

## HS2 Phase 2a Information Paper – C Series Change Log – Last updated 11 February 2021

Ref	Information Paper Title	Date of change	Summary of changes	Version no.
C Series – Property and Compensation				
C1	Information for Property Owners	11/02/2021	<p>Change of Logo Updated version Date of Publication</p> <p>Change on 3<sup>rd</sup> paragraph of Introduction text where it says “Although the contents were maintained and updated as considered appropriate during the passage of the Bill (including shortly prior to the enactment of the Bill in DATE) the contents are now historic and are no longer maintained.” this has been deleted and replaced with “ It was finalised at Royal Assent and no further changes will be made.”</p> <p>Paragraph 1.6 has been deleted “While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The Government has announced its intention to convert all EU law into UK law, through the “Great Repeal Bill”, so that the same rules and laws will apply on the day after exit as on the day before. It will then be for democratically elected representatives in the UK to decide on any changes to that law, after full scrutiny and proper debate.”</p> <p>Minor amendment to paragraph 4.2 to reflect that the safeguarding was updated on 23 June 2020.</p> <p>Minor amendment to first part of paragraph 4.3: From:- In addition to the statutory processes that relate to the safeguarded area, property owners inside and out of this area may be eligible for one of a number of schemes, depending on the distance of the land or property from the planned route. To:- “In addition to the statutory processes that relate to the safeguarded area, property owners inside and out of this area may be eligible for one of a number of schemes, in most cases depending on the distance of the land or property from the route of the Proposed Scheme.”</p>	1.1
C2	Rural Landowners and Occupiers Guide	11/02/2021	<p>Change of Logo Updated version Date of Publication</p> <p>Change on 3<sup>rd</sup> paragraph of Introduction text where it says “Although the contents were maintained and updated as considered appropriate during the passage of the Bill (including shortly prior to the enactment of the Bill in DATE) the contents are now historic and are no longer maintained.” this has been deleted and replaced with “ It was finalised at Royal Assent and no further changes will be made.”</p> <p>Paragraph 1.6 has been deleted “While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The Government has announced its intention to convert all EU law into UK law, through the “Great Repeal Bill”, so that the same rules and laws will apply on the day after exit as on the day before. It will then be for democratically elected representatives in the UK to decide on any changes to that law, after full scrutiny and proper debate.”</p>	1.1
C3	Land Acquisition Policy	15/02/2019	<p>Change of wording in para 1.6 from “While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The European Union (Withdrawal) Act 2018 converts the body of existing EU law into domestic law and preserves the laws we have made in the UK to implement our EU obligations, once the UK exits the EU, so that the same rules and laws will apply on the day after exit as on the day before It will then be for democratically elected representatives in the UK to decide on any changes to that law, after full scrutiny and proper debate.”</p> <p>This has been changed to “ While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The European Union (Withdrawal) Act 2018 converts the body of existing EU law into domestic law and preserves the laws we have made in the UK to implement our EU obligations, once the UK exits the EU, so that the same rules and laws will apply on the day after exit as on the day before. It will then be for Parliament to decide on any changes to that law.”</p> <p>Para 4.3 – link to Farmers and Growers Guide added.</p>	1.2
C3	Land Acquisition Policy	11/02/2021	<p>Change of Logo Updated version Date of Publication</p> <p>Change on 3<sup>rd</sup> paragraph of Introduction text where it says “Although the contents were maintained and updated as considered appropriate during the passage of the Bill (including shortly prior to the enactment of the Bill in DATE) the contents are now historic and are no longer maintained.” this has been deleted and replaced with “ It was finalised at Royal Assent and no further changes will be made.”</p>	1.3

			<p>Paragraph 1.6 has been deleted "While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The Government has announced its intention to convert all EU law into UK law, through the "Great Repeal Bill", so that the same rules and laws will apply on the day after exit as on the day before. It will then be for democratically elected representatives in the UK to decide on any changes to that law, after full scrutiny and proper debate."</p> <p>Minor amendment to paragraph 4.3 to update the link to the "Farmers and Growers Guide".</p> <p>Minor amendment to footnote on page 5 to update the link to the "Crichel Down Rules".</p>	
