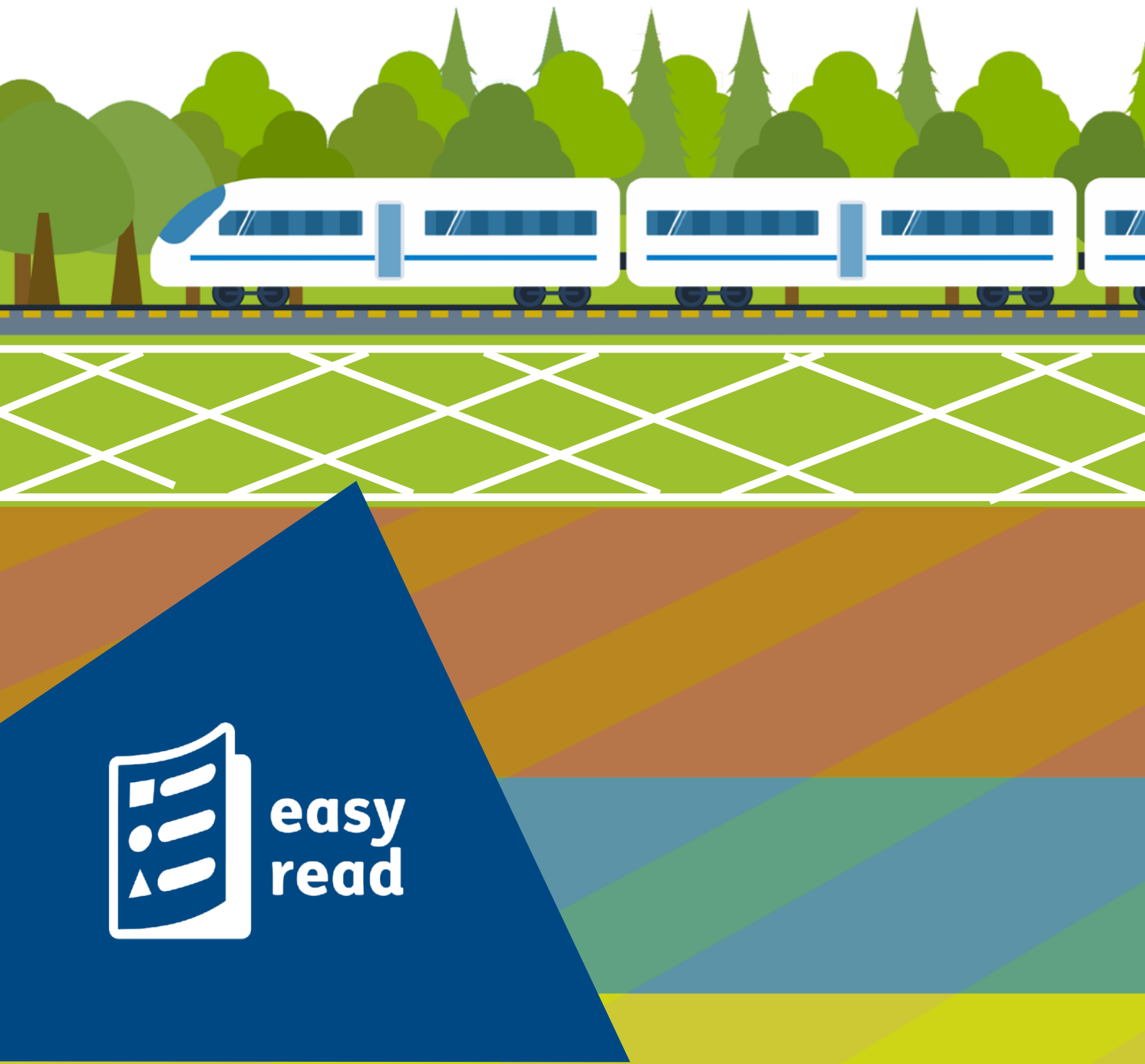


HS2

Property Schemes

Rural support zone



easy
read

HS2



HS2 is a new railway that will run between London Euston and other big stations in Britain.

When the work is done, it will be quicker and easier to travel between big cities like Birmingham, Manchester and Leeds.



HS2 Ltd is designing and building the railway.



