

HS2

Compulsory purchase

Phase 2a



www.hs2.org.uk

CS1513

Please read this document – it is about your property

Please read on for information in the following languages.

- العربية (Arabic)
- বাংলা (Bengali)
- 中文 (Chinese)
- Français (French)
- ગુજરાતી (Gujarati)
- Polski (Polish)
- Português (Portuguese)
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- اردو (Urdu)

العربية (Arabic)

هذا المستند بخصوص أملاك العقارية - اقرأها بعناية. إذا كان لديك أي أسئلة، يرجى التواصل معنا على 08081 434 434 أو مراسلتنا بالبريد الإلكتروني على HS2enquiries@hs2.org.uk. ولأي استفسار أو معلومات بلغة أخرى بخصوص هذا المستند، تفضلوا بالتواصل معنا.

বাংলা (Bengali)

অনুগ্রহ এই নথিটি পড়ুন - এটি আপনার সম্পত্তি সম্পর্কে। যদি আপনার কোনো প্রশ্ন থাকে, অনুগ্রহ করে আমাদের ফোন করুন **08081 434 434** নম্বরে অথবা আমাদের ইমেল পাঠান HS2enquiries@hs2.org.uk ঠিকানায়। আপনি আমাদের সাথে যোগাযোগ করতে পারবেন, যদি আপনাদের এই নথিটি অন্য একটি ভাষায় বুঝতে সাহায্য বা তথ্যের প্রয়োজন হয়।

中文 (Chinese)

此文件涉及您的房产，敬请阅览。如果您有任何疑问，请致电 08081 434 434 或发送电子邮件至 HS2enquiries@hs2.org.uk。对于此文件，如果您需要其他语言的帮助和信息，也可以联系我们。

Français (French)

Veillez lire ce document - il concerne votre propriété. Pour toute question, veuillez nous contacter au 08081 434 434 ou nous envoyer un e-mail à HS2enquiries@hs2.org.uk. Vous pouvez également nous contacter si vous avez besoin d'aide ou d'information dans une autre langue pour comprendre ce document.

ગુજરાતી (Gujarati)

કૃપા કરીને આ દસ્તાવેજ વાંચો - તે તમારી મિલકત વિશે છે. જો તમને કોઈ પ્રશ્નો હોય, તો કૃપા કરીને અમને **08081 434 434 પર કોલ કરો અથવા HS2enquiries@hs2.org.uk** પર અમને ઈમેલ કરો. જો તમને કોઈ અન્ય ભાષામાં આ દસ્તાવેજ સમજવા માટે સહાય અથવા માહિતીની જરૂર હોય તો પણ તમે અમારો સંપર્ક કરી શકો છો.

Polski (Polish)

Prosimy o przeczytanie tego dokumentu - dotyczy on Państwa nieruchomości. Pytania można kierować do nas telefonicznie pod numer 08081 434 434 lub e-mailem na adres HS2enquiries@hs2.org.uk. Prosimy także o kontakt, jeśli potrzebują Państwo pomocy lub informacji w innym języku w celu zrozumienia tego dokumentu.

Português (Portuguese)

Leia este documento – diz respeito à sua propriedade. Em caso de dúvidas, contacte-nos através do telefone 08081 434 434 ou por correio eletrónico para o endereço HS2enquiries@hs2.org.uk. Também poderá contactar-nos se necessitar de ajuda ou informações para interpretar este documento noutra língua.

