

HS2 Phase 2b Crewe to Manchester and West Midlands to Leeds Property Consultation 2016



High Speed Two is the Government's planned new high speed railway. HS2 Ltd is the company responsible for designing and building the railway, and for making recommendations to the Government.

November 2016

The Government is running a consultation on the property compensation and assistance schemes it is proposing to introduce along the Phase 2b line of route. The consultation closes on Thursday 9th March 2017.

This factsheet explains:

- The proposed property compensation and assistance schemes for Phase 2b that are being consulted on;
- the schemes that are open now; and
- how to find more information.

The property compensation and assistance schemes being consulted on for Phase 2b are:

- Express Purchase*
- Extended Homeowner Protection Zone
- Need to Sell*
- Rent Back
- Rural Support Zone – Voluntary Purchase and Cash Offer
- Home Owner Payment Scheme

**available now. To make sure the people most directly affected by the proposed Phase 2b route can begin to plan their future, the Secretary of State for Transport has launched the Express Purchase and Need to Sell schemes for this phase of the route at the same time as the consultation for these schemes and others.*



For questions about HS2, call our Community Relations team on 020 7944 4908

Phase 2b line of route

Available once line in public use for a year

Schemes being consulted on

| Zone | Schemes being consulted on | Part 1 compensation (where there is no land take) ³ |
|--|---|--|
|  Safeguarded area and extended homeowner protection zone ¹ | <ul style="list-style-type: none"> Express purchase (available now)² Extended Homeowner Protection Zone Rent back | Part 1 compensation (where there is no land take) ³ |
|  Rural support zone (RSZ) | <ul style="list-style-type: none"> Cash offer OR voluntary purchase⁴ Need to sell scheme (available now) Rent back | Part 1 compensation (where there is no land take) |
|  Homeowner payment zone | <ul style="list-style-type: none"> Homeowner payments⁵ <ul style="list-style-type: none"> Zone 1: 120m to 180m – £22,500 Zone 2: 180m to 240m – £15,000 Zone 3: 240m to 300m – £7,500 Need to sell scheme (available now) Rent back | Part 1 compensation (where there is no land take) |
|  Beyond | <ul style="list-style-type: none"> Need to sell scheme (available now) Rent back | Part 1 compensation (where there is no land take) |

¹ Usually 60m in rural areas. ² Surface safeguarding only. ³ Compensation for any reduction in the value of property as a result of the physical effects of the operation of the railway ⁴ Applies to rural areas only and does not extend to areas beyond deep tunnels. ⁵ Only available after Royal Assent to the Bill. Applies to rural areas only and does not extend to areas beyond deep tunnels.

Express Purchase

The Express Purchase scheme is open now for owner-occupiers in safeguarded areas.

Under the Express Purchase scheme, homeowners can apply to sell their property to the Government at its un-blighted market value, plus 10% (up to £58,000) as a 'home loss payment' and reasonable moving expenses (including stamp duty). Express Purchase varies from the national statutory compensation schemes by simplifying two of the eligibility criteria:

- Applicants do not need to demonstrate they have attempted to sell their property.
- Applicants will be accepted whether or not the property is needed for the railway.

If you are an owner occupier in the safeguarded area and may be eligible for the Express Purchase scheme, you will have received a letter explaining the scheme.

Extended Homeowner Protection Zone

As site investigations and detailed design work continue, it is likely that safeguarding will change in some places. The consultation proposes that if a property is removed from safeguarding, the affected owner occupiers would be able to apply to the Express Purchase Scheme for up to five years.

Please note the Extended Homeowners Protection Zone is not applicable where the route has changed, such as being moved from the local area or put into a deep tunnel.

Need to Sell

The Need to Sell scheme is available now and replaces the Exceptional Hardship Scheme. The scheme is available to owner occupiers who can demonstrate a need to sell their property but have been unable to do so – other than at a substantially reduced price – as a direct result of the announcement of the route of HS2. There is no geographical boundary to the scheme. If an application is successful, the Government would buy a property at its full un-blighted market value. The scheme is being consulted on, but has been launched now to help people who have an immediate need to sell their property.

