

HS₂ PHASE ONE GUIDE TO STATUTORY BLIGHT

A guide for property owners

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July 2013



Department for Transport

High Speed Two (HS2) Limited has been tasked by the Department for Transport (DfT) with managing the delivery of a new national high speed rail network. It is a non-departmental public body wholly owned by the DfT.

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1 Introduction

1.1 Background

- 1.1.1 In early 2009, High Speed Two (HS2) Limited was established to advise on the development of high speed rail services between London and Scotland. At the end of 2009, HS2 Ltd delivered a report to the Secretary of State for Transport which concluded that there was a strong business case for a high speed line connecting London and the West Midlands and which contained a detailed recommended route plan for such a line. That route plan was known as 'Route 3'.
- 1.1.2 On 11 March 2010, the Government at the time published its response to HS2 Ltd's report in the command paper entitled *High Speed Rail*, in which it accepted HS2 Ltd's recommendation for Route 3.
- 1.1.3 Following the General Election, the new Secretary of State for Transport asked HS2 Ltd to undertake further work on Route 3. Following this work, the Secretary of State announced a proposed route on 20 December 2010. The Government then launched a full public consultation on both its high speed rail strategy and the proposed route in February 2011.
- 1.1.4 Having considered responses to the consultation, the Government announced its decision to proceed with the proposals for a new high speed rail link between London and the West Midlands in January 2012. It also announced the route that the rail link would take.
- 1.1.5 The statement made by the Secretary of State in January 2012, other published reports and maps of the route as it was envisaged at that time can be found at: <http://www.dft.gov.uk/publications/hs2-governments-decisions/>
- 1.1.6 HS2 Ltd then set to work to develop the design further. In October 2012, a consultation on safeguarding was launched, alongside a consultation on discretionary compensation measures for property owners and occupiers. This concluded on 31 January 2013.

1.2 Implications of the Judicial Review ruling

- 1.2.1 In March 2013, the High Court ruled on a number of Judicial Reviews which had been lodged against HS2. The ruling found in favour of the Government and HS2 Ltd in nine of the 10 areas of challenge, clearing the way for the project to proceed.
- 1.2.2 However, the ruling upheld the challenge that the consultation process conducted in 2011 was unfair in the way it covered compensation issues. The ruling found that insufficient information had been provided and that the criteria by which compensation options were considered were not adequately explained. The judge also found that the Government had not fully considered the HS2 Action Alliance's detailed consultation response on compensation.
- 1.2.3 The judgment only affects the discretionary compensation scheme consulted on from October 2012 to January 2013. Statutory compensation is unaffected so we are proceeding with safeguarding which will enable the Statutory Blight provisions described in this Guidance to come into effect.

- 1.2.4 However, the judgment does mean that the Government will conduct another public consultation on the subject of additional discretionary property measures. The Department for Transport expects to start the consultation shortly.
- 1.2.5 We share property owners' disappointment that we will not be able to introduce the full property and compensation package sooner, as we had intended. We realise that many property owners have already been waiting some years for additional compensation measures to be introduced. However, Statutory Blight provisions are now in place for those inside the safeguarding area and the Exceptional Hardship Scheme will in the meantime continue to accept applications from eligible property owners outside this area.

2 Parliamentary approval for HS2

- 2.1 In order for HS2 to proceed, Parliament will need to give its approval to the project by way of a 'hybrid Bill'. A hybrid Bill combines the characteristics of public and private Bills. It is used to promote projects of national importance such as HS2. The hybrid Bill will be debated in both Houses of Parliament and a select committee will hear representations from individuals affected by the scheme.
- 2.2 A hybrid Bill is an established procedure and has been used for major railway projects such as High Speed One and Crossrail, both of which were safeguarded in advance of the Bill being put before Parliament.
- 2.3 The HS2 Bill will incorporate a number of documents including: Bill schedules, parliamentary plans and sections showing the proposed route; a book of reference; an environmental statement; and other supporting documents.
- 2.4 Assuming the Bill is passed, it would receive Royal Assent and become an Act of Parliament. This would grant deemed planning permission for the works and give compulsory purchase powers to acquire land and property in order to construct, operate and maintain HS2.
- 2.5 The HS2 project is likely to acquire the majority of land and property once Royal Assent has been received. However, options are now available for trading owners who wish to sell earlier than this. If you own land or property within the safeguarding area, this guide is for you. If you own land or property outside the safeguarding area, you may wish to consult the Exceptional Hardship Scheme guidance, which can be found at: <http://www.hs2.org.uk/developing-hs2/property>