C4	Safeguarding and Statutory Blight	15/02/2019	<p>Change of wording in para 1.6 from "While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The European Union (Withdrawal) Act 2018 converts the body of existing EU law into domestic law and preserves the laws we have made in the UK to implement our EU obligations, once the UK exits the EU, so that the same rules and laws will apply on the day after exit as on the day before. It will then be for democratically elected representatives in the UK to decide on any changes to that law, after full scrutiny and proper debate."</p> <p>This has been changed to " While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The European Union (Withdrawal) Act 2018 converts the body of existing EU law into domestic law and preserves the laws we have made in the UK to implement our EU obligations, once the UK exits the EU, so that the same rules and laws will apply on the day after exit as on the day before. It will then be for Parliament to decide on any changes to that law."</p> <p>Para 5.6 home loss payment amended from '...a lower limit of £6,100 and an upper limit of £61,000' to "...a lower limit of £6,300 and an upper limit of £63,000'</p>	1.2
C4	Safeguarding and Statutory Blight	11/02/2021	<p>Change of Logo Updated version Date of Publication</p> <p>Change on 3rd paragraph of Introduction text where it says "Although the contents were maintained and updated as considered appropriate during the passage of the Bill (including shortly prior to the enactment of the Bill in DATE) the contents are now historic and are no longer maintained." this has been deleted and replaced with " It was finalised at Royal Assent and no further changes will be made."</p> <p>Paragraph 1.6 has been deleted "While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The Government has announced its intention to convert all EU law into UK law, through the "Great Repeal Bill", so that the same rules and laws will apply on the day after exit as on the day before. It will then be for democratically elected representatives in the UK to decide on any changes to that law, after full scrutiny and proper debate."</p> <p>Minor amendment to paragraph 4.1 to reflect that the safeguarding was updated on 23 June 2020.</p> <p>Minor amendment to paragraph 5.6 to reflect change to statutory home loss payment. The lower limit has been increased from "£6,300" to "£6,500" and the upper limit has been increased from "£63,000" to "£65,000".</p> <p>Additional wording in paragraph 5.4 regarding Express Purchase.</p> <p>Minor amendment to paragraph 5.7 to update the link to the "Online Guide to Statutory Blight and Express Purchase".</p>	1.3
C5	Generalised Blight	11/02/2021	<p>Change of Logo Updated version Date of Publication</p> <p>Change on 3rd paragraph of Introduction text where it says "Although the contents were maintained and updated as considered appropriate during the passage of the Bill (including shortly prior to the enactment of the Bill in DATE) the contents are now historic and are no longer maintained." this has been deleted and replaced with " It was finalised at Royal Assent and no further changes will be made."</p> <p>Paragraph 1.6 has been deleted "While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The Government has announced its intention to convert all EU law into UK law, through the "Great Repeal Bill", so that the same rules and laws will apply on the day after exit as on the day before. It will then be for democratically elected representatives in the UK to decide on any changes to that law, after full scrutiny and proper debate."</p> <p>Minor amendment to paragraph 3.4 to update the link to the "Rural Support Zone Schemes Guidance".</p> <p>Minor amendment to paragraph 4.1 to update the link to the "Need to Sell Guidance".</p> <p>Minor amendment to paragraph 5.1 to update the link to the "Rent Back Scheme"</p> <p>Minor amendment to paragraph 6.3 to update the link to the "Home Owner Payment Guidance".</p> <p>We are expecting changes to the Home Owner Payment amounts in early 2021. If they are to be published at or shortly after Royal Assent, then the new HOP rates will be included.</p>	1.1

			Change of Logo Updated version Date of Publication	
