

Royal Assent: Useful information

What is Royal Assent?

Royal Assent provides HS2 the powers it needs to construct Phase One between the West Midlands and London. This includes the permission to:

- Acquire the land required for the project on a permanent or temporary basis,
- Access land to complete surveys,
- Clear the land needed for the route including removing structures, trees or shrubbery,
- Carry out work on listed buildings where required,
- Divert highways and waterways (permanently or temporarily),
- Modify infrastructure such as public utilities,
- Build the HS2 railway and its associated works and carry out protective works to buildings and infrastructure.

Under the planning regime within the Bill HS2 will still be required to seek relevant consents from Local Authorities and other relevant consenting authorities. More information is available in HS2 Information Paper B1 Main Provisions of the Planning Regime.

[https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/509152/B1 - Main Provisions of the Planning Regime v1.5.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/509152/B1_-_Main_Provisions_of_the_Planning_Regime_v1.5.pdf)

Construction

How long will construction take?

The construction of Phase one between the West Midlands and London will take approximately eight years, following which will be a period of testing before the first services start in 2026.

What does the construction process look like?

- Following Royal Assent HS2 will begin the preparatory works (Enabling Works) which will start to clear the way to build the railway. This process will include the migration of wildlife to new habitats, Britain's largest ever archaeology dig, an extensive ground works investigation programme, the diversion of some utilities, the co-ordination of works schedules with bodies such as Highways England, Utility companies and Network Rail and the clearing of land for the line, as well as engaging with communities throughout activities
- Later this year, HS2 will appoint the main civil engineering companies who will design and build the railway. On appointment, the contractors will first spend a period of time carrying out the design. Once this design stage is completed, they will then start to build the main civil engineering aspects of the project
- Once the civil engineering aspect of the work nears completion, a separate, specialist rail contractor will begin work on laying the track, and related infrastructure required to carry the new railway. Finally a period of testing takes place before the first trains run in 2026.

Who is doing this work?

HS2 contractors will be primarily responsible for delivering the work, but they will work closely with utilities companies, local councils, highways authorities, heritage and environmental companies and bodies, as well as many more over the course of the project.

The Enabling Works Contracts cover the whole of Phase One, from London to West Midlands and the connection to the West Coast Mainline at Handsacre. This work has already started in some places and further works which will begin after Royal Assent are to be delivered by:

- Area South - CS JV (Costain Group Plc, Skanska Construction UK Limited)
- Area Central – Fusion JV (Morgan Sindall Construction & Infrastructure Ltd, BAM Nuttall Limited, Ferrovial Agroman (UK) Limited)
- Area North - LM JV (Laing O'Rourke Construction Limited, J. Murphy & Sons Limited)

As well as archaeology, site clearance and establishing site compounds, the contractors will also deliver a range of activities including utility diversions, ecology surveys, demolition, ground remediation, watercourse activities, highways realignments, monitoring and instrumentation, structural reinforcements and drainage work.

Do you have an estimated duration of construction for each individual town, village, or area you affect?

HS2 will work with its contractors to keep affected communities, and key local stakeholders including local authorities up to date throughout the project. More detailed start dates for works that may impact communities will be provided to residents, businesses, MP's and local authorities at least two weeks in advance. Once the main civils contractor is appointed in spring 2017, they will begin the process of designing the new railway, and setting out in detail how it will be constructed. This will give us a much clearer idea of how long individual towns and villages might be affected, and we will share this information as soon as we can.

Land and property

Does Royal Assent mean you can acquire property?

Royal Assent gives HS2 the legal power of Compulsory Acquisition. It means that HS2 can acquire the property or land it needs to build HS2 without the consent of the owner, but still providing a fair payment in return. HS2 is already contacting businesses and individuals who this affects and will work with each individual to provide as much support and time as is possible within the build schedule of the programme.

Will HS2 Ltd require all the land permanently?

No, some land will be acquired temporarily. In achieving Royal Assent HS2 now has the powers to possess and use land temporarily and permanently. We will only compulsorily acquire land which is identified through the detailed design process as being required for the project.

When does the land acquisition process start?

This depends on how soon land is needed for the construction programme and what level of site clearance or preparatory works will be required. HS2 is committed to treating individuals with care and compassion and will give home and landowners as much time as possible within the construction timetable to vacate their properties. Where local businesses are affected HS2 will be working with the companies to help find them areas to relocate to within the local area.