3 Safeguarding and Statutory Blight

- 3.1 Safeguarding is a planning tool to help the Government and HS2 Ltd protect the land needed to build and operate the railway from conflicting development.
- 3.2 Following consultation on safeguarding, the Secretary of State for Transport issued safeguarding directions for the majority of the HS2 line of route between London and the West Midlands ("Phase One") on 9 July 2013. This means local authorities must seek the views of HS2 Ltd when they receive a planning application for the development of land within the safeguarded area. HS2 Ltd then assesses whether the proposals could conflict with its plans for the railway. The aim of safeguarding is not to prevent development in the area surrounding the line of route but to ensure that no conflict is created. As well as helping to protect the land needed to build and operate the railway, the safeguarding directions also trigger something known as 'Statutory Blight'. This means that property owners within the safeguarded area may be eligible to serve a Blight Notice asking the Secretary of State for Transport to buy their property prior to it being needed for construction.
- 3.3 Please be aware, however, that the plans for the railway will continue to be refined, both in response to engineering developments, the draft Environmental Statement consultation and the Parliamentary process. Therefore, some changes to the boundaries of the safeguarded area may occur in future. Affected property owners will be notified where this is the case.

4 Eligibility

4.1 The statutory system of compensation

4.1.1 The existing law around compensation and blight is complex and based on both statute and over 100 years of case law. **You are strongly advised to take professional advice if you are considering submitting a Blight Notice.** The Royal Institution of Chartered Surveyors (RICS) operates a contact centre that can refer you to a firm in your area that is willing to provide 30 minutes free advice on your case. The RICS contact centre number is 0870 3331600. Reasonable professional fees may be recovered as part of a financial settlement which is concluded following acceptance by the Secretary of State's acceptance of a Blight Notice.

4.1.2 Set out below is a brief summary of how the Blight Notice system works, who is eligible and what they are likely to receive. This information is intended to serve as an introduction only. For more details you can refer to the existing guidance produced by the Department for Communities and Local Government at: <https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/compulsory-purchase-system-guidance>

4.2 Am I eligible to serve a Blight Notice?

4.2.1 To qualify to serve a Statutory Blight Notice you should be able to answer yes to all of the following three questions.

Q1. Do you have a qualifying interest in the property that you wish the Secretary of State for Transport to buy?

Q2. Is your property partly or wholly within the safeguarded area?

Q3. Have you made all reasonable endeavours to sell your property?

These are explained in detail below.

4.3 Property Type

Q1. Do you have a qualifying interest in the property that you wish the Secretary of State for Transport to buy?

4.3.1 The definition of a qualifying interest includes:

- owner/occupiers (to include freeholders and leaseholders with at least three years remaining on the lease) of private residential properties situated wholly or partly within the safeguarded area;
- owner/occupiers of business premises with an annual rateable value not exceeding £34,800 which are situated wholly or partly within the safeguarded area;
- owner/occupiers of agricultural units which are situated wholly or partly within the safeguarded area;
- mortgagees (e.g. banks and building societies) who, at the time of sale:
 - have the right to exercise their powers of sale in relation to a property which is situated wholly or partly within the safeguarded area;

- can give immediate vacant possession.
- personal representatives of a deceased person who had one of the above qualifying interests in a property within the safeguarded area at the time of death.

4.4 In addition to having a qualifying interest, there are residency requirements as follows:

Residential owner-occupiers:

- must either be living in the property at the date on which the Blight Notice is served and must have owned it and lived in it as their main residence for at least six months before that date;
- if the property is empty, must have lived there for at least six months prior to it being empty, provided that it has not been empty for more than 12 months and has not been occupied by anyone else since; or
- in the case of long leasehold interest, the tenancy must be granted for a certain term of years, not less than three years of which remain unexpired on the date the Blight Notice is served.

Owner-occupiers of business premises:

- must hold a freehold or long leasehold interest in the premises at the date the Blight Notice is served and must have owned it for at least six months before that date and have operated a business of which they are the sole proprietor or principal shareholder from there throughout this time; or
- if the property is empty the applicant must have operated a business, of which they are the sole proprietor or principal shareholder, from there for at least six months prior to it being empty, so long as it has not been empty for more than 12 months.