C6	Disposal of Surplus Land	11/02/2021	<p>Change on 3rd paragraph of Introduction text where it says "Although the contents were maintained and updated as considered appropriate during the passage of the Bill (including shortly prior to the enactment of the Bill in DATE) the contents are now historic and are no longer maintained." this has been deleted and replaced with " It was finalised at Royal Assent and no further changes will be made."</p> <p>Paragraph 1.6 has been deleted "While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The Government has announced its intention to convert all EU law into UK law, through the "Great Repeal Bill", so that the same rules and laws will apply on the day after exit as on the day before. It will then be for democratically elected representatives in the UK to decide on any changes to that law, after full scrutiny and proper debate."</p> <p>Minor amendment at paragraph 4.2 to correct reference to 8.2 in the information paper rather than 7.2.</p>	1.1
C7	Business Relocation	15/02/2019	Para 5.2 – minor editorial change to include '..the Bill requires that..'	1.2
C7	Business Relocation	11/02/2021	<p>Change of Logo Updated version Date of Publication</p> <p>Change on 3rd paragraph of Introduction text where it says "Although the contents were maintained and updated as considered appropriate during the passage of the Bill (including shortly prior to the enactment of the Bill in DATE) the contents are now historic and are no longer maintained." this has been deleted and replaced with " It was finalised at Royal Assent and no further changes will be made."</p> <p>Paragraph 1.6 has been deleted "While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The Government has announced its intention to convert all EU law into UK law, through the "Great Repeal Bill", so that the same rules and laws will apply on the day after exit as on the day before. It will then be for democratically elected representatives in the UK to decide on any changes to that law, after full scrutiny and proper debate."</p>	1.3
C8	Compensation Code for Compulsory Purchase	15/02/2019	<p>Change of wording in para 1.6 from "While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The European Union (Withdrawal) Act 2018 converts the body of existing EU law into domestic law and preserves the laws we have made in the UK to implement our EU obligations, once the UK exits the EU, so that the same rules and laws will apply on the day after exit as on the day before It will then be for democratically elected representatives in the UK to decide on any changes to that law, after full scrutiny and proper debate."</p> <p>This has been changed to " While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The European Union (Withdrawal) Act 2018 converts the body of existing EU law into domestic law and preserves the laws we have made in the UK to implement our EU obligations, once the UK exits the EU, so that the same rules and laws will apply on the day after exit as on the day before. It will then be for Parliament to decide on any changes to that law."</p> <p>Para 4.1 (bullet point 4) - home loss payment amended from '..a lower limit of £6,100 and an upper limit of £61,000' to '..a lower limit of £6,300 and an upper limit of £63,000'</p>	1.2
C8	Compensation code for compulsory purchase	21/10/2019	Section 4, 4 <sup>th</sup> bullet point '£63,000' updated to '£64,000'	1.3
C8	Compensation code for compulsory purchase	11/02/2021	<p>Change of Logo Updated version Date of Publication</p> <p>Change on 3rd paragraph of Introduction text where it says "Although the contents were maintained and updated as considered appropriate during the passage of the Bill (including shortly prior to the enactment of the Bill in DATE) the contents are now historic and are no longer maintained." this has been deleted and replaced with " It was finalised at Royal Assent and no further changes will be made."</p> <p>Paragraph 1.6 has been deleted "While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The Government has announced its intention to convert all EU law into UK law, through the "Great Repeal Bill", so that the same rules and laws will apply on the day after exit as on the day before. It will then be for democratically elected representatives in the UK to decide on any changes to that law, after full scrutiny and proper debate."</p>	1.3

			<p>Changes on paragraph 5.1</p> <p>From:- Once the Secretary of State has taken possession of land subject to compulsory purchase for the Proposed Scheme, the landowner may request an advance payment on account of compensation due for the acquisition of the land. In terms of calculating the amount of payment, this would be either 90% of the Promoter's estimate of the compensation due or, if the amount of compensation has been agreed, 90% of that figure. If the advance payment is later found to have exceeded the amount of compensation due, the excess must be repaid.</p> <p>To:- Once the Secretary of State has taken possession (or in some cases earlier) of land subject to compulsory purchase for the Proposed Scheme, an advance payment on account of compensation due for the acquisition of the land must be made if requested by the landowner. In terms of calculating the amount of payment, this would be either 90% of the Promoter's estimate of the compensation due or, if the amount of compensation has been agreed, 90% of that figure. If the advance payment is later found to have exceeded the amount of compensation due, the excess must be repaid. Requests for advance payments to be made after Royal Assent but before they are legally due would be considered on a discretionary basis.</p>	
