



Department
for Transport



Exceptional Hardship Scheme Consultation



Compensation proposals for property owners whose properties may be affected by high speed rail links from the West Midlands to Leeds and Manchester, and a Heathrow spur (Phase Two)



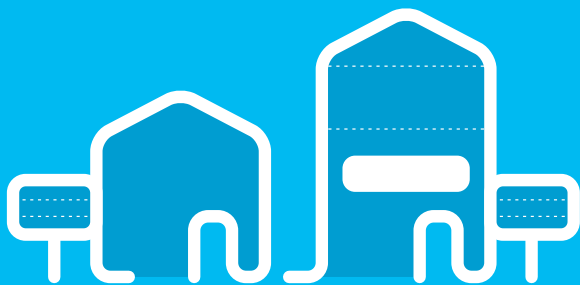
Purpose of Consultation

The Government has published a consultation document inviting views on its proposals to introduce a discretionary Exceptional Hardship Scheme (EHS) for Phase Two of the high speed rail network for Britain.

The scheme would be available to eligible residential, agricultural and small business owner-occupiers whose property values may be affected by the initial preferred route, stations and depot options for Phase Two of the network and who can demonstrate that they have a need to sell before the statutory protection for statutory blight or compulsory purchase takes effect.



What are the objectives of the Phase Two Exceptional Hardship Scheme?



Until the Government makes a final decision on the route for Phase Two, there will be uncertainty about which properties will need to be purchased in order to construct and operate the line, or which additional properties may be affected during its construction or operation.

This may reduce property values in the immediate vicinity of the initial preferred route, stations and depot options in the period before the final route is announced and statutory protection is available.

There is no legal obligation to address this. However, as HS2 is a project with a very long timescale, the Government considers that those adversely affected should have access to some form of redress.

This is why the Government intends to introduce a discretionary EHS for Phase Two of HS2 which would be available to eligible residential, agricultural and small business owner-occupiers whose property values may be affected and who can demonstrate that they have a need to sell before the statutory protection takes effect.

Though the Heathrow spur is not part of the initial preferred route for Phase Two, the Government is willing to consider applications from property owners potentially affected by it under the proposed EHS for Phase Two.

We currently expect the proposed EHS to remain in place until the end of 2016. The proposed scheme is intended as an interim measure, which would remain in place only until such time as the statutory blight provisions apply. At a later stage, following a decision on the final route, and if the Secretary of State decides to use compulsory purchase powers to acquire land, the normal statutory provisions for the assessment and payment of compensation would apply.

Further information

Please see the consultation document for details of the Government's proposals about:

- > the categories of property owners whose interests this scheme is intended to protect;
- > the criteria against which applications would be considered; and
- > the process.



High Speed Two (HS2): a summary

On 10 January 2012 the Government announced its strategy for a national high speed rail network for Britain known as HS2. The Government proposes building HS2 in two phases:

- **Phase One** will provide the line between London and the West Midlands, including the connection to the existing HS1 line (connecting London to Europe via the Channel Tunnel).
- **Phase Two** will extend north from the West Midlands with two legs: one running north-west to Manchester and the other north-east to Leeds, via stations in the East Midlands and South Yorkshire. Connecting links will also be built to the West Coast and East Coast main lines. Finally, a direct link to Heathrow, via a spur from the (Phase One) main line, is also planned, though work on this has been paused.

*High Speed Rail:
Investing in Britain's Future –
Phase Two: The route to Leeds,
Manchester and beyond*
(reference CM8508),
published on 28 January 2013,
sets out the Government's initial
preferred route, stations and
depots for Phase Two.

It can be found here:
www.gov.uk/government/publications
and www.official-documents.gov.uk



Taking part in the consultation

You can find out more about the consultation, including downloading the consultation document and information on how to respond at www.hs2.org.uk

Copies of the consultation document and response form are available free of charge from DfT Publications

Tel: 0300 123 1102

www.dft.gov.uk/orderingpublications

Please contact the document order line on 0300 123 1102 if you would like alternative formats (Braille, audio CD, etc) or to request a translated version.

If you have any further enquiries please contact the HS2 enquiry line on 020 7944 4908 or by email: hs2enquiries@hs2.org.uk

Please note:
The closing date for the consultation is 29 April 2013

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