An agricultural unit

- must include a dwelling house in which the applicant must be living at the date the Blight Notice is served and which they must have owned and lived in for at least six months before that date; or
- if the dwelling house is empty the applicant must have lived there for at least six months prior to it being empty, so long as it has not been empty for more than 12 months.

Representatives of a deceased person

- the deceased person must have passed away within the last 12 months; and
- must have been resident in, or operating a business from, the property for at least six months prior to the date of death.

4.5 Location of the property

Q2. Is your property partly or wholly within the safeguarded area?

- 4.5.1 You can only serve the Secretary of State for Transport with a Blight Notice if your property is wholly or partly within the safeguarded area and you have a qualifying interest. You can check whether your property is in the safeguarded area by clicking

the map link at www.hs2.org.uk. A Statutory Blight Notice must be served in respect of the whole of your property, regardless of whether it is wholly or partly in the safeguarded area. The Secretary of State for Transport can then issue a counter notice to buy only part of the property if that is all that is required.

4.6 Reasonable Endeavours to Sell

Q3. Have you made 'reasonable endeavours' to sell your property?

4.6.1 It is a statutory requirement that Blight Notices need to include details of reasonable endeavours made to sell the property in question.

4.6.2 The Government is attracted to not having to apply this particular requirement. We would like to do that swiftly, but we need to consult the public on those possible future arrangements first.

4.6.3 In the meantime, we have set out below the choice that property owners within the safeguarded area have. Put simply, they can serve a Blight Notice under the current arrangements, or they can wait until a decision is taken on future arrangements – expected early in 2014.

Current arrangements

4.6.4 If a property owner wishes to serve a Blight Notice as soon as possible, they can do so now.

4.6.5 In responding to Schedule 3 of the Blight Notice, the property owner should write that they have made reasonable endeavours to sell the property in question, and describe what those efforts were.

4.6.6 For example, the property owner might describe approaching an estate agent to ask whether it would market their property. This approach could be in person, by telephone, or by email or post. The property owner should provide details of the response. If no response is received, details of the original approach(es) should still be provided, to help us understand the extent of the endeavours made.

4.6.7 If an estate agent explains that it would only market the property for a special upfront fee to reflect the fact that the property is in the safeguarded area and is unlikely to sell (for example), please tell us about that too.

4.6.8 Provided that steps such as those mentioned above are taken and accurately described in the Blight Notice, the Department for Transport will normally expect to proceed on the basis that a property owner has made reasonable endeavours to sell the property in question.

Proposed future arrangements

4.6.9 In respect of properties on land safeguarded for HS2, the Government intends to consult shortly on whether those issuing Blight Notices should be able to do so without needing to show reasonable endeavours made to sell the property. Subject to decisions taken after this consultation, this policy could be in place early in 2014.

Q4. What would I be entitled to if the Government agrees to buy my property?

4.6.10 The type and level of compensation paid to property owners whose land is acquired (either through compulsory purchase or because it is within the safeguarded area and the Government has agreed to buy it) varies depending on their individual circumstances and the type of property involved. However, the categories of compensation (or 'Heads of Claim') paid to property owners are common across the system and are set out below:

- *The value of land taken* – meaning the un-blighted open-market value of the **owner's** interest in the land taken. In other words, the value of the property in current market conditions, if there had been no plans for HS2;
- *Severance and injurious affection* – meaning compensation for the reduction in value of the land retained by the property **owner** if only part of the property needs to be purchased;
- *Disturbance* – only available to the **occupiers** of the properties, it means compensation for reasonable additional costs and losses incurred as a result of being required to move (e.g. removal expenses); and
- *Fees* – meaning compensation for reasonable surveyors' and/or solicitors' fees that may be incurred as a result of the property being acquired.

