



Rent back scheme

Guidance and frequently asked questions

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1 Introduction

Northern Powerhouse Rail: Manchester Connection

Northern Powerhouse Rail (NPR) is the government's plan to provide more reliable and frequent services between key economic centres in the North of England. NPR forms the transport backbone of the Northern Growth Strategy and will deliver a “turn-up-and-go” railway linking Liverpool, Manchester, Leeds/Bradford, Sheffield and York, with regular onward services to Newcastle, Hull and Chester for North Wales connections.

NPR will be delivered in three phases:

- (1) early upgrades and electrification east of the Pennines (Leeds–Bradford, Sheffield–Leeds, Leeds–York);
- (2) a new Liverpool–Manchester route via new stations at Warrington Bank Quay (Low Level) and Manchester Airport; and
- (3) further cross Pennine enhancements beyond the Transpennine Route Upgrade, including Manchester-Leeds, Manchester-Bradford and Manchester-Sheffield.

The first phase of NPR prioritises the upgrades to existing lines east of the Pennines. The adapted High Speed Rail (Crewe - Manchester) Bill, (hereafter ‘the Bill’) has been taken forward as part of the second phase of NPR to obtain the necessary powers to deliver the NPR route into Manchester via Manchester Airport (the Proposed Scheme). The Bill, formerly designed to deliver the route between Crewe to Manchester, has been adapted to retain only the section of route from the Parish of Millington and Rostherne to Manchester Piccadilly, via a new station at Manchester Airport (also known as NPR's ‘Manchester Connection’). For further information about the development of the Bill, please see information paper A1.

The government has also confirmed its intention to ultimately complete a new line between Birmingham and Manchester. This is not included in this Bill and this would be progressed following the delivery of the three stages of NPR.

The work to produce the Bill includes an Equalities Impact Assessment and an Environmental Impact Assessment (EIA), the results of which are reported in an Environmental Statement (ES) submitted alongside the Bill. The Secretary of State for Transport has also published draft Environmental Minimum Requirements (EMRs), which set out the environmental and sustainability commitments that will be observed in the construction of the Proposed Scheme. For more information on the EMRs please see Information Paper E1: Control of environmental impacts.

The Secretary of State for Transport is the Promoter of the Bill through Parliament. The Promoter will also appoint a body responsible for delivering the Proposed Scheme under the powers granted by the Bill. Following Royal Assent this body will be the ‘nominated undertaker’. There may be more than one nominated undertaker. However, any and all nominated undertakers will be bound by the obligations contained in the Bill, and the policies and commitments established in the EMRs, including any commitments provided in the information papers.

HS2 Ltd is a non-departmental public body and their Rail Development Directorate is responsible for developing and promoting these proposals for the purposes of the Bill. The company works under the terms of a Development Agreement entered into with the Secretary of State for Transport.

Rent back scheme

This booklet explains how you can rent back your property from the Secretary of State if the Government agrees to buy it for Northern Powerhouse Rail: Manchester Connection. It also answers some frequently asked questions.

2 How the Rent Back scheme works

If you are selling your property to the Government you can ask to rent it back and stay in the property. This is known as ‘rent back’.

There are several reasons why you may be selling your home to the Government.

- We need your property for the railway tracks, services and buildings, such as new stations, train depots, viaducts and cuttings.
- You may live close to the new railway and be in one of the Government’s property schemes that allows you to sell your property to us – for example, the Rural Support Zone, Voluntary Purchase or Need to Sell scheme.
- The Government may have agreed to buy your property because you have special circumstances that mean you need to sell.

Rent back is designed to offer people affected by the route of the railway reassurance and flexibility about their options. It allows you to carry on living in, or working from, your property and remain part of the local community.

You should ask your case manager to explain how you can rent back your property when you are arranging to sell it to the Government.

If you want to apply for the Rent Back scheme, we will:

- consider the cost of any repairs or improvements to your property that we may need to make so we can rent it back to you;
- check all the property’s service installations, such as the electricity and gas, as required by law; and
- work out the property’s rental value on the open market once we have made any necessary improvements.

3 Frequently asked questions

Are all properties affected by Northern Powerhouse Rail: Manchester Connection covered by the Rent Back scheme?

