

Rt. Hon Cheryl Gillan MP  
House of Commons  
London  
SW1A 0AA

23<sup>rd</sup> November 2016

Dear Mrs Gillan,

### **HS2 Engagement on Land and property**

I am writing to let you know that in the coming months, HS2 will be carrying out various land and property engagement within your constituency to raise awareness of potential future activity and available support.

#### **Individual landowner meetings**

HS2 Ltd is committed to ensuring that people directly affected by the project are fully aware of its potential impact, as well as any support available to them. While formal notices regarding land requirements would be issued following Parliamentary approval, we will be starting to meet with directly affected landowners, residents, farmers and businesses in the coming months. This is to ensure they receive plenty of notice of our requirements and help them understand the options available to them.

Properties may be affected in a number of ways. Some properties will only need to be accessed temporarily for us to complete a survey, others we will need to use their land during construction. In some cases land will be required permanently for the project and therefore will be acquired by HS2 Ltd. We understand this is a distressing time for all involved and we are here to help residents through the process and answer any questions they may have. This contact may be from a member of HS2 Ltd's Land and Property Team or one of our appointed advisors.

Across the central area of the phase one route, which is shown on the attached map, we are expecting to meet with a number of landowners before the end of the year, with around 7 of them located within your constituency.

#### **Blight awareness engagement**

In addition to this, in the New Year, HS2 will be contacting directly affected residents to assure them that we are here to help them through any potential compulsory purchase process and answer any questions they may have. We will be advising them that as an affected freehold or long leasehold residential property owner, they may have the opportunity to sell their property through the Express Purchase compensation scheme, if they so wish, until Parliament has completed its consideration of the hybrid Bill.

This means they have the opportunity to agree a date that suits them for the purchase of their property. The sale price will reflect a sale on the open market, and they will be entitled to reasonable sale costs and the costs of purchasing a replacement home of the same value, as well as a home loss payment.

If they decide not to pursue the option of advance sale under Express Purchase, after project approval, they will be served with notices under compulsory purchase procedures, stating the date of property acquisition and the date they will be required to move out.

Across the central area of the phase one route we expect to write to a number of landowners, we do not expect any to be within your constituency.

## Land Interest Questionnaire

Finally as we move towards construction, we will be in contact with directly affected residents and businesses in your constituency to explain what the plans mean for their property specifically.

Anyone that is directly affected by the project will be asked to complete a Land Interest Questionnaire (LIQ). Residents may have already completed one, but it is important that information about their property is as up-to-date as possible, so we know how to get in touch with them.

Before the end of the year, we expect around 50 landowners across the central area of phase one to receive a LIQ, with further questionnaires being sent out in the new year.

Across the whole of the phase one route, we will also continue to advise residents that own and live in a property directly affected by HS2 Ltd, that they may be eligible for one of our property schemes. Some of our property compensation and assistance measures are open for applications now. You can find out more by visiting: [www.gov.uk/claim-compensation-if-affected-by-hs2](http://www.gov.uk/claim-compensation-if-affected-by-hs2)

Residents are welcome to speak to us directly by contacting HS2's Helpdesk on 020 7944 4908 or emailing [hs2enquiries@hs2.org.uk](mailto:hs2enquiries@hs2.org.uk).

We are very mindful of the effects that HS2 may have locally, and we want to ensure that residents have access to the latest information. Please do not hesitate to contact me if I can provide any further assistance.

Yours sincerely,

Luke Nipen  
Engagement Manager, HS2 Ltd