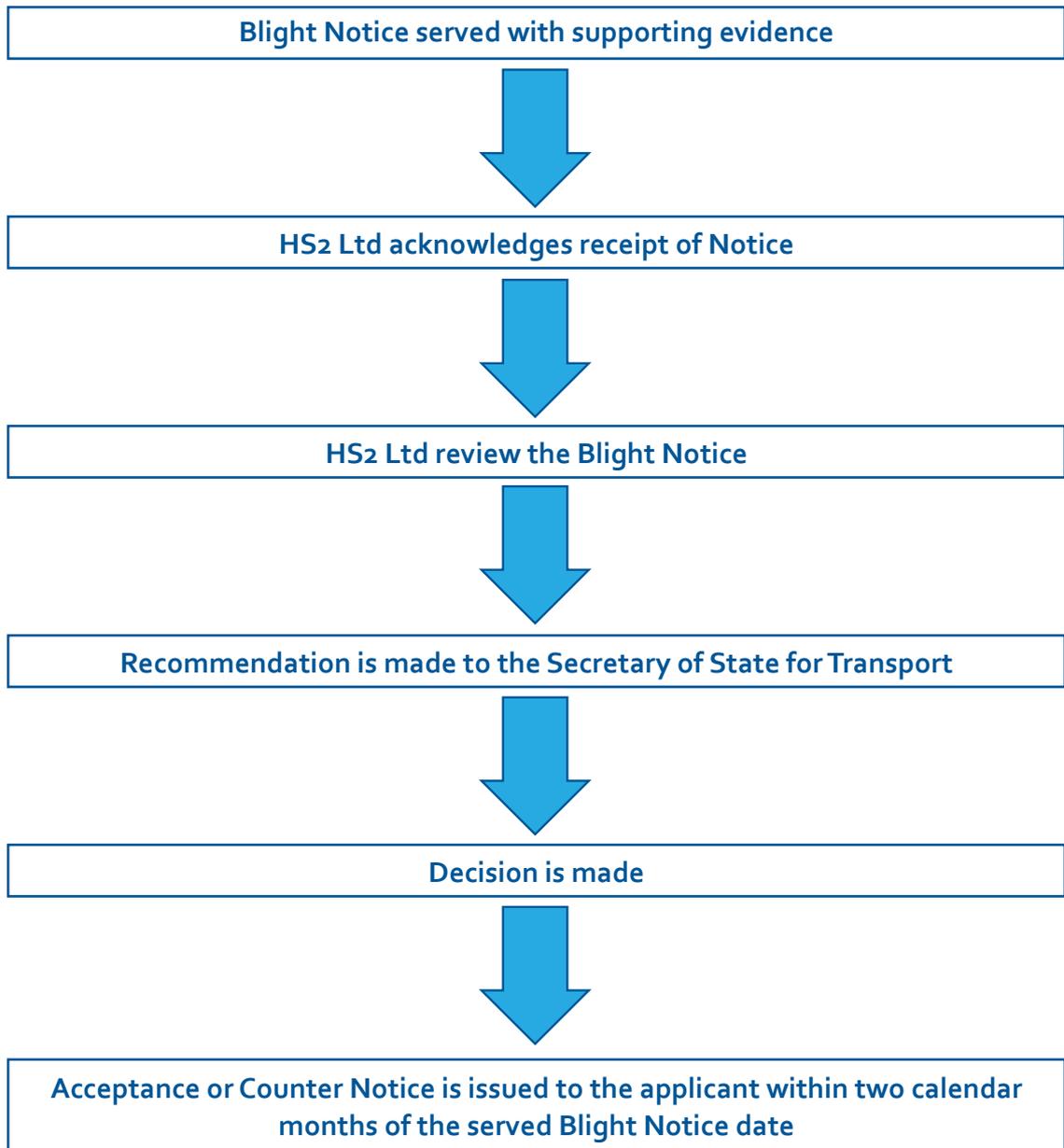
5 Process for serving a Blight Notice

- 5.1 Stage One – Once you have confirmed that your property is wholly or partly within the safeguarded area using the maps linked to the 'Question 2' section above, and if you have a qualifying interest, you can complete a Blight Notice and submit it together with your supporting evidence. Please submit as much evidence as you can to support your application, as this will enable your request to be processed more quickly.
- 5.2 Stage Two – We will respond to your Blight Notice within two calendar months of the date on which the Blight Notice is sent to us, either confirming acceptance of the Blight Notice or sending a counter notice confirming that the Blight Notice has not been accepted by the Secretary of State for Transport. **A Statutory Blight Notice is a legal document. You can download a copy of a standard Blight Notice form from www.hs2.org.uk** Please send the notice by registered post to:

**The Secretary of State for Transport
c/o High Speed Two (HS2) Limited
Land and Property Team
7th Floor, Eland House
Bressenden Place
London, SW1E 5DU**

Alternatively, you can email your Blight Notice with attached evidence to:
blightnotice@hs2.org.uk

In summary, the process is as follows:



Providing evidence for your Blight Notice

5.3

Schedule 1 should contain a description of the interest which the claimant has power to sell, and a list of any other incumbrances to which (to the knowledge or belief of the claimant) that interest is subject, with names and addresses of the mortgagees.