C9	Recovery of Cost by Property Owners	11/02/2021	<p>Change of Logo Updated version Date of Publication</p> <p>Change on 3rd paragraph of Introduction text where it says "Although the contents were maintained and updated as considered appropriate during the passage of the Bill (including shortly prior to the enactment of the Bill in DATE) the contents are now historic and are no longer maintained." this has been deleted and replaced with " It was finalised at Royal Assent and no further changes will be made."</p> <p>Paragraph 1.6 has been deleted "While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The Government has announced its intention to convert all EU law into UK law, through the "Great Repeal Bill", so that the same rules and laws will apply on the day after exit as on the day before. It will then be for democratically elected representatives in the UK to decide on any changes to that law, after full scrutiny and proper debate."</p>	1.1
C10	Small Claims Scheme	11/02/2021	<p>Change of Logo Updated version Date of Publication</p> <p>Change on 3rd paragraph of Introduction text where it says "Although the contents were maintained and updated as considered appropriate during the passage of the Bill (including shortly prior to the enactment of the Bill in DATE) the contents are now historic and are no longer maintained." this has been deleted and replaced with " It was finalised at Royal Assent and no further changes will be made."</p> <p>Paragraph 1.6 has been deleted "While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The Government has announced its intention to convert all EU law into UK law, through the "Great Repeal Bill", so that the same rules and laws will apply on the day after exit as on the day before. It will then be for democratically elected representatives in the UK to decide on any changes to that law, after full scrutiny and proper debate."</p>	1.1
C11	The community and Environment Fund and Business and Local Economy Fund	11/02/2021	<p>Change of Logo Updated version Date of Publication</p> <p>Change on 3rd paragraph of Introduction text where it says "Although the contents were maintained and updated as considered appropriate during the passage of the Bill (including shortly prior to the enactment of the Bill in DATE) the contents are now historic and are no longer maintained." this has been deleted and replaced with " It was finalised at Royal Assent and no further changes will be made."</p> <p>Paragraph 1.6 has been deleted "While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The Government has announced its intention to convert all EU law into UK law, through the "Great Repeal Bill", so that the same rules and laws will apply on the day after exit as on the day before. It will then be for democratically elected representatives in the UK to decide on any changes to that law, after full scrutiny and proper debate."</p> <p>Changes made to bring it up to date with current situation regarding CEF and BLEF.</p>	1.1
C12	Local Authority Funding and New Burdens	11/02/2021	<p>Change of Logo Updated version Date of Publication</p> <p>Change on 3rd paragraph of Introduction text where it says "Although the contents were maintained and updated as considered appropriate during the passage of the Bill (including shortly prior to the enactment of</p>	1.1

			<p>the Bill in DATE) the contents are now historic and are no longer maintained." this has been deleted and replaced with " It was finalised at Royal Assent and no further changes will be made."</p> <p>Paragraph 1.6 has been deleted "While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The Government has announced its intention to convert all EU law into UK law, through the "Great Repeal Bill", so that the same rules and laws will apply on the day after exit as on the day before. It will then be for democratically elected representatives in the UK to decide on any changes to that law, after full scrutiny and proper debate."</p>	
