



### HS2: Government introduces full package of compensation and assistance for affected owner-occupiers

A package of measures to compensate owner-occupiers affected by the construction of the Phase 1 HS2 route (London to Birmingham) was announced on 16 January 2015 by the Secretary of State. The various schemes are in response to two consultations that started on 9 April 2014 and 30 September 2014.

The package of measures introduced will contain two new alternative cash schemes, which enable owner-occupiers to remain in properties and receive monetary compensation. This will help people and businesses to stay within their local communities rather than being financially induced, through potential compulsory acquisition or blight, to relocate. Owner-

occupiers for these purposes will include residential properties, small business units (with an annual rateable value of up to £34,800) and agricultural units.

The amount of compensation available will depend upon the proximity of the property to the proposed route. The table below explains the different compensation schemes available according to proximity. Maps are available at <http://www.hs2.org.uk> and should be consulted to determine the applicability of the various schemes. None of the cash alternative schemes will apply to parts of the proposed route where the line will be in a bored tunnel.

Metres from centre of proposed HS2 Phase One route	Compensation available
<p>Surface safeguarded area and extended homeowner protection zone</p> <p>0 - 60</p>	<ul style="list-style-type: none"> <li>■ <b>“Express purchase scheme”</b>: (expedited acquisition process) introduced on 9 April 2014. Properties will be bought for full un-blighted market value, plus 10% (capped at £49,000) plus reasonable moving expenses (including SDLT).</li> <li>■ <b>“Rent back”</b>: applies where the Government purchases property under any of the other schemes, but the property is suitable for letting and the previous owner is entitled to be considered to carry on living there under a Crown tenancy.</li> </ul>
<p>Rural support zone (RSZ)</p> <p>60 - 120</p>	<ul style="list-style-type: none"> <li>■ <b>“Voluntary purchase”</b>**: properties will be bought for full un-blighted market value; OR</li> <li>■ <b>“Alternative cash offer”</b>**: a cash payment equivalent to 10% of property’s un-blighted value (with a minimum payment of £30,000 and a maximum payment of £100,000).</li> <li>■ <b>“Need to sell scheme”</b>: This replaced the <b>exceptional hardship scheme</b> and applies where owner-occupiers have a compelling need to sell their home (i.e. job relocation or ill health), but are unable to do so because of plans to build HS2.</li> <li>■ <b>“Rent back”</b>: (as above)</li> </ul>