Property type: Evidence provided should be originals or certified copies, and may include one of several of the following:

All applicants:

- Proof of ownership – epitome of title, conveyance to current owner or Land Registry Office copy entry.
- Proof of residency at the property for the required duration – e.g. utility bills, or bank statements dated at least six months apart within the last 18 months.

Owner-occupier of business premises:

- Copy of business rates bill.

Mortgagees:

- Details of any mortgage roll or reference number with contact details for bank/ mortgagee.
- Confirmation of vacant possession.

Personal representatives of a deceased person:

- Death certificate, power of attorney, grant of probate, last will and testament.

5.4 **Schedule 2 should show the boundaries of the property marked clearly on a plan.**

Location of the property: Evidence provided should be originals or certified copies, and may include, for example

- The filed plan held at the Land Registry;
- A plan of the agricultural unit subject to this Blight Notice;
- A map pinpointing the precise location of the property, where identification by address may be difficult.

Schedule 3 should show evidence of your reasonable endeavours to sell

- 5.5 As explained above, there is a statutory requirement that Blight Notices need to include details of reasonable endeavours made to sell the property in question. The Government is attracted to not having to apply this requirement in respect of properties on land safeguarded for HS2. We would like to do that swiftly, but we need to consult the public on those possible future arrangements first.
- 5.6 If you choose to serve a Blight Notice in the meantime, you should write in response to Schedule 3 that you have made reasonable endeavours to sell the property in question, and describe what those efforts were.
- 5.7 For example, you might describe approaching an estate agent to ask whether it would market your property. This approach could be in person, by telephone, or by email or post. You should provide details of the response. If no response is received, details of the original approach(es) should still be provided, to help us understand the extent of the endeavours made.
- 5.8 If an estate agent explains that it would only market the property for a special upfront fee to reflect the fact that the property is in the safeguarded area and is unlikely to sell (for example), please tell us about that too.
- 5.9 Provided that steps such as those mentioned above are taken and accurately described in the Blight Notice, the Department for Transport will normally expect to proceed on the basis that you have made reasonable endeavours to sell the property in question.
- 5.10 The Government intends to consult shortly on whether those issuing Blight Notices should be able to do so without needing to show reasonable endeavours made to sell the property. Subject to decisions taken after this consultation, this policy could be in place early in 2014.

6 Fraud statement

- 6.1 We may share information with organisations and individuals with a legitimate interest in the purchase and/or sale of land and property under the Statutory Blight scheme run by HS2 Ltd. We have a duty of due diligence and care to protect public funds and for that reason we may also share information with other Government departments and agencies; or for the prevention and detection of crime and/or possible fraudulent practice. These organisations may include accountants, external evaluators and other organisations or groups involved in delivering the project.
- 6.2 Providing false or inaccurate information in your application may result in your application being rejected.

How your personal information will be used

- For further details on how your information is used, how we maintain the security of your information, and your rights to access the information we hold on you, please visit the following web address: <http://www.hs2.org.uk/about-hs2-ltd/contact-us>
- Enquiries regarding these rights should be directed to: HS2enquiries@hs2.org.uk
020 7944 4908 (Lines are open Monday to Friday, 9am to 5pm).

