



Guide to HS2 Property Compensation Schemes (London – West Midlands) – Phase1.

And

HS2 Residents’ Charter.

There was a Written Ministerial Statement on Friday 16th January announcing the Governments packages of compensation schemes along Phase 1. The announcement introduced the alternative cash offer which will be referred to as the “cash offer” and the homeowner payment.

This means that applications can be submitted to HS2 on the voluntary purchase, the cash offer and the homeowner payment schemes. These schemes are added to the two schemes which have been available since the beginning of last year being the express purchase, need to sell and the rent back schemes.

The Voluntary Purchase Zone

This is available to anyone outside the safeguarded area so 60m from the line and up to 120m from the line in rural areas. It will be possible to receive unblighted open market value for the property.

The Cash offer

This is available again to anyone living between 60m and 120m from the line and instead of selling their property it will possible to remain in their house and receive 10% of that value. The minimum payment will be £30,000 and is capped at £100,000.

Both of the above schemes will not be available until one year after Phase One first opens after construction has been completed. To be eligible you will have to be an owner occupier of a residential property, agricultural holding or a commercial property with a rateable value that does not exceed £34,800. Further a leaseholder with an unexpired term of three years will usually qualify as an owner occupier.

Guidance on the above schemes can be found at:

<https://www.gov.uk/claim-compensation-if-affected-by-hs2/cash-offer-or-voluntary-purchase-scheme>

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Homeowner Payment Scheme

This will apply to owner occupiers outside the voluntary purchase area but within 300 metres of the line and will be a fixed lump sum. The payments will be tapered as follows

- Between 120m and 180m from the route £22,500
- Between 180m and 240m from the route £15,000
- Between 240m and 300m from the route £7,500

This will be payable when the HS2 Bill receives Royal Assent.

Guidance on the scheme can be found at:

<https://www.gov.uk/claim-compensation-if-affected-by-hs2/homeowner-payment-scheme>

Existing Schemes

The three existing schemes already in place include the following

- Express Purchase Scheme
- Need to Sell scheme
- Rent Back

Guidance on the above can be found at:

<https://www.gov.uk/claim-compensation-if-affected-by-hs2>

HS2 Residents' Charter

HS2 have also launched a residents Charter. HS2 have stated that they want to deal with residents in a fair, clear, competent and reasonable manner. HS2 has highlighted that there are four key areas:

- The property scheme packages will be communicated clearly, in the plainest, non-technical language possible
- Individuals will be offered a single named case officer
- Individuals will be offered the opportunity to meet in private with a property specialist from HS2 Ltd to explain the discretionary and statutory measures
- HS2 Ltd will commit to a reasonable response time for all property related enquiries

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The Residents Charter is to be overseen by a Residents' Commissioner and Deborah Fazan has been appointed to this role. The Commissioner will be there to take complaints from property owners and to help direct issues to the correct complaints procedure.

Deborah Fazan

Deborah Fazan is a chartered surveyor who specialised in airport commercial property for some years before moving into land acquisition and compulsory purchase. She established and managed property blight schemes for BAA in connection with the second runway at Stansted Airport as well as managing the land acquisition for the project. She also advised Heathrow on their blight strategy for the third runway

Details of the HS2 Residents' Charter can be found [here](#).

The NFU sent out a press release on Wednesday 21st January with their view to the two new property schemes and compensation in general. The press release can be found [here](#).

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