

Property Schemes

# Need to Sell (NTS) Scheme Easy Read

Overview of the Need to Sell scheme for property owners in an Easy Read format



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## What is High Speed Two (HS2)?

High Speed Two (HS2) is a new railway that will run from London Euston to other big stations in Britain.

When the work is done, it will be quicker and easier to travel between big cities like Birmingham, Manchester and Leeds.

HS2 Ltd is designing and building the railway.



## What is the need to sell (NFS) scheme?

If HS2 is being built close to your property, you might find that this has an effect on the value of your property, if you need to sell it.

The need to sell scheme is available to people who need to sell their property, but are not able to without lowering the asking price by a lot, because of HS2.

If your application is successful, the government will buy your property for the value it would be worth if HS2 was not being built.



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# What criteria do I need to meet?

To apply to the need to sell scheme you need to prove that you meet five criteria.

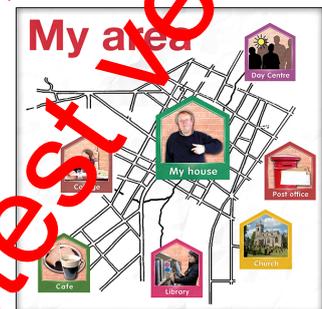
## 1. Property type

You should own the property that will be affected and it should be where you live or do business. You can also apply if an agricultural unit you own may be affected, or if you are responsible for a property where the owner has died.



## 2. Location

There is not a fixed distance from the HS2 route that your property needs to be. You can apply if you will be seriously affected whilst HS2 is being built or when it is finished.



## 3. Effort to sell

You need to have been trying to sell your property for three months and have not received any offers close to the asking price, because of HS2.



## 4. No prior knowledge

You need to have bought your property before the route of HS2 was announced. If you bought your property after this date, you need to prove you could not have known about the route of HS2.



## 5. Compelling reason to sell

You need to be able to explain why you need to sell your property now or in the next three years. You also need to include evidence of this reason.



More details on these criteria can be found in the NTS Guidance.

You can find this by going to [www.gov.uk/hs2](http://www.gov.uk/hs2) and searching for 'HS2 need to sell'.

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## How do I apply?

### Step 1 – Complete the application

To apply to the need to sell scheme you need to complete an application form.

The form can be found by going to [www.gov.uk/hs2](http://www.gov.uk/hs2) and searching for 'HS2 need to sell'. There is more information on how to complete the form in the guidance notes found on the same page.

You need to include as much evidence as possible that you meet the five criteria.



### Step 2 – HS2 Ltd reviews your application

HS2 Ltd will let you know by email or letter that we have received your application.

We will check that we have all the information that we need. If we need more information, we will let you know.



### Step 3 – Consideration by the panel

A panel of three professionals look at your application and recommend if it should be accepted or not.

The panel are independent and do not work for HS2 Ltd or the Department for Transport.



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### Step 4 – Decision

A member of the Department for Transport will look at your application and the panel's recommendation.

If your application is successful we will let you know and write to you with an offer to buy your property.

If your application is not successful we will write to you to explain why. You can apply again if anything changes or if you have new evidence to give us.



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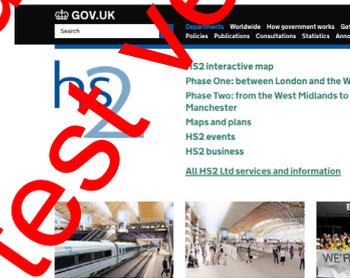
## Where I can I go for help and advice?

When you send us your application you will be given a case officer at HS2 Ltd. You can contact this person for help or advice.

You can also speak to our helpdesk on 08081 434 434. If you have hearing or speech difficulties you can call our mini-com number 08081 456 472 instead.

There is a Need to Sell Guidance document that can help you fill in the application form. You can find this with the application form by going to [www.gov.uk/hs2](http://www.gov.uk/hs2) and searching for 'HS2 need to sell'.

If you want a friend, relative or a professional to help you they can. Please make sure you explain who they are on the application form.



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## Finding out more

If you have any questions or you'd like to find out more, you can get in touch with our helpdesk (open 24/7).



TELEPHONE

08081 434 434

You can contact us if you'd like a free copy of this leaflet in:

- Large print
- Braille
- Audio



EMAIL

[HS2enquiries@hs2.org.uk](mailto:HS2enquiries@hs2.org.uk)

You can also contact us for help and information in a different language.



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