



HS2 update for West Midlands CPA

Steven Kidd and Simon Pearce, 4 July 2017

Agenda

HS2 route and timetable for different phases

Phase 1 enabling works

Phase 1 strategic suppliers

Phase 1 types of possession notice

Compensation

Claimants' professional fees

HS2 overall route and timescale

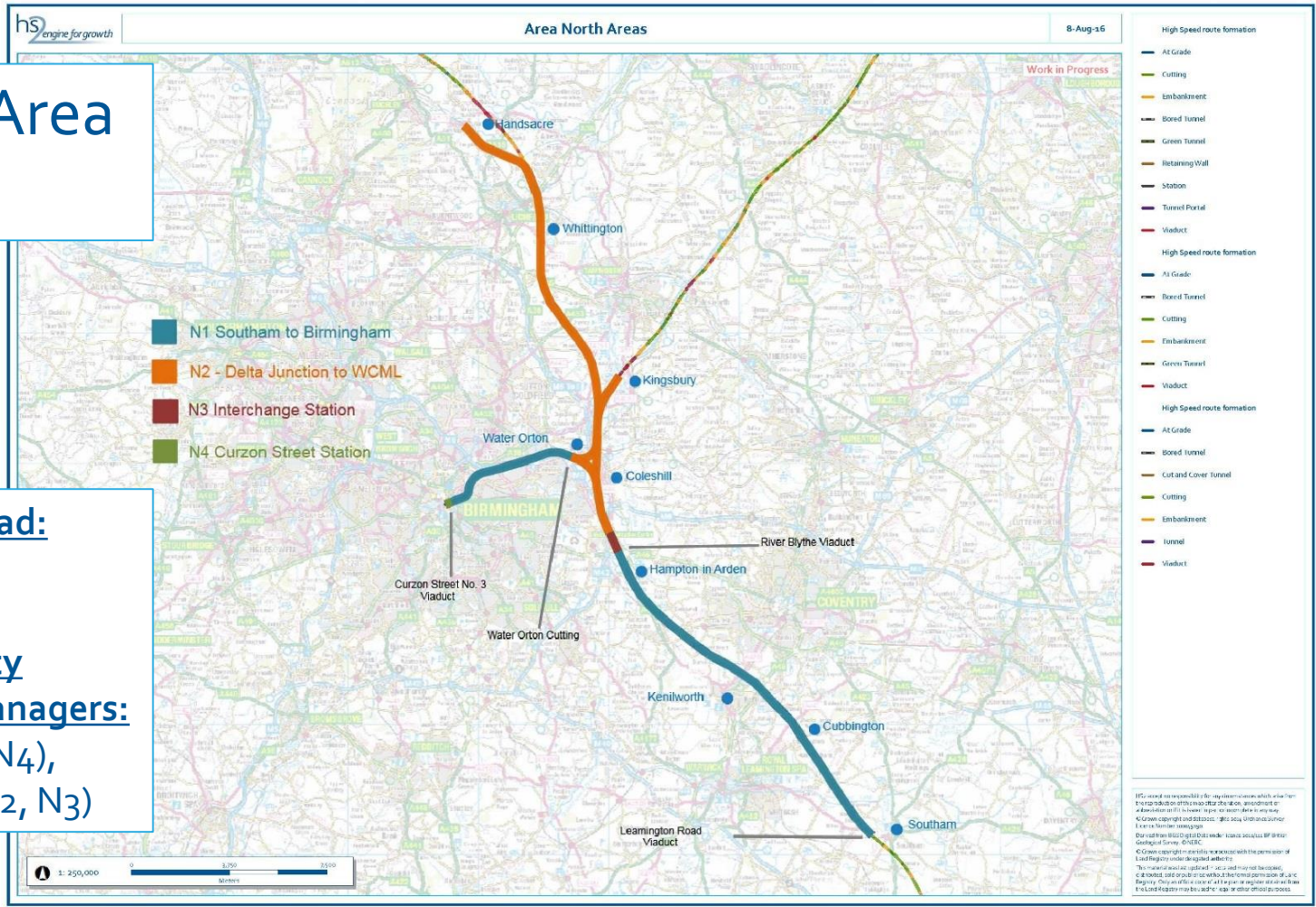


Phase 1 Area North

- N1 Southam to Birmingham
- N2 - Delta Junction to WCML
- N3 Interchange Station
- N4 Curzon Street Station

Acquisition Lead:
Simon Pearce

Senior Property Acquisition Managers:
Jill Astley (N1, N4),
Steven Kidd (N2, N3)