7 Your questions answered

No.	Question	Answer	Category
1	My business is within the safeguarded area. Can I serve a Blight Notice?	<p>You may be eligible to serve a Blight Notice if the annual rateable value of your business does not exceed £34,800. If it is above this figure, we are not obliged to accept your Blight Notice.</p> <p>You must also be an owner-occupier of your business premises. This is defined as a freeholder or lessee with at least three years' unexpired term who has occupied the land for at least six months prior to it being empty, so long as it has not been empty for more than 12 months (with the property unoccupied since vacated). Note that if your property is subject to subsoil safeguarding only, then we would not normally expect to acquire that part of your property which is above ground and the Secretary of State may not accept a Blight Notice in these cases.</p>	Blight Notice
2	What is the difference between surface and subsoil safeguarding?	<p>Surface safeguarding is the area of grey shading on the maps and this means that HS2 Ltd has an interest in the land on the surface as well as the land beneath the surface. Subsoil safeguarding is the area within the red boundary line on the maps which is not shaded and this means that HS2 Ltd only has an interest in the land beneath the surface. This is typically used for sections of tunnel where HS2 Ltd is only interested in developments that could affect the land where the tunnel would pass (e.g. a building with deep foundations).</p>	Safeguarding
3	My farm is within the safeguarded area. Can I serve a Blight Notice?	<p>If you are an owner-occupier of an agricultural unit with at least six months' occupation of the whole or part, you may be eligible to serve a Blight Notice.</p> <p>However, if only a part of your farm is affected, we may be entitled to serve a counter notice. A case-by-case assessment is usually needed. Note that if your property is subject to subsoil safeguarding only, then we would not normally expect to acquire that part of your property which is above ground.</p>	Blight Notice
4	If I serve a Blight Notice and you reject it, what happens then?	<p>If we reject your Blight Notice then we will serve a formal counter notice to this effect. If you do not agree with this then you have two months to refer the matter for determination by the Upper Tribunal. Depending on the reasons your Blight Notice was rejected, you may be eligible to apply for the Exceptional Hardship Scheme and other compensation arrangements may come forward following the carrying-out of a further consultation on discretionary hardship schemes to complement the Exceptional Hardship Scheme and the Statutory Blight provisions which will apply on the coming into effect of the safeguarding directions.</p>	Blight Notice

No.	Question	Answer	Category
5	If I serve a Blight Notice and you accept it, what would I receive?	<p>If we accept your Blight Notice, it means that we will agree to purchase your property under the compulsory purchase Compensation Code (i.e. as if the property were being compulsorily acquired). This means that you would get the un-blighted value of your interest in the property (i.e. freehold or leasehold), plus a loss payment, plus reasonable removal costs and expenses ("disturbance"). See section 4 of this guidance.</p> <p>General information on compensation entitlements is contained in the DCLG CPO booklet series here: http://www.communities.gov.uk/publications/planningandbuilding/compulsorypurchase</p>	Blight Notice
6	I applied to the EHS but was turned down; can I now submit a Blight Notice?	<p>Yes. Any applications to the EHS do not prejudice your right to apply to any of the proposed schemes going in future. Your application will be considered afresh.</p>	Blight Notice
7	My business is location specific – i.e. I can't move it elsewhere (e.g. quarry owner, specialised orchard). I will lose everything as a result of HS2. What will happen to me?	<p>If your business is within the safeguarded area and is likely to be compulsorily purchased for the railway, we will need to consider your circumstances on a case-by-case basis.</p> <p>Business compensation can be awarded on the basis of relocation or, in certain circumstances, extinguishment of the business. Entitlement to claim will, however, depend on qualifying criteria.</p> <p>General information on this can be found in the DCLG compulsory purchase booklet 2, available from their website: http://www.communities.gov.uk/publications/planningandbuilding/compulsorypurchase</p> <p>If you have further questions after reading this booklet, please contact the HS2 Enquiries line (0207 944 4908), or send an email to: HS2Enquiries@HS2.org.uk</p>	Business
8	If farmland is bought which is not required, will this be offered back for sale?	<p>In the normal course of events, where we purchase more land than later turns out to be required for the project, or where land is no longer needed, this will be offered back to the original owner in the first instance, before being offered for sale on the open market. This is called Crichel Down Rules and further information is available here: https://www.gov.uk/government/publications/compulsory-purchase-and-the-crichel-down-rules-circular-06-2004</p> <p>Operation of the Crichel Down Rules is subject to conditions which mean that each case must be considered individually on its own merits.</p>	Farms/Crichel Down

