

EXHIBIT LIST

Reference No: HOL/10018

Petitioner: EUSTON STANDARD PACK

Published to Collaboration Area: Thursday 01-Sep-2016

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Compensation

Overview of compensation schemes in Euston

Compensation schemes available in Euston

In addition to the statutory compensation available under the Compensation Code for those who have land acquired for the railway / affected by physical factors once the railway is operational, the following discretionary schemes are available to residential owner-occupiers or small business owners in the Euston area:

- Express Purchase Scheme (where land is included within surface safeguarding)
- Need-to-sell
- Rent-back

Compensation schemes available in Euston

The Voluntary Purchase Scheme, Cash Offer, and Home Owner Payments are not available in Euston or in Birmingham.

The Decision Document: 'Property Compensation Consultation 2013 for the London-West Midlands HS2 Route' (Cm 8833) (April 2014) explains why the Secretary of State decided that those schemes should only be available in rural areas:

Rural areas suffer more significant generalised property blight due to a combination of factors. By their nature, rural areas are comparatively tranquil and contain less infrastructure, therefore it is natural to expect that perceptions of the impact of HS2 will be greater in these areas. Moreover, fears and uncertainties are exacerbated in rural areas owing to a perceived threat to the nature of the community. It is also the case that HS2 stations will generally be further away from rural areas, limiting the direct community benefits of the railway and leading to the impression that the costs of the development outweigh the benefits. For all of these reasons, we remain convinced that additional measures ought to be introduced for rural areas.

HS2 Express Purchase Scheme

For land in the surface safeguarded area

For owners with qualifying interests, the Promoter has adopted the following approach to blight notices served by the affected owner.

Aim - to speed up the process and provide greater certainty:

- No requirement for the owner to attempt to sell the property
- If more than 25% of an owner's land or any part of the dwelling is within the safeguarding zone, a blight notice on the whole property will be accepted
- If less than 25% of an owner's land is within the safeguarding zone a blight notice may be accepted subject to the material detriment test
- Properties formerly in safeguarding zone- extended homeowner protection zone

The EPS does not apply to properties located above deep bored tunnelled sections of the route. The Secretary of State explained in the April 2014 Decision Document (Cm 8833) that as the construction and operation of HS2 is not expected to directly affect properties above tunnels, he does not accept that it is appropriate to apply Express Purchase to such properties.

Need to Sell Policy

- **No geographical boundary**
 - 5 'criteria'
 - **Eligible owner** (residential owner/occupier, small business with RV < £34,800,
 - **Location of property** – substantial adverse impact
 - **Assessment of all reasonable efforts to sell** (at a reasonable unblighted price) and impact of blight
 - **No prior knowledge** of HS2 when purchased
 - **'Compelling reason to sell'** – examples ill health, job, house an unreasonable burden.
- Assessed by independent panel (with recommendation to Secretary of State);
- **Where the application is accepted the Promoter will purchase the property at the full unblighted value** (no disturbance or home loss payment)

