

Homes, land and property

Over the course of the East West Rail (EWR) Project, we'll need to survey, access and in some cases buy land to construct and operate the railway – which may include some residential properties.

Proposals are still at an early stage, so it's too early to know exactly what land will be required for the railway. Further design work and surveys need to be carried out, so changes to the design may be identified as a result of that work.

Once we've identified the land that needs to be included in our proposed application for development consent, we'll carry out further consultation with all directly affected land and property owners and provide more information about the design and its potential impacts.

Support for landowners

We know that publishing our proposals could potentially affect people needing to sell their home or small business. There are legal provisions, known as statutory blight

provisions, which in some circumstances can require a landowner's property to be purchased if it's been devalued as a result of the project proposals where the owner has been unable to sell at market value.

However, these statutory blight provisions only apply once a DCO application has been submitted. To provide support for property owners before the submission of EWR's DCO application, we've launched the Proposed Need to Sell Property Scheme. This provides support to eligible property owners who have a compelling reason to sell their property but are unable to do so because of EWR.

What is the Proposed Need to Sell Property Scheme?

The Proposed Need to Sell Property Scheme is a non-statutory scheme that has been developed taking into account the feedback we received during the 2021 consultation.

The Proposed Need to Sell Property Scheme is intended to address impacts on property market conditions that

may result from the EWR Project. It supports eligible property owners who have a compelling need to sell but who have been unable to do so other than at a substantially reduced value because of the EWR Project. It enables eligible property owners to apply for their property to be purchased at its unblighted market value.

The full eligibility criteria for the scheme and further information are available in the guide to the Proposed Need to Sell Property Scheme at:

www.eastwestrail.co.uk/needtosell

- **Fair compensation:** Where we'd need to acquire your land for the Project, we would compensate you fairly in accordance with the statutory compensation code and we would seek agreements with you.
- **Dedicated contacts:** Our dedicated, specialist land team is in place to ensure you have consistent and well-briefed contacts with the Project. As we develop our land requirements, we'll get in touch with land and property owners to help them understand whether their land and property may be affected and the next steps.

Helping you through the process

We know the possibility that we may need to purchase your land and property may concern you. We'll follow these five principles to try to reduce the impact on you if you are potentially affected by the Project.

- **Keep you updated:** We'll keep you updated and informed throughout the Project as our proposals develop.
- **Act with respect:** We'll treat you, your land, property and personal data, and third parties acting for you with respect. We'll work collaboratively with you and any third parties acting for you.
- **Minimise land loss:** We'll discuss our proposals with you, so we understand and manage the potential impacts to you. We aim to minimise the impact our proposals may have on your land and property and mitigate any impacts we can't avoid where possible.

We've published a series of guides for people whose land or property could be potentially affected by our Project at www.eastwestrail.co.uk/planning/land-and-property

Get in touch

You can email, call or write to us

✉ land@eastwestrail.co.uk

☎ 0330 838 7583

✉ FREEPOST East West Rail

If you want to speak to us about the Need to Sell Property Scheme, please contact the dedicated NTS team by phone on 0330 838 7583, or email us at needtosell@eastwestrail.co.uk