ਪੰਜਾਬੀ (Punjabi)

ਕਿਰਪਾ ਕਰਕੇ ਇਸ ਦਸਤਾਵੇਜ਼ ਨੂੰ ਪੜ੍ਹੋ – ਇਹ ਤੁਹਾਡੀ ਜਾਇਦਾਦ ਬਾਰੇ ਹੈ। ਜੇ ਤੁਹਾਡੇ ਕੋਲ ਕੋਈ ਸਵਾਲ ਹਨ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਸਾਨੂੰ **08081 434 434** 'ਤੇ ਕਾਲ ਕਰੋ ਜਾਂ ਸਾਨੂੰ **HS2enquiries@hs2.org.uk** 'ਤੇ ਈਮੇਲ ਭੇਜੋ। ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਨੂੰ ਸਮਝਣ ਲਈ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿੱਚ ਮਦਦ ਜਾਂ ਜਾਣਕਾਰੀ ਚਾਹੀਦੀ ਹੈ ਤਾਂ ਵੀ ਤੁਸੀਂ ਸਾਡੇ ਨਾਲ ਵੀ ਸੰਪਰਕ ਕਰ ਸਕਦੇ ਹੋ।

Español (Spanish)

Le rogamos que lea este documento relativo a su propiedad. Si tiene alguna pregunta puede llamarnos al 08081 434 434 o enviarnos un correo electrónico a HS2enquiries@hs2.org.uk. También puede ponerse en contacto con nosotros si necesita ayuda o información sobre este documento en otro idioma.

தமிழ் (Tamil)

இந்த ஆவணத்தைப் படிக்கவும் – இது உங்கள் சொத்து விவரங்களைப் பற்றியது. உங்களுக்கு ஏதேனும் சந்தேகம் இருந்தால், **08081 434 434** என்ற தொலைப்பேசி இலக்கத்தில் எங்களை அழைக்கவும் அல்லது **HS2enquiries@hs2.org.uk** என்ற மின்னஞ்சல் முகவரிக்கு ஒரு மின்னஞ்சல் அனுப்பவும். இந்த ஆவணத்தை வேறு மொழியில் நீங்கள் படிக்க விரும்பப்பட்டால், எங்களை தொடர்புகொள்ளவும்.

اردو (Urdu)

براہ کرم اس دستاویز کو پڑھیں۔ یہ آپ کی ملکیت کے بارے میں ہے۔ اگر آپ کے کوئی سوالات ہیں، تو براہ کرم ہمیں 08081 434 434 پر کال کریں یا HS2enquiries@hs2.org.uk پر ہمیں ای میل بھیجیں۔ آپ کو اس دستاویز کو دوسری زبان میں سمجھنے میں مدد یا معلومات کی ضرورت ہو تو بھی آپ ہم سے رابطہ کر سکتے ہیں۔

Introduction

High Speed Two (HS2) is the new high-speed railway for Britain. It is being built by High Speed Two Limited (HS2 Ltd), the company set up by the Government to design and construct HS2.

Phase One of HS2 is being built between the West Midlands and London. It will be followed by Phase 2a, which will connect the West Midlands and Crewe.

Phase 2b will complete the HS2 network: the western leg will extend the railway from Crewe to Manchester, and the eastern leg will connect the West Midlands and Leeds.

We are responsible for making sure that if you're affected by HS2 you understand what to expect and how we can help you.

Phase 2a has been approved by an Act of Parliament, and the Secretary of State for Transport is authorised to obtain, by compulsory purchase, the land that we need to build the railway.

This booklet covers Phase 2a of the route and explains how compulsory purchase affects you.

Compulsory purchase and how it affects you

Land or property can be obtained for a public purpose, such as building a road or a railway, by a legal process called compulsory purchase. In these circumstances, land or property can be bought or occupied with or without the permission of the owner or the occupier.

For HS2, it means the Government can obtain land or property that we need to build Phase 2a of the railway between the West Midlands and Crewe.

You can claim compensation if your land or property is obtained through compulsory purchase.

Why you're receiving this leaflet

Some or all of the land or property you own, or have an interest in, is directly affected by our plans to build HS2. The letter that arrived with this booklet explains what this means for your land or property.

Our Helpdesk and how we can help you

If you have any questions, our HS2 Helpdesk is available 24 hours a day, seven days a week. There are other ways you can contact us, too.

- Freephone: 08081 434 434
- Minicom: 08081 456 472
- Email: **HS2enquiries@hs2.org.uk**
- Write to us: High Speed Two (HS2) Limited, Two Snowhill, Snow Hill Queensway, Birmingham, B4 6GA

Who do I talk to if I have already appointed a land agent to work for me?