All properties the Government buys for Northern Powerhouse Rail: Manchester Connection can be considered for our Rent Back scheme. However, the following conditions must be met.

- The cost of maintaining the property or making any improvements must be a reasonable use of taxpayers' money.
- The property must meet the standards required by health and safety legislation. If work needs to be done to the property, it will take place between the exchange of contracts and the legal completion of the purchase.
- In the short term, the property must not be needed for building work in connection with Northern Powerhouse Rail: Manchester Connection.
- The person selling the property must have the right to rent in the UK and pass our reference and affordability checks for tenants.

Some properties, such as listed buildings, may not be suitable for rent back. However, we aim to make all decisions fairly.

We follow standard commercial principles when letting properties, and we make sure all lettings pass our value-for-money test.

Why can't I rent back the property without having any of the work done?

We have to follow the Government's regulations on rented properties, including the need for these properties to be safe and suitable for tenants. The legal standard for renting a property is higher than that for an owner-occupier.

What happens if the sale is agreed and you need to carry out work to the property?

We will tell you what work needs to be done and how long this will take. We can only start the works once contracts have been exchanged. You might experience disruption while any improvements are carried out if you decide to continue living at the property during this time. Your tenancy will start once the work has finished and the purchase has completed.

Do I have to agree to rent back?

No. It is entirely up to you. You need to be happy with the arrangement and the tenancy agreement we offer you.

How much rent will I pay?

If your property is suitable for rent back, we will work out the rent based on the rents charged for similar properties in your area on the open market. Like any landlord, we will ask you for a deposit and to provide references.

What will be the terms of the tenancy agreement?

The tenancy we offer will be an open-market rent. Residential tenancies are usually granted for a minimum initial term of twelve months unless by mutual agreement. Neither you nor we can end the tenancy during this period unless by mutual agreement. It should be noted that properties are let under Crown Tenancy Agreement (CTA) and are not captured under the Renter's Rights Act.

After the initial term, you can end the tenancy by giving us one month's notice or we can end it by giving you two months' notice.

Commercial tenancies will be granted for an initial minimum term of one year.

For residential tenancies, we will be responsible for:

- keeping the structure of the property in good repair;
- making sure the heating, water, gas and electricity installations are in good order and that they are tested; and
- installing smoke alarms, carbon monoxide alarms and heat detectors.

Further details of the tenancy agreement will be made available throughout the process.

As a tenant, you will be responsible for matters including:

- some internal repairs and routine property maintenance;
- paying utility bills; and
- paying council tax.

Commercial tenancies will be on standard commercial lease terms.

4 More information about our Rent Back scheme

You can talk to someone about the Rent Back scheme by contacting your dedicated case officer, who can talk to you about your options.

Or, you can speak to the HS2 Helpdesk on **08081 434 434** or email us at **enquiries@raildevelopment.org.uk**

Keeping you informed

We are committed to keeping you informed about work on Northern Powerhouse Rail: Manchester Connection. This includes making sure you know what to expect and when to expect it, as well as how we can help.

Residents' and Construction Commissioner

The independent Residents' and Construction Commissioner oversees and monitors our work, making sure we fulfil our commitments to you. The commissioner will monitor the way we manage and respond to complaints about construction and advises members of the public how to make complaints.

The commissioner helps settle disputes involving individuals and organisations that we can't resolve.

The commissioner can be contacted on:
hs2commissioner@dftr.gov.uk

Property and compensation

You can find out all about Northern Powerhouse Rail: Manchester Connection including how it affects properties along the route and if you could be entitled to compensation by visiting:

www.npr-bill-documents.org.uk

Holding us to account

If you are unhappy for any reason, you can make a complaint by contacting our Helpdesk team. For more details on our complaints process, please visit our website:
www.hs2.org.uk/contact-us/how-to-complain/

Contact us

Our Helpdesk team are available all day, every day.

You can contact them by:



Freephone
08081 434 434



Minicom
08081 456 472



Email
**enquiries@
raildevelopment.org.uk**

Write to

**FREEPOST
HS2 Community Engagement**

Website

www.npr-bill-documents.org.uk

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