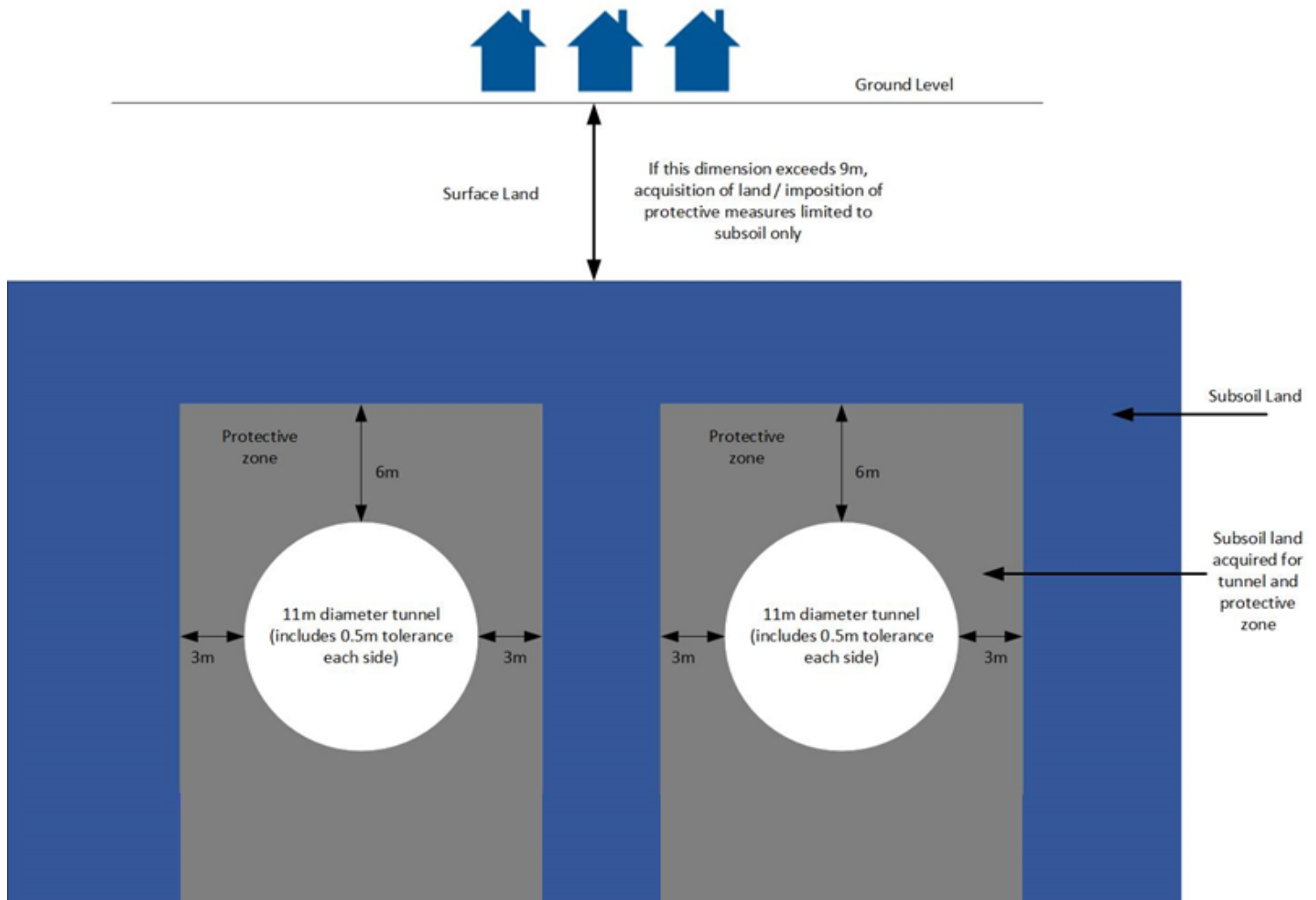
Rent Back Option

- **All homes purchased by the Promoter can be considered for rent back.**
- The vendor must pass full referencing in terms of financial standing, identification and the right to rent in the UK.
- The costs of rent back must be at a reasonable level.
- The properties must, from commencement of the tenancy, comply with relevant standards for residential occupancy which will require various inspections and testing of appliances/services prior to exchange to be undertaken. Any remedial works required to bring the property to a compliant standard will need to be carried out in between exchange and completion.
- Appropriate tenancies offered depending on circumstances

Land above tunnels

- Compensation for strip of subsoil land taken beneath 9m below ground level
- Nominal Value (£50 plus £250 towards professional fees)
- Injurious affection can arise in shallow tunnels near the portals
- Normally no injurious affection from deep bored tunnels
- The Bill contains powers to protect the tunnels when constructed – through imposition of restrictive covenants
- Qualifying owners can apply for a Settlement Deed (see IP C3: Ground Settlement) including:
 - assessment of likely ground movement,
 - monitoring,
 - protective measures where necessary and
 - cost of repairs to any damage caused as a result of tunnelling

Part only of Land Acquired: Bored Tunnels (illustrative arrangement)



Social rented housing

- Tenants entitled to home loss payment (currently £5,300 - £5,800 from October 2016)
- Local authority duty to rehouse displaced residential occupiers under s.39 of the Land Compensation Act 1973
- Policy is set out in 'HS2 property and compensation for London to West Midlands decision document: impact on social rented housing' (Cm 8757) (Nov 2013):

"The Government will work with local authorities, housing associations, tenants and other key stakeholders in order to ensure that lost social rented housing is replaced in a manner sympathetic to local needs and reflective of the strategic approach to social housing driven by local authorities"