



HS2 Is Costing You Now!

Fight the Blight – Have Your Say By The 20th May 2010

How has the proposed high-speed rail link (HS2) affected residents and businesses along the route already?

- Property values have slumped along and beside the proposed route
- Property sales are already falling through and are now unlikely to happen at all because of HS2

This is because some properties lie directly in the path and will be bulldozed and others will be affected by its potential impact

- Potentially 28 trains an hour running at 250 mph (for 17 hours a day) will create noise, vibration and light pollution for miles
- Potential significant visual impact across South Northamptonshire
- Uncertainty due to announcement does not encourage investment in the area
- Massive disruption during the construction phase

WOULD YOU CHOOSE TO BUY A PROPERTY IN THE PATH OF HS2?

What is the Exceptional Hardship Scheme?

- **The Exceptional Hardship Scheme = The Government's proposed compensation package to deal with the immediate blight on property prices.** See <http://www.dft.gov.uk/consultations/open/2010-18/>
- The Government recognises that between now and when the route is confirmed (and a statutory compensation package comes into effect for those facing compulsory purchase only), residential property values have already been affected. To address people having difficulties in selling their property under the blight of HS2, the Government has proposed an Exceptional Hardship Scheme (EHS). This scheme is intended solely to compensate

SNAG – unravelling HS2 with you and for you!

South Northamptonshire Action Group Against HS2

owner-occupier residents who have exceptional need to sell but can't or can only do so (if at all) by taking a substantial drop in price because of HS2

What do SNAG and other action groups think about the EHS scheme?

- SNAG has worked with other action groups along the line to engage experts to assess the EHS. It is inherently unjust and does not offer fair compensation. At best you may get 85% of your residential property value if you can not sell because of HS2. You also need to comply with very strict criteria for needing to move, removing your choice. It is clearly intended to have very limited application, acting as a stop-gap before statutory blight arrangements apply, which could be years away
- The other issue is that the consultation process does not comply with the Government's own code of practice on public consultations! See <http://www.tda.gov.uk/about/consultations/codeofpractice.aspx>

How can I influence the EHS proposal?

- You have until 20 May to comment on the proposed EHS package
- SNAG and its partners have produced an alternative to the proposed EHS scheme which has been developed by specialists and is based on similar schemes which are fairer and have been used elsewhere in the EU and the UK
- It does not matter if you are directly affected or not we hope you will support those whose property values are damaged by HS2 to secure fair and just compensation if they need to sell their house in the short-term. It is important that HS2 receive a large volume of individual letters if we are to influence this scheme
- What can I do? Fill in an individual response pack to send to the Government **BEFORE 20 MAY**

What are the response documents & where do I find them?

- These consist of a template to help you construct your letter and an overview of an alternative scheme, which can be simply enclosed with your letter if you agree with it. Go to www.hs2actionalliance.org to download the documents or contact your Parish Council or a SNAG representative for help if you do not have access to the internet

Where do I send my response letter?

Send by post to High Speed Two Ltd, Exceptional Hardship Scheme Consultation, 55 Victoria Street, London, SW1H 0EU or you can e-mail it to EHSconsultation@hs2.gsi.gov.uk

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