

# HS2

## Need to Sell Scheme



# Introduction

- The NTS scheme recognises the importance of providing assistance to those who have a **compelling** reason to sell their property but are unable to do so – other than at a significant loss – due to HS2, or, if they are unable to sell their property, would face an unreasonable burden in the next three years.
- Expected to run until one year after the railway opens in each Phase.

# Background

- HS2 Ltd manages the NTS scheme on behalf of the DFT / Secretary of State.
- Recommendations and decisions relating to the acceptance of individual applications to the scheme, are made by the independent NTS Panel or nominated Decision Maker at the Department for Transport (DfT).
- NTS is a 'discretionary scheme', this means it is not one required by law but has been introduced to give extra support for those impacted by HS2.
- The scheme provides assistance to owner-occupiers who have a compelling reason to sell their property but cannot do so other than at a substantially reduced price, due to HS2.
- There are **five** criteria, which applicants need to meet in order to be accepted. *Please note: it is possible for discretion to be shown on one or more criteria if there is a compelling case for acceptance. This includes the Secretary of State for Transport overturning a recommendation from the NTS panel.*

**The NTS scheme applicants are required to meet the following criterion:**

Criterion 1 – Property type

Criterion 2 – Location of property

Criterion 3 – Effort to sell and the impact of blight

Criterion 4 – No prior knowledge of HS2

Criterion 5 – Compelling reason to sell