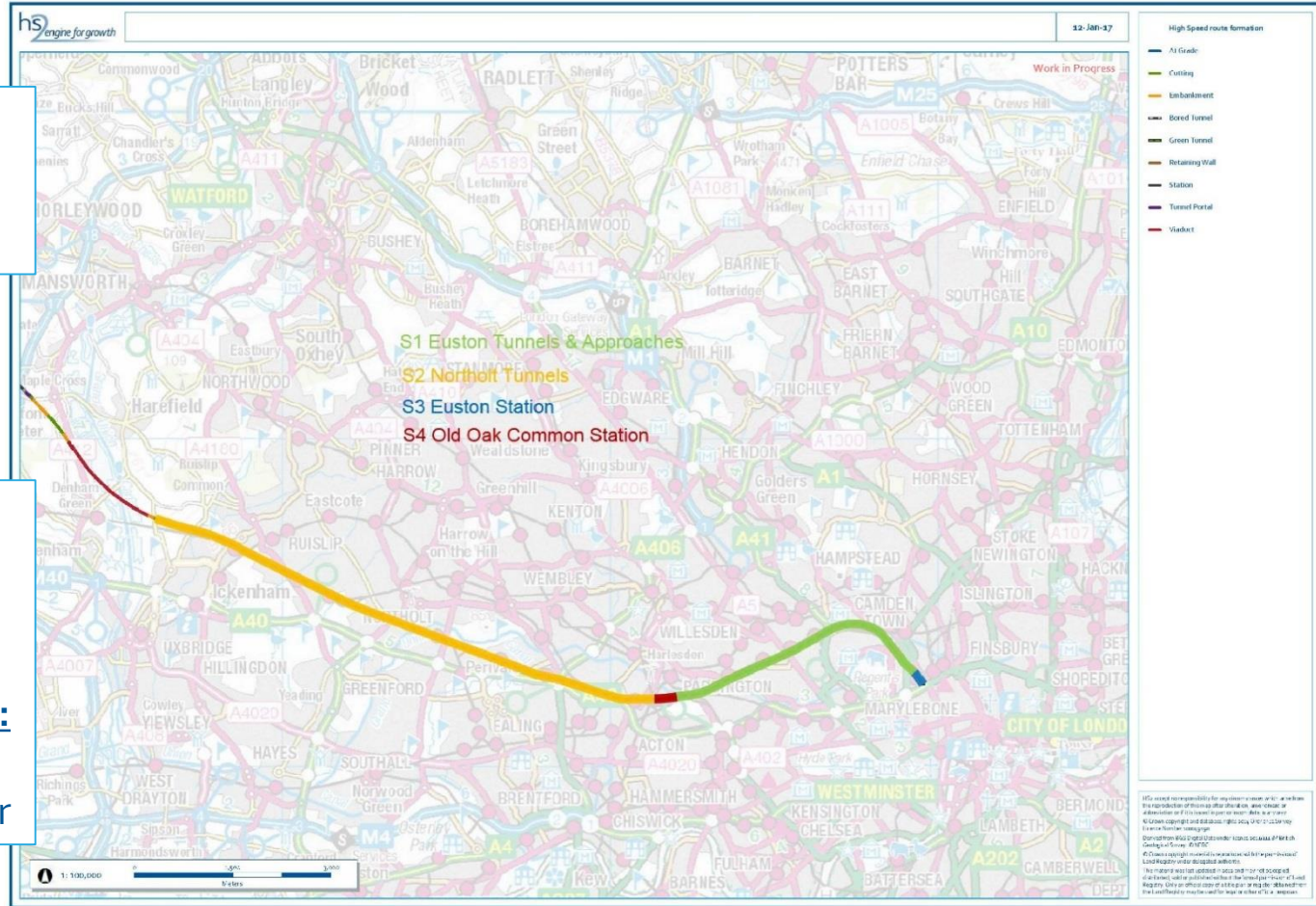


HS2 is a registered trademark of the High Speed Rail (HS2) Act 2017. The map is a representation of the proposed route and is not intended to be used for any other purpose. The map is a representation of the proposed route and is not intended to be used for any other purpose. The map is a representation of the proposed route and is not intended to be used for any other purpose. The map is a representation of the proposed route and is not intended to be used for any other purpose.

Phase 1 Area South

Acquisition Lead:
Andy Lythgoe

**Senior Property
Acquisition Managers:**
Gavin Wilson
Georgie Harding-Edgar



Phase 2a
(Lichfield to Crewe)

Phase 2b
(Crewe to Manchester,
Kingsbury to Leeds)

Acquisition Lead:

Max Littlewood

Senior Property

Acquisition Managers:

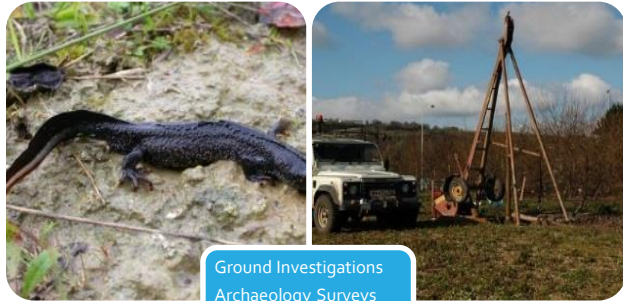
John Craven

Connolly Meagher



Phase 1 Indicative Construction Sequences

Now - 2018



Ground Investigations
Archaeology Surveys
Ecological Surveys

Now - 2022



Enabling Works
Contract

- Ecology work
- Highway work

2017 - 2023



Main Works
Construction
Contract

- Main construction work

2022 - 2026



Rail Systems

- Track
- Signalling
- Power

Enabling Works Contract (EWC)

