**High Speed Two: Property and Compensation Consultation**

25th October 2012 to 31st January 2013

*Compensation proposals for property owners and occupiers whose properties may be affected by a high speed rail link from London to West Midlands*.

**South Heath Action group has prepared a short summary to help you take part in this Consultation. We strongly believe that the compensation is not generous or fair.** (Please note this is just a summary and we suggest you refer to the document for more detailed information)

**Summary of the Government and HS2 Ltd’s view:-**

‘... given the impact of the construction of HS2, the Government believes that in this case it is appropriate to go above and beyond what is required in law....This consultation asks for your views on the detail of the Government’s proposals, which include:

* a streamlined system of ***advanced and voluntary purchase*** to simplify the process for property owners in the safeguarded area and provide greater certainty for those property owners immediately outside the safeguarded area in rural areas;
* ***a sale and rent back scheme***, to allow homeowners whose property will need to be demolished to sell their homes but remain living in them as tenants until the properties are required for the railway;
* ***a hardship scheme***, to help those with a need to move during the development of HS2 but who are unable to sell their home despite being outside both the safeguarded area and the voluntary purchase zone;’ ***N.B. this applies to most of the properties within the villages.***
* a series of measures designed to ***provide confidence in properties above tunnels***;

**What compensation can be claimed?**

Categories of compensation paid to property owners are:-

* ***The value of the land taken***– Meaning the un-blighted open market value of the owners’ interest in the land taken.
* ***Severance and injurious affection***– Meaning compensation for the reduction in value of any land retained by the property owner if only part of the property needs to be compulsorily purchased for the construction of Phase 1;
* ***Disturbance***– Only available to the occupiers of properties, compensation for additional costs and losses incurred as a result of being required to move;
* ***Fees*** – reasonable surveyors’ and/or solicitors’ resulting from compulsorily purchased.

**Houses in the safeguarding zone** - the area 60m either side of the proposed HS2 centre line HS2’s safeguarding requirements for constructions. can expect, the un-blighted open market value of their property; a home-loss payment (10% of the value of the property with a minimum payment of £4,700 and a current maximum of £47,000) if they have occupied the property as their main residence for a year or more; *and* reasonable moving costs. These property owners can serve a Blight Notice[[1]](#footnote-1) requiring the government to buy the property under Compulsory Purchase Terms. Blight Notices last for 3 years. (Tenant, licensees, commercial property and landowners who are displaced need to read the full document.)

**Houses in the voluntary purchase zone (VPZ)** are outside the safeguarded area, in rural areas, up to 120m either side of the centre of line. The process of selling to the Government is complicated and both categories above have to start by applying for a blight order (see attached notes for more details).

**Where to find useful documents**

To help you find the relevant document here are the necessary links.

Main link to the Consultations home page:  <http://highspeedrail.dft.gov.uk/consultations-0>

Over view of the Property and Compensation Consultation <http://highspeedrail.dft.gov.uk/consultations/property-compensation-london-to-west-midlands/maps-and-plans>

Full Property and Compensation Consultation document (49 pages):

<http://highspeedrail.dft.gov.uk/sites/highspeedrail.dft.gov.uk/files/9213-DfT-HS2-01-PCCS01_TAGGED.PDF>

How to respond (on-line and paper doc)  <http://highspeedrail.dft.gov.uk/consultations/property-compensation-london-to-west-midlands/how-to-respond>

It can also be obtained from DfT Publications. Tel: 0300 123 1102; www.dft.gov.uk/orderingpublications ISBN 978 1 84864 135 8

**NB** you can reply by e-mail without using the form and not need to address the questions – just say what you feel about the Compensation proposals.

Local maps  <http://highspeedrail.dft.gov.uk/consultations/property-compensation-london-to-west-midlands/maps-and-plans>  Select Volume 2.  Local maps are as follows:

Map 27 exit of Amersham Tunnel at Mantles Wood to Chesham Road A485

Map 28 South Heath

Map 29 Potter Row to just past Leather lane

Map 29 Bowood Lane towards Wendover

These maps are ~1.5-2.0Mb and take a very long time to download. We have saved copies if you want them.

The property bond[[2]](#footnote-2) proposed by HS2AA in the 2011 consultation has been rejected without a clear reason other than it is likely to cost the Government several billion pounds. On the basis that ‘the polluter pays’ this is totally unreasonable. Please request that it is implemented in place of the long term hardship scheme? Full details can read found on pages 5 & 6 of the full consultation document.

**The consultation document is 49 pages long. The attached notes are a summary of the relevant sections together with comments to help you when completing your response.**

**Please use these comments as a guide and put them in your own words otherwise they may not be counted as an individual response. Also copy Cheryl Gillan at** [**mailto:gillac@parliament.uk**](mailto:gillac@parliament.uk) **as she will be keeping a record of all responses.**

**Please remember that all residents (all your family members) can respond. If you wish to do this on line you will need an email address per respondent as the system only allows one reply per email address.**

For further information contact:

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1. A Blight Notice is a means of asking the Government to purchase a property on compulsory purchase terms before it is needed for construction. [↑](#footnote-ref-1)
2. The property bond scheme requires Government to support property markets by guaranteeing to purchase an eligible property at its un-blighted value if there is no buyer on the open market. This guarantee would be transferable to any future owners willing to purchase the property on the open market. [↑](#footnote-ref-2)