

Payments schedule for land access licences

What is an access licence?

Access licences are issued to landowners to allow surveys to be taken which inform the Environmental Statement, construction and design of the High Speed Two (HS2) railway.

Access licences are voluntary agreements that allow HS2 Ltd and their specialist contractors access to privately-owned land or property to undertake intrusive and non-intrusive works.

Non-intrusive surveys observe, measure, photograph and note the environment or land.

Intrusive surveys study the soil, rocks and groundwater below the surface.



Types of access licences

Licensors are compensated for their co-operation with an access fee and subsequent survey fees (see rates below).

Where there are multiple interests in the property, HS2 proposes that the licence fee is split 25:75 between owner(s) and occupier(s), but some owners take a different view of the appropriate split.

The licences are valid for two years. Renewals can be issued when the original expires, granting access for a further two years.

The different types of licences are explained opposite.

Early access

Under the terms of the agreement, access is granted for environmental specialists to complete non-intrusive ecological surveys. The licence is valid for two years.

Sound and vibration monitoring licence

Under the terms of the agreement, access is granted for sound and vibration monitoring equipment to be placed and monitored unattended up to 14 days. It is valid for one year.

Ground Investigation (GI)

Under the terms of the agreement, access is granted for intrusive investigation works and surveys.

GI monitoring licence

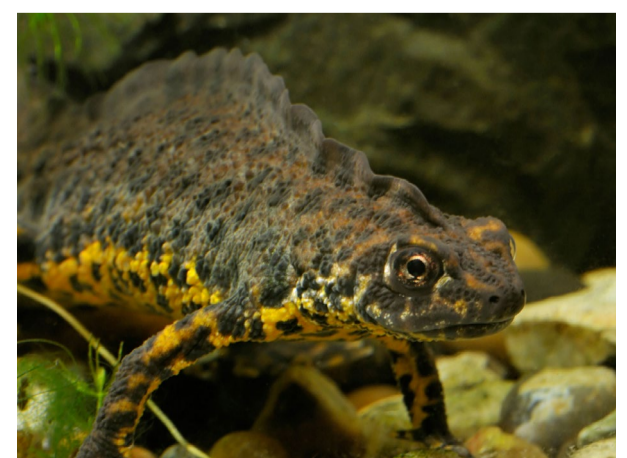
Allows access to place and review monitoring equipment on completed ground boreholes over a two-year period.

This licence is issued when additional monitoring (outside of the GI licence terms) is required.

Payments

Access licence fees are a one-off fee paid upon the return of a signed licence:

Access licence type	Amount (excluding VAT)
Early access agreement	£1,000
Early access agreement renewal	£250
Ground investigation	£1,000 - £2,000
Ground investigation renewal	£250
Ground investigation monitoring	£600 per borehole
Sound and vibration monitoring	£250



Environmental survey fees

- The first and second environmental surveys do not attract a fee as they are covered under the initial EAA signing fees;
- **£170** is paid for a 24-hour period and/or **£350** for a series. These are species specific and account for up to six return survey visits;
- Environmental survey payments are made to the occupier of the land or property;
- **To note:** surveys only attract a fee under a valid licence. Surveys completed under statutory notice served by HS2 Ltd before or after Royal Assent are not compensated.

Ground investigation survey payments

The GI licence fee allows for to 10-20 days' work to be completed depending on the fee amount paid. Once the initial days are completed, each additional working day on the land is paid at a rate of **£170**.

Payment for surveys made to the occupier, leaseholder or tenant includes:

Borehole: One-off payment of **£600** per completed borehole.

Monitored borehole: One off payment of **£1,000** per completed borehole inclusive of 12 (monthly) monitoring visits.

Additional monitoring for 2 years under a separate GI monitoring licence: One-off payment of **£600** per monitored borehole.

Trial pit/ trial trench: One-off payment of **£300** per completed pit/trench.

Window sampling, cone penetration tests or similar: One-off payment of **£300** for up to five probes.

Crop loss claims: These will be paid on a proven loss basis.

Agent fees

One-off fixed fees are paid to professional land agents (see below) for their work involved in getting their client(s) to enter into a licence agreement, engagement meetings for GI works and negotiating crop loss.

Other fees

- Additional Land Request (ALR) fees are paid to the agent for arranging the addition of land to their client(s)' existing signed licences. The licensor is not paid a fee. Fees are paid upon receiving signed and completed documentation. Agent professional fees under the GI licence are capped unless otherwise agreed in advance.
- Land Interest Questionnaires (LIQs) are used to gather land ownership data. Agents are paid to complete LIQs. Landowners are not compensated for this.
- Farm Impact Assessments (FIA) are meetings to assess the potential effects of the scheme on individual farms.



Access licence type	Agent fee (excluding VAT)
Early access agreement	£600
Early access agreement renewal	£150
Ground investigation	£750
Ground investigation renewal	£150
Additional land request	£250
Land interest questionnaire	£250
Farm impact assessments	Max three hours at agents' rate
GI engagement and crop loss claim	Max 14 hours per licence