

[Address]

[Date]

Dear [<< salutation>> <<mail merge surname>>]

High Speed Two (HS2) London to the West Midlands (Phase One): Homeowner Payment scheme

This letter relates to the property at [<<mail merge property address>>]

The proposal for a new high speed rail line between London and the West Midlands (HS2 Phase One) has now been approved by Parliament. This means the Homeowner Payment (HOP) scheme for this part of the route is now open for applications.

I am writing to you because we believe, based on our records, that the property above is fully or partly within the HOP zone and you may be eligible for a HOP scheme payment.

This letter and the enclosed leaflet tell you more about the scheme and how to apply.

What is the HOP scheme?

The HOP scheme gives a cash payment to property owners who live in rural areas near the HS2 line wherever the route is not in a deep tunnel.

Property owners living in the 'HOP zone' - that is, between 120 metres and 300 metres either side of the HS2 line of route in these areas - can apply for a payment of £7,500, £15,000 or £22,500, as long as they purchased the property on or before 9 April 2014. This was the date the scheme for this part of the route was first proposed.

How can I find out if I am eligible?

Eligibility requirements for the scheme are summarised in the leaflet enclosed. You may also wish to check the maps for the HS2 route in this area to check whether your property is in the HOP zone. Maps are available at www.gov.uk/claim-compensation-if-affected-by-HS2.

Online guidance and an application form are available to download from the same link.

Alternatively, you can call the HS2 helpdesk on 020 7944 4908 or email hszenquiries@hs2.org.uk. Our helpdesk staff will be able to check the location of your property and send you the guidance and application form and relevant maps if necessary.

How do I apply for a HOP scheme payment?

If, after reading the guidance document and/or speaking to the HS2 helpdesk, you believe you may be eligible for a payment under the HOP scheme, you will need to complete the short application form at the end of the guidance (see link above). This needs to be submitted with relevant supporting documents to the address set out in the application form.

Which supporting documents will I need to send with my completed application?

You will need to provide proof of residency at the property (e.g. household utility bills or bank statements) with your completed application. Owner-occupiers of business premises must also provide their most recent business rates bill.

How long will it take to receive my HOP scheme payment?

Your application will usually be acknowledged within two working days, and you should hear back from us on whether you are eligible for a payment within three to four weeks. If you are eligible, your appointed solicitor should receive the payment within three months, but in many cases it will be quicker.

How can I find out more information about the HOP scheme?

More detailed guidance on the scheme and an application form can be downloaded from www.gov.uk/claim-compensation-if-affected-by-HS2.

The HS2 helpdesk team can also explain the process and answer any questions you may have prior to submitting an application – they welcome your call or email.

The HOP scheme will be open for applications for this part of the route until one year after Phase One of the railway is first open for public use, currently expected in 2026.

We look forward to hearing from you.

Yours sincerely,



Oliver Bayne
Director of Land and Property
High Speed Two Limited