No.	Question	Answer	Category
9	What does the 'disturbance' payment cover?	<p>Disturbance is an established part of the compensation code and is available only to occupiers of compulsorily purchased property. It typically covers the reasonable and necessary costs/losses of being disturbed from occupation of the property. It might include removals costs, surveyors' solicitors' fees, and stamp duty on a new property of equivalent value, new business stationery, temporary loss of profits, and other such things. Claimants have a duty to minimise their losses and, normally, competitive quotes for things like removal services would be required. Professional advice is recommended to help claimants assemble a valid claim.</p> <p>If you are progressing a sale as a successful applicant under the Exceptional Hardship Scheme (which is a discretionary rather than a statutory compensation scheme), the payment to be made would be based solely on the unaffected realistic open-market value of your property, and would not include additional compensation or cover costs such as your agents' and legal fees or removal costs.</p>	Fees/ Compensation
10	What is Part 1 compensation and might it apply to me?	<p>This refers to compensation under Part 1 of the Land Compensation Act 1973. It covers reduction in value of your property due to physical factors (noise, vibration, smell, fumes, smoke, artificial light, discharges of substances) caused by the use of public works, and applies if you own a qualifying interest in the property on the date the scheme is opened. It cannot be claimed earlier than 12 months from the commencement of the use of the public works (in this case, the opening of the HS2 railway).</p>	Fees/ Compensation
11	I am going to need some proper professional advice about my property issues and entitlement to compensation. Will you pay these costs?	<p>If you have a compensation claim under compulsory purchase law and precedent (i.e. if you are within confirmed safeguarding and are therefore subject to Statutory Blight, and have a qualifying property interest, or if you are otherwise subject to a Compulsory Purchase Order), then reasonable professional fees may be claimed as part of that entitlement.</p> <p>The Royal Institution of Chartered Surveyors operates a contact centre that can refer you to a firm in your area that is willing to provide 30 minutes' free advice on your case. The RICS contact centre number is 0870 333 1600.</p> <p>If you are progressing a sale under the Exceptional Hardship Scheme, there is no entitlement to compensation and hence fees will not be recoverable.</p>	Fees/ Compensation

No.	Question	Answer	Category
12	My home/business is in the safeguarded area. Does this mean the Government will buy it from me?	It will depend on your circumstances and whether the land is expected to be required for the railway. If your property is in the confirmed surface safeguarding area and you have a qualifying interest, then it is possible to ask the Government to buy your property under the 'Blight Notice' procedures.	Safeguarding
13	What if I am in safeguarded area but am not eligible to serve a Blight Notice?	<p>If your property is in the confirmed safeguarded area but you do not qualify for the Blight Notice procedure, then either of the following may occur, if we confirm that your property does need to be acquired for HS2:</p> <p>a) it may be acquired under compulsory purchase powers conferred by the HS2 Bill once this has been enacted. This, in practice, is not likely to be until at least 2016; or</p> <p>b) if you wish to enter into negotiations for a sale and compensation package before then (and we appreciate that many owners and businesses would prefer this) then you should contact the HS2 Ltd enquiries line and we will consider each case on its merits. The enquiries line is 0207 944 4908 or you can email HS2Enquiries@hs2.org.uk</p>	Safeguarding
14	My home/business is in the safeguarded area. Does this mean that it will definitely be compulsorily purchased by the Government? When?	<p>No, not necessarily. The safeguarded area is a development control mechanism for planning applications, not a land acquisition boundary for HS2. If your property is in the safeguarded area, this means that HS2 Ltd wishes to be informed about any development proposals affecting the safeguarded area.</p> <p>In some further cases (for example, at some construction sites) it may be that only an occupation for a limited period is needed, and this may be possible by lease or tenancy rather than outright acquisition.</p>	Safeguarding
15	How and when will I know whether my property will need to be compulsorily purchased/ demolished?	HS2 Ltd/DfT will not actually have any compulsory purchase powers until after Royal Assent to the Hybrid Bill, which we expect to be some time in 2015. It is only at that stage that any compulsory purchase orders will be made.	Timing
16	Will the safeguarding boundaries change in the future?	They may. It is expected that safeguarding will be updated periodically as the project progresses.	Safeguarding
17	My house is in subsoil safeguarding/above a tunnel. Will you buy it?	If your property is subject to subsoil safeguarding only, then we would not normally expect to acquire that part of your property which is above ground.	Safeguarding
18	My property is not in safeguarding, but the draft Environmental Statement shows that HS2 requires some of my land. Will you buy it from me?	You can only serve a Blight Notice if some of your land is within the safeguarding area. However, because the design of the railway is constantly evolving, there will inevitably be some places where our latest designs diverge from the current version of safeguarding.	Safeguarding