'No prior knowledge' for the Need to Sell scheme

The Need to Sell scheme has a criterion that applicants must have no prior knowledge of HS2 when they bought their properties in order to be eligible. The consultation invites comment on this criterion to understand if any changes should be made and if so why.

Who are HS2 Ltd?

We are the company set up by the Government to deal with the design, engineering and technical requirements of building the railway.

We also have an important role in making sure that if you're affected by the Government's plans, you understand what to expect (and when), and how we can help.

Rent Back

It is proposed that if an owner occupier sells their property to the Government through one of the compensation schemes, they could rent it back providing the property is safe and suitable for tenants. Rent back is designed to provide flexibility and reassurance to both the individual and the wider community, help residents remain in their community longer, and help them be well placed to move swiftly when buying a property elsewhere.

Rural Support Zone (RSZ) – Voluntary Purchase and Cash Offer

The Rural Support Zone scheme is being consulted on, as are the proposed rural and urban boundaries along the Phase 2b route.

The RSZ would begin outside the safeguarded area extending up to 120m from the centre of the railway in rural areas wherever the railway is not in deep tunnel. If a property is within the RSZ, an eligible owner occupier, would have the option of two proposed schemes:

- Cash Offer – If the homeowner does not wish to sell and prefers to remain within their community, they could apply for a lump sum payment equal to 10% of the un-blighted market value of the property (a minimum of £30,000 to a maximum of £100,000).
- Voluntary Purchase Scheme – If the homeowner wish to sell they can ask the Government to purchase their property for its full un-blighted open market value.

Homeowner Payment Scheme

Although we expect that all areas will receive an economic boost from HS2, the most concentrated economic benefits will be for areas near stations, which are largely in urban areas.

We are therefore consulting on a homeowner payment scheme for owner-occupied properties in rural areas between 120m and 300m from the railway wherever the line is not in deep tunnel. The proposal is that the scheme would offer a lump sum cash payment of £7,500, £15,000 or £22,500, depending on how close a property is to the route.

It is proposed the scheme would be implemented once Phase 2b receives Royal Assent following approval of the hybrid Bill.

Contact us at HS2

If you have any questions about this leaflet, please get in touch. You can contact our helpdesk on:

T: 020 7944 4908

E: hszenquiries@hs2.org.uk

For the latest documents including route plans and profile maps visit:

www.gov.uk/hs2

Deep bored tunnels

For Phase One and Phase 2a, the Government has decided that people living above or next to deep tunnels would not be eligible for the full range of compensation and assistance schemes. This is because modern construction methods are able to address many of the noise and vibration issues associated with older tunnels.

The Phase 2b consultation is proposing the same approach, and would offer the following to the living above a tunnel:

- The Government would purchase subsoil rights under properties for £50, meaning it would formally own the subsoil through which the tunnel will be built.
- “Before and After” surveys for those at greatest risk of settlement.
- Settlement deeds requiring HS2 Ltd to remedy damage that occurred as a result of the identified settlement.

Homeowners living above a deep tunnel who have a compelling reason to sell their property, but have been unable to do so due to the announcement of HS2, can apply to the Need to Sell scheme.

Atypical arrangements

The property schemes outlined in this leaflet are designed to be broad, inclusive and flexible. However, there may be some circumstances where the strict application of the scheme rules would unfairly disadvantage the owner. HS2 Ltd may address these situations on an atypical basis, to balance the needs of the homeowner with the interests of the taxpayer.

Setting a rural/urban boundary

Some of the schemes the Government proposes will only apply in rural parts of the Phase 2b route. The consultation document therefore sets out the proposed boundaries between rural and urban areas. Comments on these are welcomed.

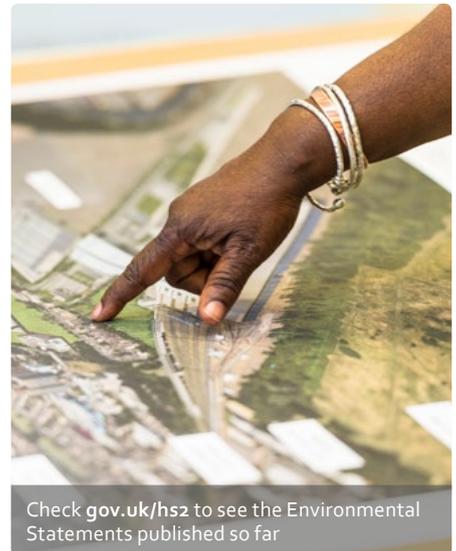
Keeping you informed

The consultation document ‘HS2 Phase 2b: Crewe to Manchester, West Midlands to Leeds Property Consultation 2016’ sets out our proposals in detail. You can download it at www.gov.uk/hs2.

