



Do you know about HS2?

*Find out about the support for people
who live near the HS2 route*



People who live in or own property near the High Speed Two route could be affected by the project. It's important to get the facts, find out where you stand, and know how HS2 Ltd can help.


The first phase of the new HS2 railway, between London and the West Midlands, is expected to be open by 2026. Initial construction work could start next year, upon approval of the route by Parliament. In addition, a route for part of Phase Two, from the West Midlands to Crewe, has been announced. That section is planned to be open by 2027, with initial construction expected to start in 2020, if Parliament approves the plans.

The rest of Phase Two, towards Manchester and Leeds, will be considered by Parliament separately and is planned to be open by 2033. Importantly, the new HS2 railway will integrate with the existing railway network, including the West Coast and East Coast Mainlines.


HS2 and you


We know that building a new railway raises important issues for people who live nearby, and there are several compensation and assistance schemes that directly affected people may be eligible for. After listening to feedback, we've recently made positive changes to how we run some of these property schemes. A number of the schemes are open to applications now.



 HS2 Stations

 HS2 Phase One core network

 HS2 Phase Two: West Midlands to Crewe

 HS2 Full Phase Two core network

 Existing rail network



Our property schemes

These schemes cover all of the Phase One route, from London to the West Midlands, as well as the initial section of the Phase Two route, from the West Midlands to Crewe.

Express purchase

If you own and live in a property that is very close to the line of route and is in the designated 'surface safeguarding area', you could apply for it to be purchased. Safeguarding is a process that protects the land potentially required for HS2 from any conflicting developments.

Rural support zone

There are payment and purchase schemes for people who live up to 120 metres from the line of route (where not covered by safeguarding). They are available where the railway would be in a rural area and on the surface, not in a tunnel.

Please visit www.bit.ly/HS2property for full details, including detailed maps of where different property schemes are available.



Homeowner payment scheme

There will be cash payments for people who own and live in properties in the homeowner payment zone, which is typically up to 300 metres from the line of route, next to the rural support zone. The scheme will be launched as and when HS2 routes are approved by Parliament. It will be available where the railway would be in a rural area and on the surface, not in a tunnel.

Need to sell

A purchase scheme for people who have a compelling reason to sell their property, but can't do so – other than at a significantly reduced price – because of HS2. There is no geographical boundary for this scheme.

For information about property schemes, you can get in touch with HS2 directly by emailing HS2enquiries@hs2.org.uk or calling 020 7944 4908.

Why do we need HS2?

Over the last 20 years, the number of people travelling by train has doubled, and it's growing each year. This puts more and more pressure on the existing rail network and if we don't act, thousands of people will have to endure increasingly overcrowded journeys. In some locations, economic growth has been held back because we haven't invested enough in new, high-quality transport connections.

HS2 is designed to solve these issues. It will ease congestion on important commuter lines, provide extra space for local and regional services, and reduce road traffic. As well as providing a world class railway, it will offer wider benefits, directly providing training and employment, while acting as a catalyst for jobs and investment elsewhere.

About us

HS2 Ltd was set up by the Government to develop, deliver and operate the railway. But we have another important role: we make sure that if people may be affected by the Government's plans, they understand what to expect and how we can help.

Please note that this information is available in alternative languages and formats on request.

How should we talk to you?

Help us improve our future communications by completing a very quick survey at www.hs2survey.org.uk



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. Search for *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 Residents' Commissioner's reports can be found at www.gov.uk. Search for *HS2 residents commissioner report*.

You can contact the Commissioner at:
residentscommissioner@hs2.org.uk

Please contact us if you would like a free copy of this leaflet in:

Large print • Easy read • Audio • Braille

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