What property related compensation is available to people?

A full package of compensation and support is available to property owners affected HS2. It goes above and beyond what is required by law and provides flexibility and choice to those directly affected by HS2, as well as compensation to those whose properties are needed to build or operate the railway.

A full explanation of the schemes available to people affected by HS2 is available here:

<https://www.gov.uk/claim-compensation-if-affected-by-hs2/overview>

Community engagement

How do we know you will think about communities when you carry out your work?

HS2 is Europe's largest infrastructure project, with more than 140 miles of new railway being built in Phase One between Birmingham and London. HS2 Ltd is committed to being a good neighbour by treating those in our communities with respect and compassion, and building the railway with care and consideration.

We aim to reduce the impact of construction activity in our communities as much as possible. The Code of Construction Practice sets out the standards and commitments we will follow, and how we will monitor progress.

We will:

- Build respectful, long-term relationships with our communities and actively encouraging our workforce to be considerate and accountable for their actions at all times.
- Work with our communities to develop local two-way engagement and communication programmes tailored to local needs.
- Make sure communities are notified about any construction activities taking place in their area.
- Operate a community helpline 24 hours a day, 365 days a year
- Make safety a priority for our communities and our workforce.
- Respect the wellbeing of our communities, minimising disruption to their lives where practicable with local environmental and traffic management plans.
- Work to leave a positive and sustainable legacy for the communities where we operate.
- Manage and minimise waste across our construction sites.
- Encourage our workforce to use modes of transport which are environmentally friendly to travel to work.

If people have complaints or concerns, who can they talk to?

Hs2 will continue its ongoing conversations with communities and individuals that are affected. A 24 hours a day, 7 days a week helpdesk number is also available.

The first point of contact for any complaints or issues should be the HS2 helpline, (020 7944 4908).

What is HS2 doing that will compensate / benefit the areas or communities it is disrupting?

Hs2 Ltd is committed to ensuring the project provides benefits to the local communities it affects. Working with our contractors, Local Community Investment Programmes will be developed for areas that larger works take place in, with a requirement for our contractors create bespoke local benefits in the areas they work within.

In addition to the community investment programmes which will be created, in October 2014, Government announced two funding programmes for local communities – the Community and Environment Fund (CEF) and the Business and Local Economy Fund (BLEF).

A combined total of £40m has been made available for these two funds (exclusive of administration costs) over a period of 11 years throughout construction and for the first year of operation of the railway.

These funds are provided in addition to the comprehensive mitigation outlined in the Act and Environmental Minimum Requirements to address the environmental impacts of Phase One.

Combined indicative regional allocations are as follows;

- £7.5 million for Greater London area.
- £15 million allocated for the Central area (Staffordshire, Warwickshire, Buckinghamshire, Northamptonshire, Oxfordshire and Hertfordshire).
- £7.5 million for the West Midlands area (Birmingham, Solihull and Coventry).

£10 million will remain unallocated to allow flexibility to fund bids for cross-border or route-wide projects, as well as to fund bids from areas affected by the construction of the Proposed Scheme, but geographically separated from the main route.

The funds will be managed by Groundwork UK and you can visit their website:

<https://www.groundwork.org.uk/Sites/hs2funds> following Royal Assent to find out more.



Do you know about HS2?

*Find out about the support for people
who live near the HS2 route*

www.gov.uk/hs2



People who live in or own property near the High Speed Two route could be affected by the project. It's important to get the facts, find out where you stand, and know how HS2 Ltd can help.

The first phase of the new HS2 railway, between London and the West Midlands, is expected to be open by 2026. Initial construction work could start next year, upon approval of the route by Parliament. In addition, a route for part of Phase Two, from the West Midlands to Crewe, has been announced. That section is planned to be open by 2027, with initial construction expected to start in 2020, if Parliament approves the plans.

The rest of Phase Two, towards Manchester and Leeds, will be considered by Parliament separately and is planned to be open by 2033. Importantly, the new HS2 railway will integrate with the existing railway network, including the West Coast and East Coast Mainlines.

HS2 and you

We know that building a new railway raises important issues for people who live nearby, and there are several compensation and assistance schemes that directly affected people may be eligible for. After listening to feedback, we've recently made positive changes to how we run some of these property schemes. A number of the schemes are open to applications now.