C13	Site Access for Surveys	02/09/2019	<p>Change of wording in para 1.6 from "While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The European Union (Withdrawal) Act 2018 converts the body of existing EU law into domestic law and preserves the laws we have made in the UK to implement our EU obligations, once the UK exits the EU, so that the same rules and laws will apply on the day after exit as on the day before. It will then be for democratically elected representatives in the UK to decide on any changes to that law, after full scrutiny and proper debate."</p> <p>This has been changed to " While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The European Union (Withdrawal) Act 2018 converts the body of existing EU law into domestic law and preserves the laws we have made in the UK to implement our EU obligations, once the UK exits the EU, so that the same rules and laws will apply on the day after exit as on the day before. It will then be for Parliament to decide on any changes to that law."</p> <p>New para 4.7 "In addition, Part 7 of the House and Planning Act 2016 gives powers in connection with rights to enter and survey land. Section 172(1) provides that a person authorised in writing by an acquiring authority may enter and survey or value land in connection with a proposal to acquire an interest in or a right over land."</p> <p>New para 4.8 "These powers may be available in the period before Royal Assent to the Bill, and where the powers of section 54 and 55 of the Phase One Act are not applicable. They also provide for compensation to be payable where damage is caused as a result of the exercise of the powers."</p> <p>Change to para 5.3 from "Schedule 2 paragraph 1 also applies section 176 of the Housing and Planning Act 2016 in relation to the right to compensation. A person..." to "Schedule 2 paragraph 1 applies section 176 of the Housing and Planning Act 2016 which provides for a right to compensation. Accordingly a person..."</p>	1.3
C13	Site Access for Surveys	11/02/2021	<p>Change of Logo Updated version Date of Publication</p> <p>Change on 3rd paragraph of Introduction text where it says "Although the contents were maintained and updated as considered appropriate during the passage of the Bill (including shortly prior to the enactment of the Bill in DATE) the contents are now historic and are no longer maintained." this has been deleted and replaced with " It was finalised at Royal Assent and no further changes will be made."</p> <p>Paragraph 1.6 has been deleted "While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The Government has announced its intention to convert all EU law into UK law, through the "Great Repeal Bill", so that the same rules and laws will apply on the day after exit as on the day before. It will then be for democratically elected representatives in the UK to decide on any changes to that law, after full scrutiny and proper debate."</p> <p>Deletion of paragraphs 4.4, 4.5, 4.6 and 4.8 as we no longer offer access licences in Phase 2a.</p>	1.3
C14	Ground Settlement	11/02/2021	<p>Change of Logo Updated version Date of Publication</p> <p>Change on 3rd paragraph of Introduction text where it says "Although the contents were maintained and updated as considered appropriate during the passage of the Bill (including shortly prior to the enactment of the Bill in DATE) the contents are now historic and are no longer maintained." this has been deleted and replaced with " It was finalised at Royal Assent and no further changes will be made."</p> <p>Paragraph 1.6 has been deleted "While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The Government has announced its intention to convert all EU law into UK law, through the "Great Repeal Bill", so that the same rules and laws will apply on the day after exit as on the day before. It will then be for democratically elected representatives in the UK to decide on any changes to that law, after full scrutiny and proper debate."</p>	1.1
C15	Guide to Compensation for Short Term Residential Tenants	15/02/2019	<p>New paper outlining the land compensation payable to short term residential tenants under the Compensation Code.</p>	1.0
C15	Guide to Compensation for	11/02/2021	<p>Change of Logo Updated version Date of Publication</p>	1.1

	Short Term Residential Tenants		<p>Change on 3rd paragraph of Introduction text where it says "Although the contents were maintained and updated as considered appropriate during the passage of the Bill (including shortly prior to the enactment of the Bill in DATE) the contents are now historic and are no longer maintained." this has been deleted and replaced with " It was finalised at Royal Assent and no further changes will be made."</p> <p>Paragraph 1.6 has been deleted "While the UK has notified its intention to withdraw from the European Union, the UK remains a member until withdrawal, meaning that rights and obligations under EU law apply until the date of departure. The Government has announced its intention to convert all EU law into UK law, through the "Great Repeal Bill", so that the same rules and laws will apply on the day after exit as on the day before. It will then be for democratically elected representatives in the UK to decide on any changes to that law, after full scrutiny and proper debate."</p>	
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