

30<sup>th</sup> January 2015



**Councillor Sarah Hayward**  
Leader of the Council

Rt Hon Patrick McLoughlin MP  
Secretary of State for Transport  
By Email

**King's Cross ward**  
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Dear Secretary of State,

I am writing to you following your Written Ministerial Statement of 16 January 2015 announcing the package of measures available to property and land owners along the line of the route of Phase One of the High Speed 2 project.

You will be aware that the issue of fair and tailored compensation for residents living in Camden and other urban areas affected by HS2 has been raised before and is a priority for the Fair Deal for London Campaign, a cross-party group formed by London local authorities, MPs, MEPs and London Assembly Members.

Indeed, I wrote to you on 31 October 2014 in a letter signed by two other London borough Leaders and six Members of Parliament highlighting the need to provide fair and tailored compensation for London and businesses which takes into account the true scale of disruption.

The package announced on 16 January is inadequate and unacceptable for the many thousands of residents and businesses who face a decade or longer of extreme inconvenience, disruption and blight caused by HS2's multiple construction works in London.

Given that 80 per cent of all UK homes affected by HS2 in this way are located in Camden, it defies both logic and fairness that only two of the five compensation packages you announced are available to urban residents. I also consider that there is manifest unfairness to Camden residents in the detail of the two packages for which they are deemed eligible.

The announcement also appears to ignore several of the top line findings of the "behavioural insight" report your department commissioned as part of its consultation work which concludes, *inter alia*:

- Many respondents believe that the eligibility area for the proposed alternative cash offer is inadequate, arbitrary or inflexible
- Many respondents argue that owner-occupiers in urban areas should also be eligible for the alternative cash offer, often arguing that if the purpose of

offering an alternative cash offer is to allow owner-occupiers to remain in their homes, then this should apply equally to urban areas.

- A large number of respondents comment on the value of the alternative cash offer. These respondents often suggest that the proposed maximum payment of £100,000 is insufficient and should be increased. Other respondents argue that 10% of a property's value is an insufficient level for the alternative cash offer, often suggesting proportions of 15%, 20% and 30% in its place
- Many respondents comment on the eligibility area of the proposed homeowner payment, often arguing that the area boundaries are inequitable and unfair
- Other respondents discuss the exclusion of urban owner-occupiers from the homeowner payment, believing it to be unjust because residents in urban areas will be equally affected

I urge you in the strongest possible terms to consider what further measures can be put in place to support Londoners who stand on the brink of HS2's decade of disruption to their lives, livelihoods and wellbeing. The Fair Deal for London Alliance is developing a fair compensation charter and I would welcome a meeting with you as early as possible to discuss this vital issue further.

I look forward to hearing from you. In view of the overwhelming public interest in Camden and other urban areas in this issue, I am releasing this letter publically.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Sarah Hayward', with a long horizontal flourish extending to the right.

Councillor Sarah Hayward  
Leader of the Council

Cc: Mr Robert Syms MP, Chair High Speed Rail (London - West Midlands) Bill Select Committee

Cc: Members of the Fair Deal for London Alliance