Types of Work:

- archaeology, site clearance, establishing site compounds,
- utility diversions, ecology surveys, demolition,
- ground remediation, watercourse activities,
- highways realignments, monitoring and instrumentation,
- structural reinforcements and drainage work

Contractors:

Area South: CS JV (Costain Group plc, Skanska Construction Ltd)

Area Central: Fusion JV (Morgan Sindall Construction & Infrastructure Ltd, BAM Nuttall Ltd, Ferrovial Agroman (UK) Ltd)

Area North: LM JV (Laing O'Rourke Construction Ltd, J Murphy & Sons Ltd)

HS2 Land & Property strategic suppliers

Role:

- Acting on behalf of HS2 Ltd
- Engagement prior to notices being served
- Planning for possession
- Point of contact for claimants and agents
- Negotiate claims

Suppliers:

Area South: Deloitte Real Estate, CBRE

Area Central: Valuation Office Agency, Carter Jonas

Area North: Montagu Evans and Brown & Co, Carter Jonas, Deloitte Real Estate, Lambert Smith Hampton

Phase 2: announcement imminent

Phase 1 Types of Notices

- HS2 has been granted legal powers by Parliament to enter land to carry out its authorised works.
- In order to do this, HS2 serves legal notices on owners and occupiers to give advance warning of its intentions.
- Notices take various forms depending on the works to be carried out. These can be:
 - Schedule 2 notices – access for surveys (existing access agreements may still be used where they have not expired)
 - Schedule 16 notices – temporary possession for construction works
 - General Vesting Declaration (“GVD”) – purchase of land for permanent works

Schedule 2 Notices for Surveys

- Intrusive and/or non intrusive purposes.
- Environmental and Topographical Surveys.
- Archaeological Trenching and GI works.

- A minimum of 7 days' notice is given, but we try to give longer wherever feasible.
- The contractor will give 7 days' notice to confirm contact details, purpose of works, duration and other details.

Schedule 16 Notices for Temporary Possession

- Can be for exclusive Temporary Possession
- Alternatively, can be possession in common with other existing users rights (eg, of access roads).
- A minimum of 28 days' notice is given, but we try to give longer wherever feasible.
- During the notice period, discussions will take place about the practical arrangements of the works.

General Vesting Declaration (GVD)

- A GVD is used when there is no alternative to purchasing the land outright because of HS2 works being of a permanent nature or the works are making a substantial change to the land for a long period of time.
- 3 months' notice is given, after which the land is compulsorily transferred into the ownership of the Secretary of State.
- The existing owners and occupiers must vacate the land on the date stated in the notice.
- During the notice period, discussions will take place about the practical arrangements for the land being handed over.

Compensation

- Where an individual's property interests are interfered with pursuant to the exercise of legal powers, compensation may become due according to the principles of the "Compensation Code". The purpose of the Code is to provide for the payment of fair compensation to an owner whose land or interest is compulsorily purchased for public works (eg, by GVD). Claims for advance payments can be made after the date of entry in accordance with the statutory framework.
- Compensation may be available in more limited circumstances where access is taken under schedule 2 or schedule 16 depending on the impact of the activity (ie, a loss must be suffered).
- Information about how to claim compensation is provided as part of the notice procedure.

Claimants' professional fees

- Discretionary policy to ensure that affected parties can get access to appropriate professional advice.
- Where an agent is acting for several parties, they are encouraged to complete a fee memorandum with HS2 Ltd to enable direct reimbursement of reasonable fees at agreed rates.
- Where early reimbursement is sought, a scope of work should be agreed for each case to ensure that the proposed work is supported by the discretionary policy, particularly on Phase 2a and 2b. Professional fees associated with the preparation or submission of responses to consultations or petitions are not reimbursed.
- An update of the policy will be published soon to reflect Royal Assent for the Phase 1 Act and the differing types of entry procedure, the status of Phases 2a and 2b, RICS guidance, and to respond to industry representations.

Payment of professional fees

For timely payment of fee invoices, agents are encouraged to follow this process:-

- Agree a scope of work in advance,
- Send a draft invoice to the HS2 strategic supplier or case officer for advance verification,
- Email the agreed final invoice to: invoice.landandproperty@hs2.org.uk with a copy to the strategic supplier and case officer. Invoices should be made out to the client c/o HS2 Accounts Payable, 3rd Floor, High Speed Two (HS2) Ltd, 2 Snowhill, Queensway, Birmingham B4 6GA.
- Contact the Land & Property finance assistant, Kristine Taylor, if there appears to be a delay.

Contacts:

HS2 Freephone helpline: 08081 434434

HS2 Freephone mini-com helpline 08081 456472

Email: firstname.lastname@hs2.org.uk

Address: Land & Property, 6th Floor, High Speed Two (HS2) Ltd, 2 Snowhill, Queensway, Birmingham B4 6GA.

Website: www.hs2.org.uk

Questions?

Thank you