

THE RT HON. ANDREA LEADSOM MP



HOUSE OF COMMONS

LONDON SW1A 0AA

Nus Ghani MP
Parliamentary Under Secretary of State
Department for Transport
Great Minster House
33 Horseferry Road
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14th November 2018

Ref: AL/TG/1811

Dear Nus

Thank you for your letter of the 13th November on the review of non-statutory property schemes for HS2.

I am pleased that the review has concluded that the policy and scope of existing HS2 property schemes, as they have been designed and implemented, continue broadly to meet their objectives.

I am also pleased that consideration is being given to atypical cases and agricultural tenancies, and I would specifically reference my constituent [REDACTED] who, as you know, is specially affected by HS2 by virtue of [REDACTED]

I have welcomed the position of HS2 Ltd and the Department that both are committed to resolving [REDACTED] situation as soon as possible, and I look forward to a positive solution for [REDACTED] quickly.

Turning to the specific changes the Department is bringing forward to make the property schemes fairer and more accessible, can I ask if these changes will apply only for those outside of the Phase 1 area, or if my constituents in South Northamptonshire and those people elsewhere along Phase 1 would also benefit? I ask this specifically as reference is given in your letter to subsequent Royal Assent of relevant hybrid Bills.

For instance, I can imagine a situation where a homeowner in Phase 1 has not yet applied through the Homeowner Payment Scheme, but wishes to do so in the future. If their application goes in after the Phase 2a Bill receives Royal Assent, and the payments are uplifted in line with inflation, would the Phase 1 homeowner also receive the benefit in inflation uplift when they apply?

Member of Parliament for South Northamptonshire



Additionally, will the uplift in inflation be applied retrospectively (i.e. so that homeowners in Phase 1 who previously have accepted a HOP scheme payment but are not yet affected by the construction of the line-of-route would have their payment upwardly adjusted to account for inflation)?

Similarly, on the extension of the boundaries of the Rural Support Zone schemes, how will this impact Phase 1 where, in some instances, HS2's construction and operational track footprint has widened to take into changes that evolved after Royal Assent was granted, thereby incorporating additional premises within the RSZ?

Finally, your letter refers to the response to the Property Price Support Scheme, otherwise known as a property bond.

Whilst, as you may know, when HS2 was first debated in Parliament I was a strong supporter of a property bond for people affected by the railway's construction and operation, I know that my constituents would be aggrieved if such a property bond is brought forward only for those affected by subsequent Hybrid Bills, i.e. Phases 2a and 2b, not those in Phase 1. It would be most unfair to those who have suffered through eight years of not having had access to such a scheme.

With best wishes,

A handwritten signature in blue ink that reads "Andrea".

The Rt Hon. Andrea Leadsom MP
Member of Parliament for South Northamptonshire