Rural Support Zone (RSZ) scheme

This is for people in the country areas who live and own a building or land between 60 and 120 metres of the new railway. This is called the Rural Support Zone (RSZ).



We will offer you either:

- an amount of money



- to buy your building or land.



This guidance gives information about the RSZ.

This guidance applies to all parts of the railway.

Cash



The cash we would give is a tenth of the value of your home and land.



The smallest amount we would pay out is £30,000.



The largest amount would be £100,000.

Buying your home and land



We would give you the amount that your home and land was worth before the railway was announced.



When do you have to decide?

You can apply for either of these options up to 1 year after the railway opens.



Changing your mind

You can change your mind any time while you are applying to this scheme.

But you can't change your mind after you have received money from us.

Who can apply?



You can apply if:

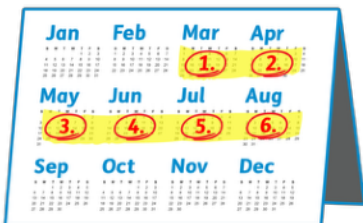
- you own and live in your home in the RSZ



- you own and work in a business in the RSZ



- you own and use some farm buildings in the RSZ.



You bought your home before the railway was announced and have lived there for 6 months.



If only part of your place is in the RSZ

If any part of your house, or more than a quarter of your place is in the RSZ you can apply to the RSZ scheme.

How to apply

There are 5 steps to the application:

Step 1:



Read the information about the scheme. Check the map on www.hs2.org.uk to see if you can apply.

You don't have to choose between taking the cash or selling your place just yet.

Step 2:



Fill in the application form. You can ask a friend to help you if you want.

We will write to confirm we have received your application within 2 days.



We will add your application to our 'Track My Property Case' portal to help you review your information.



Step 3:

We check your application form.

We check to make sure:

- that you own the buildings and land
- that the building or land is in the RSZ zone.



We may contact you if we need more information.

Step 4:

We get 2 different people to say how much your place is worth.



They will both be professional people. They would normally come out to look at your place.



Streamlined valuation

If your place is worth less than £250,000 and you have decided that you want to take the cash, you can choose to have a **streamlined valuation**.



A **streamlined valuation** is where the professional works out how much your place is worth by looking on the internet.

They don't come out and look at your place. This is much quicker.

Step 6:

We write to you to say:

- how much cash we would offer you
- how much we would buy your place for.



You have 12 months to choose what you want to do.



Step 7a:

If you choose the cash we will ask you to sign a legal document.



You need to get a solicitor to help you with this.



We will pay you £500 to cover the cost of the solicitor.



Step 7b:

If you choose to sell your place to us, you will have to get a solicitor to help you with the sale.



There is more Easy Read information about selling your place here:
www.hs2.org.uk/documents/hs2-need-sell-scheme-easy-read-version

When you apply



When you apply you need to send us:

- your completed form



- proof that you are who you say you are - ID



- proof that you live in your home



- proof that you own the building or land.

ID: proof that you are who you say you are



We need to see something official with your photo and your name.

It could be:

- your driving licence



- your passport.



You can send us a photocopy.



You should get a solicitor, doctor, accountant or bank manager to sign to say that it is a proper copy of the official document.



You can also use the official Post Office Identity Document Checking Service.

Proof that you live in your home



We need 2 documents: you can provide 1 from List A and 1 from List B, or 2 from List A.

List A

- A recent bank statement.
- A letter about your pension or benefits.
- A letter from your building society.



List B

- A gas, electricity, landline phone or water bill.
- A council tax bill.
- A letter about your home insurance.





The 2 documents should be from different organisations.

They should show your name and the address of your home.



We cannot accept these documents as proof that you live in your home:

- driving licence
- National Insurance card
- mobile phone bill
- TV licence.



Proof that you own your home



You need to send us:

- a copy of the title document - this is a document that says you own the building



- a copy of the conveyance - this is a document that says you bought or were given the building



- a copy of the Land Registry Entry - this is a list kept by the local council which says who owns each bit of land.

If you have any questions



If you have any questions, please contact us by:

Phone: **08081 434 434**



Email: **HS2enquiries@hs2.org.uk**



Minicom: **08081 456 472**



You can also contact us for help and information in a different language.

Easy Read by **easy-read-online.co.uk**

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