

While HS2 promises enormous economic benefits throughout the country, it will also have a significant impact on landowners and occupiers of affected land, with concerns regarding the threat of acquisition or blight of land and uncertainty over entitlement to compensation prevalent. It is crucial for parties affected by HS2 to engage with the realities of the scheme at an early stage and take early professional advice to protect their interests.

Our dedicated Compulsory Purchase and Compensation team specialises in all aspects of compulsory purchase and is experienced in advising on HS2 matters. We act for multiple landowners and occupiers affected by HS2 and engage closely with HS2 Limited throughout the process, with agreed fee structures in place. Our multi-disciplinary team advises across the full range of HS2 related issues, including:

- HS2 petitioning process
- HS2 discretionary purchase and compensation schemes
- Compulsory and voluntary land acquisition processes
- Blight procedures
- Compensation entitlement

Planning

With over 20 years' experience within the team, we advise on and work with our clients to formulate grounds of objection to Compulsory Purchase Orders and provide advice in relation to all aspects of compulsory acquisition, including blight and advance payments. We are also able to advise on the petitioning process. We are able to manage major projects, including advising on the drafting of proofs of evidence and we regularly provide advocacy services or deal with the instruction of counsel, as appropriate.

Our planning services include:

- Major infrastructure projects
- Objections to Compulsory Purchase Orders
- Planning inquiry representation

Real Estate

Our specialist real estate lawyers are experienced in dealing with all types of agreements that flow from the compulsory acquisition of land. This includes drafting and negotiating relocation agreements, agreements for accommodation works and advising on the impact of commercial blight.

Our real estate services include:

- Agreements with acquiring authorities restricting the use of CPO powers to dovetail with regeneration and development opportunities
- Collaboration agreements
- Land acquisition agreements
- Upper Tribunal (Lands Chamber) contracts
- Relocation agreements

Compensation

Our specialist land compensation team is vastly experienced in advising landowners and occupiers affected by compulsory purchase, including the HS2 scheme. The team provides a complete service from early stage strategic advice regarding compensation entitlement, in handling compensation settlement negotiations through to comprehensive representation in legal proceedings in the Upper Tribunal (Lands Chamber). Our team has a proven track record in resolving compensation claims through alternative dispute resolution, including mediation, and before the Tribunal where necessary. We also have unparalleled experience in advising on costs issues, including pursuing options to eliminate or reduce the risk of adverse costs liability where possible.

Our land compensation service includes:

- Advice regarding HS2 discretionary purchase and compensation schemes
- Comprehensive case management service
- Compensation negotiation and settlement
- Upper Tribunal (Lands Chamber) representation
- Statements of case and witness evidence
- Alternative dispute resolution, including mediation
- Specialist costs advice and costs assessment representation



Recent Experience

- Acting for a national hotel in the petitioning process for HS2, including negotiation of appropriate assurances and undertakings from HS2 Limited
- Advising multiple landowners on entitlement to HS2 discretionary purchase and compensation schemes of HS2
- Advising several landowners regarding blight notice procedures and compensation entitlement
- Acting on all aspects of negotiations with HS2 Limited for the relocation of residential, commercial and charitable landowners and occupiers including advice on equivalent reinstatement, planning permissions, conditional sale and purchase agreements and construction of alternative premises
- Acting for a multi-million pound manufacturer advising on relocation and negotiation of forward funding and compensation agreements in relation to Phase 1
- Advising Birmingham Airport in relation to HS2's plans to construct and operate a new Interchange adjacent to the airport (Birmingham Interchange) as part of HS2 Phase 1
- Acting for the owner of a site of strategic importance in successful negotiation of a comprehensive relocation and compensation package with HS2
- Advising several commercial landowners and occupiers regarding compensation and advance payment entitlement in relation to HS2 Phases 1 and 2

Contact Us

Our four UK offices and our specialist compulsory purchase and compensation service are perfectly placed to offer a network of experienced lawyers along the breadth of the HS2 line. To find out more about our team and how we can help you, contact one of our lawyers listed below or email HS2@squirepb.com.



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