

Claim items for the Statutory Blight or Express Purchase scheme

When we buy your property through the Statutory Blight or Express Purchase scheme, you are entitled to claim other reasonable costs as a result of having to move, provided the compensation for your property is based on existing use value (the price it can be sold for on the open market, assuming its use will stay the same). Your professional advisor (either a solicitor or a surveyor) will be able to help with this claim. Below is a list of items you may be able to claim for.

Item	Explanation
Removal expenses	We will pay no more than the removal costs to a similar-sized property, usually up to 50 miles from your current property. You will need to get three quotations, and we will normally pay the lowest quotation. If you are moving to a rented property, we will only pay for this move. If you are moving abroad it is unlikely that we will pay your full removal expenses.
Forwarding of post	You can claim Royal Mail Redirection costs as well as the cost of redirecting business post (if this applies). This is normally up to a period of 12 months.
Building or other surveys for your new property	We will pay the reasonable costs (including VAT if this applies) of a building survey on your new property. We will also pay for other surveys we consider reasonable, such as electrical or gas surveys. We do require formal approval of the purchase price of your property that we are seeking to acquire through our Governance prior to survey costs being incurred.
Stamp Duty Land Tax (SDLT)	We will pay the SDLT on a replacement property, capped at the unblighted agreed purchase price of your current property (that is, the value of the property as if there were no plans for HS2). If you pay less than this for the property you are moving to, we will pay the SDLT on the lower amount.

Item	Explanation
Mortgage costs	If you are not able to transfer your current mortgage, we will consider paying reasonable costs associated with a new mortgage, such as early redemption costs, mortgage arrangement fees, brokerage fees, valuation fees and legal fees. If you can transfer your mortgage we will pay the lender's valuation and legal fees involved in doing so.
Special adaptations to your new property	If you need the same adaptations to your new property that you have at your current property, you may be able to claim for these, but we will need quotations. These adaptations may assist with safety or independence for example stairlifts, ramps, grab rails or adapting your home for wheelchair use.
Soft furnishings	We will not typically pay for the replacement of soft furnishings such as carpets, blinds or curtains at your new property. In most cases, the price we are paying for your current property and the replacement property will reflect any value of the floor coverings including carpet. We will not typically pay for replacement curtains or blinds at your new property. If the property you are buying does not include curtains or blinds and you have fitted curtains or blinds in your current property. Then as long as their value is not included in the price we pay for your property, we may refund the cost to adapt them. The cost must reflect the age and condition of the curtains or blinds being replaced – we will not provide new for old.
Telephone and internet	We will cover the cost of a telephone land line and internet reconnection charges at your new property if there was one connected to your current property.
Satellite TV/TV aerial	We will cover the cost of reconnecting satellite TV at your new property if there was one connected to your current property.

Item	Explanation
Skip hire	We would not normally cover the cost of skip hire. You are required to provide vacant possession of your current property to us. No rubbish or debris is to be left at the property. We will assume that belongings are incorporated into your claim for removals.
Solar panels	If it is agreed that the solar panels on your current property do not increase or reduce its value and can be removed without damaging the roof or the property, we will pay the reasonable costs of removing them and reinstalling them at the new property. Otherwise, if they cannot be removed, the unblighted market value would reflect in-situ solar panels.
Greenhouses and sheds	We do not cover the costs of these as they are usually fixed items and included in the sale of a property.
Hot tubs	If these are considered not to be part of the unblighted purchase price (the value of the property as if there were no plans for HS2) and can be moved, we will pay the reasonable costs of taking them to your new property.
Pets	If pets need to be out of the property during a move, we will pay the reasonable costs of this.
Personal time	We will consider compensating you for income you have lost as a result of spending time on HS2 matters. In line with the compensation code, this payment must be in proportion to the income you have lost and we will need proof of the loss. If you are claiming as a business, we will need proof of financial loss. We would suggest that you seek professional advice.
Personal mileage	We will pay mileage in line with HM Revenue & Customs mileage rates for you to carry out a reasonable number of local viewings of properties to buy.
Your surveyor's professional fees	We will agree a fee rate and what the work will cover with your surveyor, who will send us filled-in timesheets in line with our Payment of Claimants'

Item	Explanation
	Professional Fees Guidance at www.hs2.org.uk/documents/claimants-professional-fee-policy/. Please refer to the 'Notes' section below regarding VAT.
Legal fees	You will need a legal advisor to deal with conveyancing (selling your current property and buying a replacement property). We will pay their reasonable fees and expenses in line with how complicated the claim is.
Business losses	If you use your property for business purposes (fully or partly), we may pay compensation for business losses which are reasonably considered to be as a result of having to relocate. This would be for specific items, for example, new stationery, removals, a loss in value of stock, or the costs of telling customers your new address. In some circumstances it may not be possible to relocate your business and it will need to close. This might be because relocating it would not be economically practical or because you are entitled to statutory compensation, for example if you are aged 60 or over. We suggest that you get professional advice on this.
Burial sites (this does not apply to pets)	We will pay the reasonable costs of moving remains and reburial at a site nearby (the new relocated property or a local cemetery). We will consider each case individually. We will not pay the costs of moving remains abroad.

Notes

- We advise you to speak to your professional advisor (either a solicitor or surveyor) when making a Blight Claim for compensation.
- You must get confirmation from us that items will be reimbursed before the expense is incurred, following an accepted Blight Application. Please contact your HS2 Case Officer, Supplier or your Agent for advice.
- If you are not registered to claim VAT back from HMRC then we will pay the VAT incurred on items of your claim. If you have opted to tax your property interest and you are VAT registered and able to claim VAT back from HMRC, we will not pay the VAT incurred on items of your claim.