



## **Phase 1 - London to Birmingham**

### **HS2 Property Compensation Consultation 2013**

HS2 is now consulting again on its proposals for long-term discretionary property compensation schemes. This consultation is being carried out due to the original compensation package being challenged in court, after which HS2 had to give an undertaking to consult again and on a property bond scheme.

The new measures which HS2 are consulting on include the following:

Within the Safeguard Area (60m from the centre of the proposed line)

- I. Express Purchase – a streamlined system to purchase owner –occupied properties that are within the safeguard area.
- II. A Sale and Rent Back scheme to rent back properties to their former owners (for properties that will be demolished). People would be able to remain in their house as a tenant until the property is needed for construction.
- III. Alternative sale and rent back. This scheme would apply to all properties to be purchased by the Government and not just properties in the safeguard area.

Within the new proposed Rural Support Zone (RSZ) either/or

- IV. A Voluntary Purchase Scheme – eligible owner –occupiers within the Rural Support Zone will be able to ask Government to purchase their property at 100% of its un blighted open market value up to 120m from the line.
- V. A Property Bond Scheme – which would provide a transferable bond guaranteeing Government purchase of properties within a rural support zone. It would be a 'time based' property scheme and HS2 is asking whether it would be better to introduce this rather than the Voluntary Purchase Scheme.
- VI. A Sale and Rent Back scheme.

Beyond the Rural Support Zone

### **NFU KEY CONTACTS**

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VII. Long term Hardship Scheme– for owner occupiers who have strong reasons to move but cannot do so other than at a significant loss due to HS2 and their properties are outside the Safeguard area and the Rural Support Zone. Five conditions will have to be met to meet this category.

VIII. Alternative sale and rent back

The Government intends to bring in the Rural Support Zone after this consultation and it is stated that it would remain in operation until one year after Phase One HS2 became operational. It is also stated that it is for rural areas only.

The consultation on the property compensation schemes runs until 4<sup>th</sup> December 2013 and HS2 have asked certain questions in regard to the different schemes. Details of the schemes can be found at the following [link](#) and the questions are at the following [link](#).

HS2 are also holding information events along the line starting on Monday 30<sup>th</sup> September and last event is to held on Saturday 2<sup>nd</sup> November 2013. Details of all the events are at this [link](#).

It is really important that as many people as possible reply to this consultation. The NFU will set out a brief on these schemes with advice and if you would like to feed any comments into the NFU response please contact your regional adviser detailed below.

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# HS2 INFORMATION



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