Information events to support the consultation are being held along the proposed 2b route. The event schedule is available at www.gov.uk/government/collections/hs2-events

You can call the HS2 Helpdesk for more information on: **0207 944 4908**

The consultation closes at 23:45 on Thursday 9th March 2017.

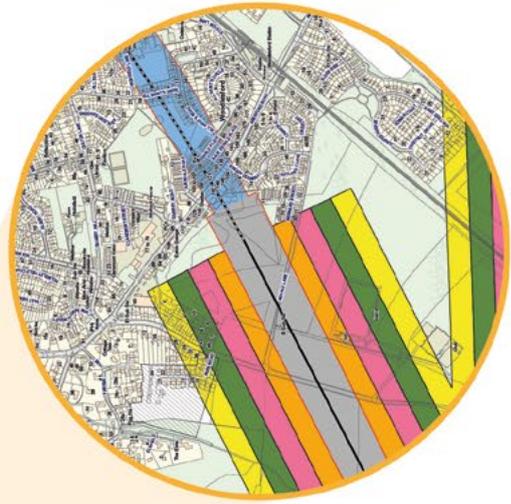


Check gov.uk/hs2 to see the Environmental Statements published so far

Summary map showing proposed boundaries between the rural areas and urban areas of the Phase 2b preferred route

Southern Manchester

South east of Leeds



North of Crewe

North of Trowell



South Long Eaton



-  Proposed rural area where Rural Support Zone and Homeowner Payment discretionary schemes will apply
-  Proposed urban area where Rural Support Zone and Homeowner Payment discretionary schemes will not apply
-  HS2 line (Phase One)
-  HS2 line (Phase 2b)
-  HS2 line (Phase 2a)
-  HS2 services on existing network

