

Department of Transport
High Speed Two: Exceptional Hardship Scheme for Phase Two
Email: HS2EHS@ipsos.com



20th May 2013

Dear Sir or Madam

HIGH SPEED TWO: EXCEPTIONAL HARDSHIP SCHEME FOR PHASE TWO

We wish to respond to this consultation by making the following observations:

- (i) Main place of residence
As second homes are ineligible, what is the position of elderly people in nursing homes? The limitation to main place of residence also has serious implications for landlords.
- (ii) Valuations
Property value must be assessed using two independent valuers, chosen from a pool of Royal Institute of Chartered Surveyors (RICS) qualified valuation firms who have expertise in the specific property type and coverage in the local area. Whilst we agree that expertise in the specific property type and coverage in the local area are essential, we would like to invite the Government to consider widening the pool by also including Fellows of the divisions of the National Federation of Property Professionals¹. Such an extension may result in savings to the tax payer. We are conscious that the number of chartered surveyors is decreasing.

In recent years the Cabinet Office has consulted on the issue of making it easier for charities to sell and make other disposals of land. The Government's response to this consultation indicates that changes will be made to the law so that the pool is extended beyond members of the RICS to also include Fellows of the NAEA. We believe that the arguments that persuaded the Government to make this change in relation to charity land apply equally to HS2.

- (iii) Effort to sell and the impact of blight
In relation to the requirement to have had the property on the market with at least one 'recognised' estate agent. We believe that 'recognised' should be defined as an agent who belongs to a professional body, such as the NAEA or ICBA.

Yours faithfully

MARK HAYWARD
MANAGING DIRECTOR NAEA

¹ Fellows who have attained this status by achievement of a Level 4 or Level 5 qualification, or equivalent. The Fellows most likely to have an interest are Fellows of the National Association of Estate Agents and Institute of Commercial & Business Agents.

