 6HF	Sat 02/11	10am – 5pm

Please check the website www.hs2.org.uk for any changes to event dates or venues.



PROPERTY COMPENSATION CONSULTATION 2013

For the London-West Midlands
HS2 route

Introduction

On 10 January 2012 the Secretary of State for Transport announced that the Government had decided to proceed with plans to build a new high speed rail network (HS2) between London, the Midlands and the North.

Between October 2012 and January 2013 the Government and High Speed Two (HS2) Ltd held a consultation on a series of proposals to compensate and support people whose property may be affected by the project.

Following a court challenge to the property compensation proposals for HS2 in March 2013, the Government gave an undertaking to the High Court to consult again on property compensation matters, including a property bond.

That consultation has now started, and this leaflet contains a brief summary of our revised compensation proposals for Phase One of HS2 between London and the West Midlands, as well as information on how to take part in the process. More information, including the full consultation document, can be downloaded from our website: www.hs2.org.uk. Reference copies of the consultation materials will be sent to selected libraries along the line of route. A list of these libraries can be viewed on the website or obtained by calling our public enquiries team on **020 7944 4908**.

How HS2 might affect you

If you own land or property directly on the line of route, the Government may need to buy some or all of your land and/or property in order to build HS2.

Compensation may be available to owner-occupiers of properties near, but not directly on, the line of route who experience physical effects (such as increased noise) once the line is in operation that reduce the value of their homes.

If you own and occupy a property near the line of route and wish to move, you may find it more difficult to sell your home and wish to know what assistance might be available.

Property and compensation proposals

There is existing legislation and case law which provides for compensation in relation to property blight. It reflects the large variety of circumstances for which compensation must cater, such as any land or property

Phase One line of route		Available now (September 2013)	Schemes that may be introduced subject to this consultation	Available once the line has been operational for a year
 Safeguarded area	60m*	<ul style="list-style-type: none"> Right to serve a Blight Notice 	<ul style="list-style-type: none"> Express purchase Sale and rent back (only for properties that will be demolished) Alternative sale and rent back 	<ul style="list-style-type: none"> Part 1 compensation
 Rural support zone (RSZ)**		<ul style="list-style-type: none"> Exceptional Hardship Scheme 	<ul style="list-style-type: none"> Property bond OR Voluntary purchase*** Alternative sale and rent back 	<ul style="list-style-type: none"> Part 1 compensation
 Beyond		<ul style="list-style-type: none"> Exceptional Hardship Scheme 	<ul style="list-style-type: none"> Long-term hardship scheme Alternative sale and rent back 	<ul style="list-style-type: none"> Part 1 compensation

* The safeguarded area is typically 60m either side of the line of the route; however, in some areas this varies.

** In rural areas only. Boundary to be determined following the current consultation.

*** We propose to introduce one or other of these options, but not both.

taken from owners and for any loss of value caused by the physical impacts of a scheme.

In addition to that, the Government is consulting on a package of measures that could include:

- express purchase for qualifying owner-occupiers within the safeguarded area;
- a long-term hardship scheme which would apply to owner-occupiers who are outside both the safeguarded area and the rural support zone and who have a need to sell their property to avoid suffering hardship because of HS2;

- options for renting properties to their former owners; and

within a proposed rural support zone:

- a voluntary purchase scheme for owner-occupiers up to 120m from the line; or
- a property bond scheme which would provide a transferable bond guaranteeing Government purchase of properties within a rural support zone.

The proposals listed above supersede those proposed in October 2012.

How to find out more

Ordering documents

All documents are available free of charge at www.dft.gov.uk/orderingpublications or by calling the document order line on **0300 123 1102**.

HS2 Ltd has actively considered the needs of blind and partially sighted people in accessing this document. The text will be made available in full on the HS2 website. The text may be freely downloaded and translated by individuals or organisations for conversion into other accessible formats. If you have other needs in this regard please contact HS2 Ltd.

HS2 Public Enquiries line

If you have any queries, contact the HS2 Public Enquiries line on **020 7944 4908** or by email at hs2enquiries@hs2.org.uk.

How to respond

The consultation closes on Wednesday 04 December 2013.

Respond to the consultation by:

- downloading or completing the response form **online** at www.hs2.org.uk
- phoning **0300 123 1102** to request a hard copy
- sending your response by **email** to 2013hs2propertyconsultation@dialoguebydesign.com
- freepost to the following address:** (You do not need a stamp)
Freepost RTET-YGJB-GUAH
Property Compensation Consultation 2013
PO Box 70178, London WC1A 9HS

If you are not the owner of the addressed property, please pass this leaflet on to your landlord or lessor. You are of course also welcome to respond to the consultation yourself.