If you have already appointed a land agent, please speak to them about how our plans will affect your land or property.

You don't have to wait for your land agent to contact you. You can contact them at any time.

Your land agent will be able to speak to us or our suppliers about any questions you have.

I haven't appointed a land agent or spoken to anyone about compulsory purchase. Who should I contact?

We recommend you appoint a professional adviser about compulsory purchase. They will advise you about your rights and work for you throughout the compulsory purchase process.

You can call the Royal Institution of Chartered Surveyors helpline on 02476 686 555. They will put you in touch with a surveyor in your area, who can give you 30 minutes of free professional advice.

If you have a valid claim, we will repay your agent's reasonable fees for preparing, negotiating and submitting the claim. We will also repay their reasonable fees for acting as your agent on claims and compensation. Please make sure your land agent has agreed any costs with us before starting any work.

You can also contact our Helpdesk for more information about the costs of professional advice. Please ask for our fees policy.

Your rights to compensation

Our website has information about how we will work with you and what support is available during the compulsory purchase process.

You may qualify for compensation if we need to obtain your land or property for HS2. This may include permanently possessing your land, possessing it on a temporary basis, or if we need to access your land or property for surveys.

You can find out about HS2 and properties along the route of the railway from our Helpdesk on 08081 434 434 or by visiting www.hs2.org.uk/in-your-area/assistance-for-property-owners/

You can ask your land agent about making a claim for compensation for this work. If you have not yet appointed a land agent, please see the previous question: 'I have not appointed a land agent or spoken to anyone about compulsory purchase. Who should I contact?'

Your land agent can help you make a claim for compensation, submit it to us and negotiate for you.

When a claim is agreed, we will pay the amount in full.

You can find out how you can make a compensation claim and how we handle applications for claims at www.hs2.org.uk/documents/collections/claiming-compensation-if-you-receive-a-notice/

Finally, you may be able to apply for an advanced payment. This payment could be made before we agree your claim for compensation. If you want to receive an advanced payment, we recommend that you speak to your land agent about the information you may need to give us so we can assess it.

General Data Protection Regulation

Using your personal information

When would you use my personal information?

We and our partners may collect or use your personal information. We will do this to carry out inquiries into land ownership and occupation within the scheme limits. We may use your personal information if your land and property is affected by our planned construction work. We will send you notices if we need to access your land or property to carry out surveys or if we need your land or property for building purposes. We may also need your information to help us run our safeguarding, discretionary property or compensation schemes.

We will only use your information for the purposes listed above.

Who will use my personal information?

We may share your information with our partners. We will only do this if they need it for the purposes listed above.

How can I find out more?

You can find out more about how we use and store personal information by reading our Privacy Notice at www.hs2.org.uk/privacy-notice/

How do I get in touch?

If you have any questions about how we can process your personal information, you can contact our Data Protection Office.

Email:
HS2dataprotection@hs2.org.uk

Write to:

**Data Protection Officer
High Speed Two (HS2) Ltd
Two Snowhill
Snow Hill Queensway
Birmingham B4 6GA**

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 commissioners

We have an independent Residents' Commissioner to make sure we keep to the promises we make in our Residents' Charter.

Our independent Construction Commissioner's role is to mediate and monitor the way we manage and respond to construction complaints.

For more information visit www.hs2.org.uk/in-your-area/assistance-for-property-owners/residents-charter

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 about HS2 and properties along the line of the route by visiting our website. You can also find out if you qualify for compensation. Visit www.hs2.org.uk/in-your-area/assistance-for-property-owners/apply-for-property-assistance-schemes/

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

Please contact us if you'd like a free copy of this document in large print, Braille, audio or easy read. You can also contact us for help and information in a different language.

We are committed to protecting personal information. If you want to know more about how we use your personal information, please see our Privacy Notice (www.hs2.org.uk/privacy-notice)