



CROSSRAIL INFORMATION PAPER

C1 – INFORMATION FOR PROPERTY OWNERS

This paper sets out the arrangements proposed for the provision of information and assistance to owners and occupiers of property subject to compulsory purchase under the Bill.

It will be of particular relevance to owners and occupiers of property subject to compulsory purchase under the Bill.

This is not intended to replace or alter the text of the paper itself or any commitments contained in it, and it is important that you read the paper in order to have a full understanding of the subject. If you have any queries about this paper or about how these arrangements might apply to you, please contact either your regular Petition Negotiator at CLRL or the Crossrail helpdesk, who will be able to direct your query to the relevant person at CLRL. The helpdesk can be reached at:

Crossrail
FREEPOST
NAT6945
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1. Continuing Communication

1.1 Following Royal Assent the Secretary of State will undertake a continuing communications exercise with the owners and occupiers of property which is expected to be subject to compulsory acquisition for Crossrail.

1.2 As a minimum, this communications exercise will include a letter sent to property owners and occupiers, at a stage when Crossrail has reached an appropriate level of detailed design, giving them:

- an indication of whether the property which they own or occupy is likely to be required, and if part only of the property is likely to be required, which part; and
- the best estimate available of the date on which such property is likely to be required.

This procedure will not apply in cases where property is subject to an agreement to purchase under the discretionary purchase scheme, or to compulsory acquisition in relation to a subsoil interest only.

1.3 This communication will be in addition to the information bulletins which the Secretary of State will continue to send periodically to all who have communicated to the Secretary of State/the nominated undertaker their wish to be kept updated on the progress of Crossrail.

1.4 The Secretary of State will also maintain a 24-hour helpdesk which will enable all property owners and occupiers to contact Crossrail and its property advisers.

2. Assistance to Businesses

2.1 Businesses displaced by Crossrail will be compensated within the provisions of the relevant compulsory purchase legislation (for further information see Information Paper C2, Operation of the National Compensation Code). The national compensation code recognises the importance to businesses displaced from their existing premises, by compulsory purchase of those premises for public works, of being able to relocate to another site. The national compensation code normally provides for the cost of such relocation to be taken into account under the heading of disturbance compensation.

2.2 The Secretary of State considers that the national compensation code provides a fair basis for compensation in respect of such costs. He will expect the nominated undertaker to take all reasonably practicable steps to limit the impact of Crossrail upon existing businesses, thereby keeping to a minimum the need to incur liability for disturbance compensation to such businesses under the national compensation code.

2.3 With a view to assisting those existing businesses which do face the prospect of displacement from their existing premises in relation to Crossrail in their search for suitable alternative accommodation, the Secretary of State will establish an agency service at his expense (or that of his nominated undertaker). The agency service

will help firms ascertain their property requirements and advise them on what suitable property might then be available to meet their reasonable accommodation needs. Close contacts will be established with property agents, landowners, developers and local authorities to ensure that reliable and effective information is provided.

- 2.4 This agency will not act as adviser to displaced businesses in formulating their claims for compensation.
- 2.5 The agency scheme is expected to be established to commence work at least one year before construction of the main Crossrail works begins.
- 2.6 The Secretary of State recognises the importance for existing businesses of being able to plan their relocations with as much advance information as is reasonably practicable, to ensure a smooth transition of their operations from one location to another. Therefore, once the Crossrail Bill has received Royal Assent, and the necessary funding arrangements are in place, the Secretary of State or his nominated undertaker will make arrangements to provide businesses with a longer period in which to relocate than the three months specified in the Bill, where this is practicable. In such cases, the Secretary of State's overall aim will be to provide as long a period as is practicable, commensurate with the co-ordinated progress of the Crossrail works.