Our property schemes

These schemes cover all of the Phase One route, from London to the West Midlands, as well as the initial section of the Phase Two route, from the West Midlands to Crewe.

Express purchase

If you own and live in a property that is very close to the line of route and is in the designated 'surface safeguarding area', you could apply for it to be purchased. Safeguarding is a process that protects the land potentially required for HS2 from any conflicting developments.

Rural support zone

There are payment and purchase schemes for people who live up to 120 metres from the line of route (where not covered by safeguarding). They are available where the railway would be in a rural area and on the surface, not in a tunnel.

Please visit www.bit.ly/HS2property for full details, including detailed maps of where different property schemes are available.



Homeowner payment scheme

There will be cash payments for people who own and live in properties in the homeowner payment zone, which is typically up to 300 metres from the line of route, next to the rural support zone. The scheme will be launched as and when HS2 routes are approved by Parliament. It will be available where the railway would be in a rural area and on the surface, not in a tunnel.

Need to sell

A purchase scheme for people who have a compelling reason to sell their property, but can't do so – other than at a significantly reduced price – because of HS2. There is no geographical boundary for this scheme.

For information about property schemes, you can get in touch with HS2 directly by emailing HS2enquiries@hs2.org.uk or calling 020 7944 4908.

Why do we need HS2?

Over the last 20 years, the number of people travelling by train has doubled, and it's growing each year. This puts more and more pressure on the existing rail network and if we don't act, thousands of people will have to endure increasingly overcrowded journeys. In some locations, economic growth has been held back because we haven't invested enough in new, high-quality transport connections.

HS2 is designed to solve these issues. It will ease congestion on important commuter lines, provide extra space for local and regional services, and reduce road traffic. As well as providing a world class railway, it will offer wider benefits, directly providing training and employment, while acting as a catalyst for jobs and investment elsewhere.

About us

HS2 Ltd was set up by the Government to develop, deliver and operate the railway. But we have another important role: we make sure that if people may be affected by the Government's plans, they understand what to expect and how we can help.

Please note that this information is available in alternative languages and formats on request.



Residents' Charter and Commissioner

The Residents' Charter is our promise to communicate as clearly as we possibly can with people who live along or near the HS2 route. You can read it by visiting www.gov.uk. Search for *HS2 residents charter*.

We also have an independent Residents' Commissioner whose job is to make sure we keep to the promises we make in the Charter and to keep it under constant review. The Residents' Commissioner's reports can be found at www.gov.uk. Search for *HS2 residents commissioner report*.

You can contact the Commissioner at:
residentscommissioner@hs2.org.uk

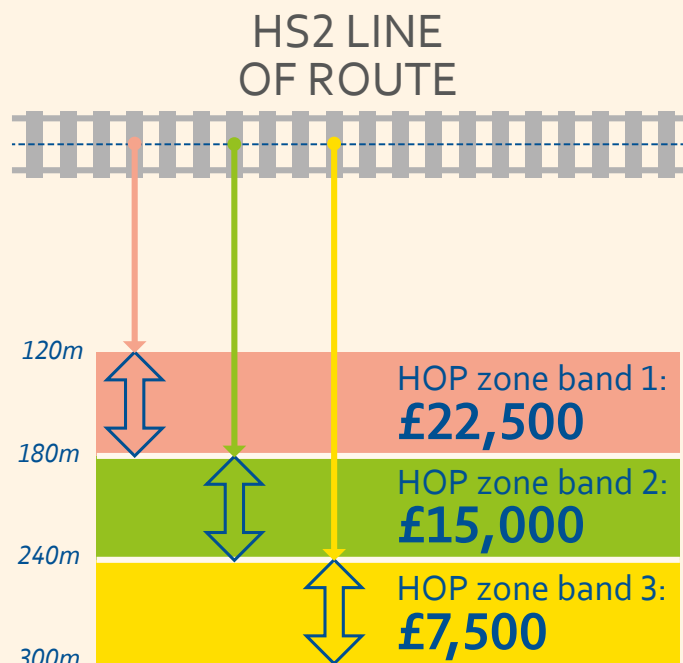
Are you eligible for an HS2 Homeowner Payment?



Parliament has approved plans for the High Speed Two (HS2) railway between London and the West Midlands. This means that the Government's Homeowner Payment (HOP) scheme for this part of the route (Phase One) is now open for applications.

What is the HOP scheme?

