

HS2

Rent Back scheme





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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Introduction

High Speed Two (HS2) is the new high-speed railway connecting London and the West Midlands. We are HS2 Ltd, the company set up by the Government to design and build HS2. We are committed to being a good neighbour and treating the communities where we work with respect and compassion. You can find information about the plans for HS2 on our website at: www.hs2.org.uk

This booklet explains how you can rent back your property from HS2 Ltd if the Government agrees to buy it. It also answers some frequently asked questions.

How the Rent Back scheme works

If you are selling your property to the Government you can ask to rent it back and stay in the property. This is known as 'rent back'.

There are several reasons why you may be selling your home to the Government.

- We need your property for the railway tracks, services and buildings, such as new stations, train depots, viaducts and cuttings.
- You may live close to the new railway and be in one of the Government's property schemes that allows you to sell your property to us – for example, the Rural Support Zone, Voluntary Purchase or Need to Sell scheme.
- The Government may have agreed to buy your property because you have special circumstances that mean you need to sell.

Rent back is designed to offer people affected by the route of the railway reassurance and flexibility about their options. It allows you to carry on living in, or working from, your property and remain part of the local community.

You should ask your HS2 case manager to explain how you can rent back your property when you are arranging to sell it to the Government.

If you want to apply for the Rent Back scheme, we will:

- consider the cost of any repairs or improvements to your property that we may need to make so we can rent it back to you;
- check all the property's service installations, such as the electricity and gas, as required by law; and
- work out the property's rental value on the open market once we have made any necessary improvements.

Frequently asked questions

Are all properties affected by HS2 covered by the Rent Back scheme?

All properties the Government buys for HS2 can be considered for our Rent Back scheme. However, the following conditions must be met.

- The cost of maintaining the property or making any improvements must be a reasonable use of taxpayers' money.
- The property must meet the standards required by health and safety legislation. If work needs to be done to the property, it will take place between the exchange of contracts and the legal completion of the purchase.
- In the short term, the property must not be needed for building work in connection with HS2.
- The person selling the property must have the right to rent in the UK and pass our reference and affordability checks for tenants.

Some properties, such as listed buildings, may not be suitable for rent back. However, we aim to make all decisions fairly.

We follow standard commercial principles when letting properties, and we make sure all lettings pass our value-for-money test.

Why can't I rent back the property without having any of the work done?

We have to follow the Government's regulations on rented properties, including the need for these properties to be safe and suitable for tenants. The legal standard for renting a property is higher than that for an owner-occupier.

What happens if the sale is agreed and you need to carry out work to the property?

We will tell you what work needs to be done and how long this will take. We can only start the works once contracts have been exchanged. You might experience disruption while any improvements are carried out if you decide to continue living at the property during this time. Your tenancy will start once the work has finished and the purchase has completed.

Do I have to agree to rent back?

No. It is entirely up to you. You need to be happy with the arrangement and the tenancy agreement we offer you.

How much rent will I pay?

If your property is suitable for rent back, we will work out the rent based on the rents charged for similar properties in your area on the open market. Like any landlord, we will ask you for a deposit and to provide references.

What will be the terms of the tenancy agreement?

The tenancy we offer will be an open-market rent. Residential tenancies are usually granted for a minimum initial term of twelve months unless by mutual agreement. It should be noted that properties are let under Crown Tenancy Agreement (CTA) and are not captured under the Renter's Rights Act.

For residential tenancies, we will be responsible for:

- keeping the structure of the property in good repair;
- making sure the heating, water, gas and electricity installations are in good order and that they are tested; and
- installing smoke alarms, carbon monoxide alarms and heat detectors.

Further details of the tenancy agreement will be made available throughout the process.

As a tenant, you will be responsible for matters including:

- some internal repairs and routine property maintenance;
- paying utility bills; and
- paying council tax.

Commercial tenancies will be on standard commercial lease terms.

More information about our Rent Back scheme

You can talk to someone about the Rent Back scheme by contacting your dedicated case officer, who can talk to you about your options.

Or, you can speak to the HS2 Helpdesk on **08081 434 434** or email us at **hs2enquiries@hs2.org.uk**

Keeping you informed

We are committed to keeping you informed about work on HS2. This includes making sure you know what to expect and when to expect it, as well as how we can help.

Our independent commissioner

We have an independent Residents' and Construction Commissioner whose job is to make sure we keep the promises we make in our **community engagement strategy**.

The commissioner helps settle disputes and monitors the way in which we manage and respond to complaints about construction.

For more information, visit:

www.hs2.org.uk/about-us/independent-hs2-commissioner

Holding us to account

If you are unhappy for any reason, you can make a complaint by contacting our HS2 Helpdesk team.

For more information, visit:

www.hs2.org.uk/how-to-complain

Property and compensation

You can find out all about HS2 and properties along the route by visiting our website. You can also find out if you're eligible for compensation. Visit:

www.hs2.org.uk/in-your-area

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Contact us

Our HS2 Helpdesk team are available all day, every day. You can contact them by:



Freephone

08081 434 434



Minicom

08081 456 472



Email

hs2enquiries@hs2.org.uk

Write to

FREEPOST

HS2 Community Engagement

Website **www.hs2.org.uk**

To keep up to date with what is happening in your area, visit:

www.hs2inyourarea.co.uk

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