



Department for Transport

November 2024

Written statement for the Euston Community Representatives Group (ECRG)

1. Confirm what has been announced in respect of:

- a. The tunnels***
- b. Euston Housing Delivery Group***
- c. Office for value for Money – if relevant***

The Department would like to thank the Euston Community Representatives Group for their continued engagement. We recognise the importance of close collaboration and engagement with key stakeholders to ensure that views are accounted for and to make Euston a success.

We are committed to bringing HS2 to Euston, with preparations for the tunnels from Old Oak Common to Euston underway. Tunnel Boring Machines are already being assembled at Old Oak Common, and preparations are underway to enable tunnelling to commence in 2025.

We are also seeking to deliver benefits far beyond a new, improved station, with thousands of new homes, jobs and opportunities for businesses to thrive.

The government has announced that it has appointed Bek Seeley as Chair to the Euston Housing Delivery Group (EDHG). We will continue to work with MHCLG counterparts and the wider EDHG to ensure future work on the Euston Quarter and transport planning is aligned with the work of the Group.

2. Confirm if there have been any developments relating to the following or when these might be expected:

- a. What form the HS2 station will take***
- b. Number of platforms***
- c. How the station will be funded***

We are continuing to work with HS2 Ltd and its supply chain to design an affordable station design that can run HS2 services from London to the Midlands.

Officials have been engaging with a wide range of stakeholders to fully understand all available options for delivering Euston, including a range of finance models.

The government is committed to harnessing private investment and restoring growth and will work in partnership with the private sector to deliver its missions, while ensuring projects are value for money for taxpayers now and in the future.

d. If Materials by Rail is still being considered

We recognise the importance and benefits of Materials by Rail to the local community and are working on options which allow this as part of how we deliver the HS2 Station.

e. If additional “no regrets” works will be instructed to HS2 before decisions on the station are taken

Works have largely been paused with the exception of the completion of certain ‘no regrets’ enabling works (e.g. completion of the replacement London Underground traction substation, utility diversions) and activities required to make the site safe. We expect to continue with further no-regrets works, which are required for the delivery of any station design at Euston, ahead of confirming the specific station design.

f. The planned entry into service date for the station

We are still considering options and therefore unable to provide an entry into service date at this stage.

g. If a single station is now planned

h. If there will be oversite development

i. If the Crichel Downs rules will apply to any surplus CPO’d land or if the act disapplies the rules.

Our current focus is to get an overall spatial layout, within which we can then progress more detailed work on the stations.

When a body is disposing surplus land or property which was acquired compulsorily or under statutory blight provisions, the non-statutory Crichel Down Rules (CDR) will apply. The CDR provide that surplus land or property should be offered back to former owners, their successors, or to sitting tenants at current market value, as determined by the disposing body’s professionally qualified valuer.

In some cases, the rules will allow for exemptions, subject to specific ministerial authority, such as where there has been a significant material change to the land or property or that the land is needed by another Department or government body.

The rules can be viewed here: [The Crichel Down Rules - GOV.UK](#)

j. The Development Corporation

k. The Development Company

l. The successor to HS2 Limited at Euston

m. The route north of Birmingham as proposed by the Mayors of Manchester and the West Midlands

The Department and its delivery partners are working hard to develop an affordable HS2 Euston station. We are evaluating different models of delivering and financing the works at Euston.

We recognise concerns about connectivity between Birmingham and Manchester and are considering advice before setting out more detailed plans.

3. When further announcements can be expected

The Government is working at pace to review the options for Euston and we will set out more details as soon as we can. Decisions around any further investment at Euston are for the second phase of the Spending Review.