The HOP scheme is available for property owners living in rural areas near the planned HS2 route where the line is not in a deep tunnel. Eligible property owners will be able to apply for a cash payment of £7,500, £15,000 or £22,500 depending on how close they live to the planned HS2 line. The scheme operates within a fixed "HOP zone", 120 metres to 300 metres either side of the centre-line of the planned railway.



You are eligible for a payment under the HOP scheme if you meet all of the following criteria:

- you own a freehold of the property, or hold a lease with over three years still remaining (including housing association and shared ownership properties);
- you have been resident in the property for at least six months in the past 18 months;
- your property is wholly or partly in the HOP zone. If it is partly in the zone, either your dwelling (house or small business premises) or 25% of the whole area of your land must be in the zone; and
- you became an owner of the property on or before 9 April 2014, which is the date the scheme was first proposed.

You will need to check the plans for HS2 to see if your property is in the HOP zone and which band it falls within. Maps showing the proposed route for HS2 and the HOP zone bands for this area are available at the link below. If your house is in more than one band, you will receive the higher of the two payments.

Submitting your application

If you think you may be eligible, you will need to submit an application form with supporting evidence. You can find the form and further evidence online at: www.gov.uk/claim-compensation-if-affected-by-hs2 or you can ask the helpdesk to send you a copy.

How long do I have to apply?

You do not have to apply immediately. The HOP scheme will be open for applications until one year after Phase One of the railway is first open for public use, currently expected in 2026.

Other schemes are available for properties closer to the railway, or for those who have a compelling need to sell. For further details, please see: www.gov.uk/claim-compensation-if-affected-by-hs2.

Where can I find out more information?

We are here to help you through the process and answer any questions you may have. You can contact us directly by calling the HS2 helpdesk on 020 7944 4908 or emailing HS2Enquiries@hs2.org.uk. The helpdesk can explain the scheme and help you check whether your property is in the HOP zone.

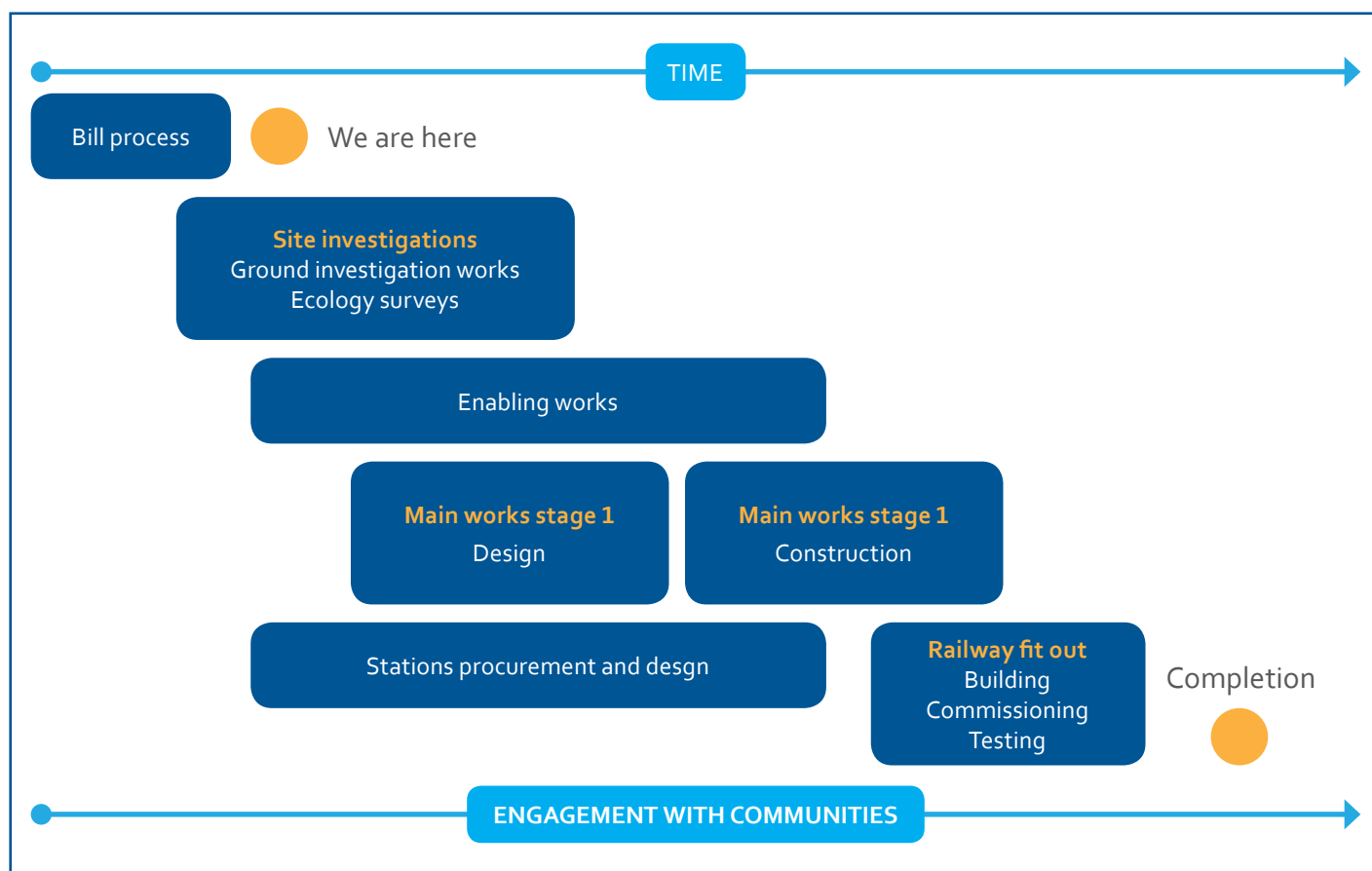
How will we build the railway?