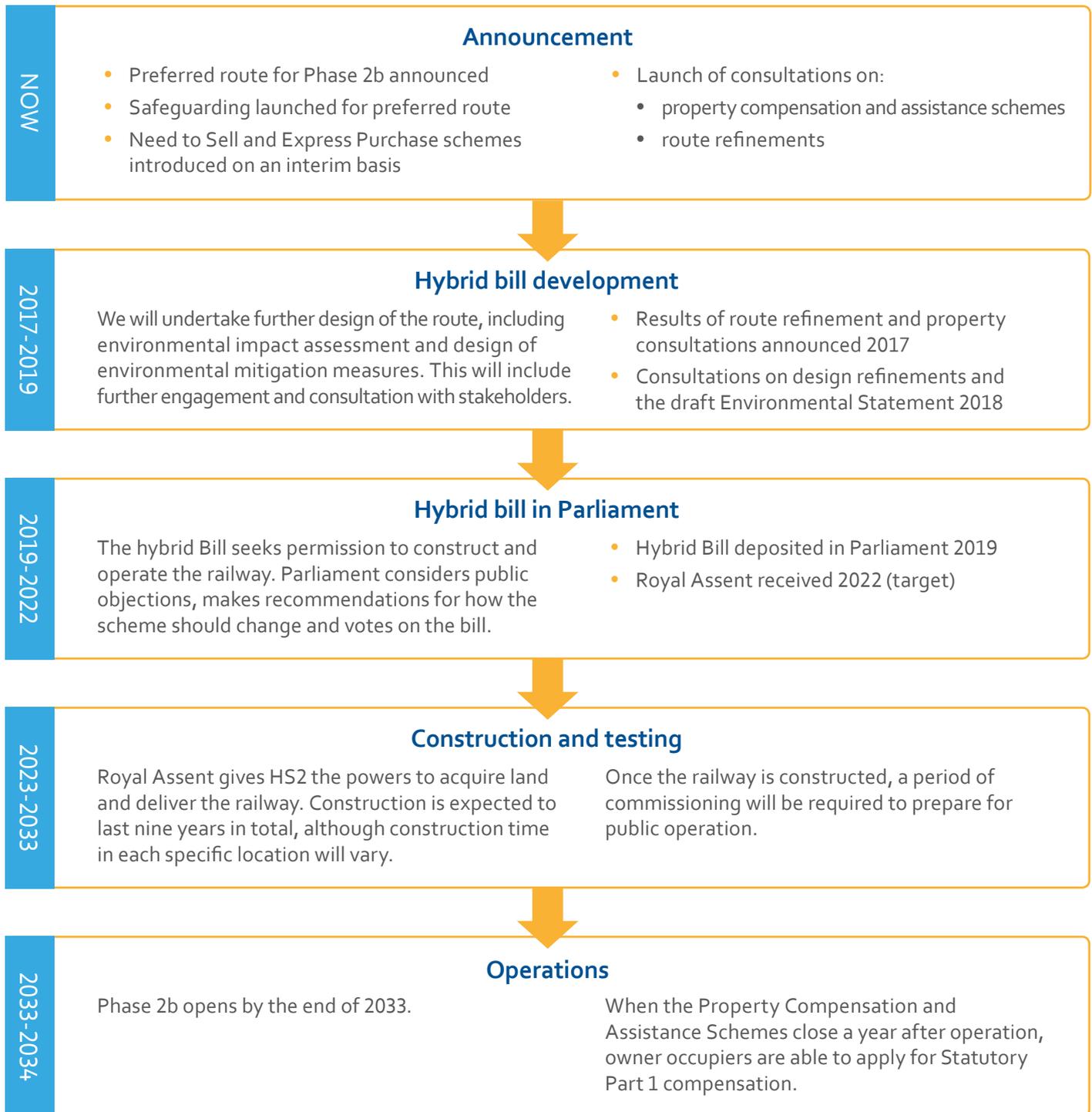
For larger scale maps including a full legend of route characteristics please visit: www.gov.uk/government/consultations/hs2-crewe-to-manchester-west-midlands-to-leeds-property-consultation-2016

Next steps

Construction on HS2 can only begin with Parliament's approval and an Act of Parliament. The consultation on the schemes, and the subsequent Parliamentary process, is the opportunity for everyone's comments to be heard.

We will also carry out an Environmental Impact Assessment (EIA) to understand how the project would affect the environment and local communities, and how we can reduce the adverse impact of HS2.

Further work will be done in this area as the design develops.



Keeping you informed

We are committed to keeping you informed via various channels



Residents' Charter and Commissioner

The Residents' Charter is our promise to communicate as clearly as we possibly can with people who live along or near the HS2 route. You can read it by visiting:

www.gov.uk/government/publications/hs2-residents-charter

We also have an independent Residents' Commissioner whose job is to make sure we keep to the promises we make in the Charter and to keep it under constant review. The first of the Residents' Commissioner's reports is published at:

www.gov.uk/government/publications/hs2-residents-commissioner-report-1-may-2015

You can contact the Commissioner at:

residentscommissioner@hs2.org.uk

Project updates

For more information about Phase Two, visit

www.gov.uk/government/collections/hs2-phase-two-from-the-west-midlands-to-leeds-and-manchester

And for details of events in your area, visit

www.gov.uk/government/collections/hs2-events

Contact us

HS2 Helpdesk

Tel: 020 7944 4908

Email: hs2enquiries@hs2.org.uk

Property and compensation

You can find out all about HS2 and properties along the line of route by visiting:

www.gov.uk/government/collections/hs2-property

You can also find out if you're eligible for compensation at:

www.gov.uk/claim-compensation-if-affected-by-hs2

Jobs and skills

To see what jobs are available on HS2 at the moment, check our careers page:

<http://careers.hs2.org.uk>

If you're a student wondering what careers in STEM subjects are like, check out articles and have a look around our Plotr World:

www.plotr.co.uk/careers/worlds/hs2

And if you're a business wondering how to get involved with HS2, have a look at our guides and updates on:

www.gov.uk/hs2 – search for *HS2 business*

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