March 2017

The granting of Royal Assent for the High Speed Two (HS2) Phase One hybrid Bill means we can start building the railway. However, you may not see construction begin immediately. There is a significant amount of preparatory work that needs to happen prior to the main civil engineering work starting.

The diagram below sets out how HS2 Ltd lets its contracts for construction and gives you an idea of the type of work that will be delivered under each contract.



Ground investigation works

Ground investigation (GI) is the examination and study of the soil, rocks and groundwater below the surface, to help HS2 Ltd and our contractors better understand the ground in which we will construct the railway. A number of methods are used to obtain samples and to monitor and test them. For example, boreholes may be dug around utility pipelines either by hand or by using a rig (in more open areas). Ground investigation may also require digging a trial pit or trench.

We started ground investigation works in the early part of 2016, and we expect this work to continue during 2017. We have carried out community notifications around ground investigations throughout the programme and will continue to do this as the work progresses.

Ecology surveys

We have already begun surveying habitats along the line of route, to understand the wildlife we will need to consider when we construct the railway. This work is carried out by agreement with the necessary licenses and will continue, so we can minimise the impacts on local flora and fauna when we start the main construction works.

Enabling works

Enabling works will be delivered by our enabling works contractor and consist of any preparation needed to allow the main works contractors to start building the railway. This could include:

- archaeology;
- demolitions;
- roadworks;
- utility works;
- habitat relocation; and
- the creation of site compounds (which will be used to build the railway).

We are working with our enabling works contractors to finalise the type of work we will be carrying out in your area, and we will share details with you as soon as they become available.



For questions about HS2, call the HS2 Helpdesk on 020 7944 4908

Between July 2013 and January 2014

HS2 Ltd consulted the public on the proposed route and stations for Phase Two of HS2, from the West Midlands to Manchester, Leeds and beyond.

In November 2015

The Government announced its intention to bring forward the delivery of the Phase Two route between the West Midlands and Crewe, known as Phase 2a.

In November 2016

The Government announced proposals for the remainder of the Phase Two route, known as Phase 2b.

Main works

This contract is where the main civil engineering and construction work will take place. There are two stages:

- The first stage of the main works contract is focused on design. Our contractor will look at the commitments set out in the hybrid Bill, understand the key issues for communities, and where possible design the railway to minimise impacts and maximise the benefits for local people. During the design process, we will fully engage with communities and will share more detailed information as early as possible.
- The second stage of this contract is the build stage. Construction will start on larger pieces of infrastructure, such as viaducts and bridges, to provide a path for the new railway to follow.

Railway systems

Once the civil engineering is completed, our railway systems contractor will start to fit out the track, signalling and infrastructure required to run the railway. We are not yet in a position to share further detail on this part of the programme, but will be sure to do so as it develops.



For questions about HS2, call the
HS2 Helpdesk on 020 7944 4908