Heathrow

EXPANSION
CONSULTATION 2026

Land and property acquisition and compensation policies

Draft Residential Owner-Occupier Policy

OCTOBER 2026

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1. Definitions

Term	Definition
Bedroom	A room within a dwelling that is suitable for sleeping accommodation by one or more persons and meets the minimum size requirements.
Compensation Code	The rules, statute (Acts of Parliament) and case law governing compensation for the compulsory purchase of land in the UK.
Compulsory purchase/compulsory acquisition	A legal mechanism that enables land to be purchase without the agreement of the owner. It can only be used for projects that are deemed to be in the public interest, such as infrastructure and regeneration schemes, and compensation must be paid to impacted owners and occupiers in accordance with the Compensation Code. This may also be referred to as compulsory acquisition where the compulsory purchase powers are being sought as part of a Development Consent Order application.
Compulsory Purchase Zone (CPZ)	The Compulsory Purchase Zone is the defined area within the Heathrow expansion boundary comprising all properties currently anticipated to be required for the Project, and for which we will seek powers under the Development Consent Order to purchase compulsorily, if necessary.
Development Consent Order (DCO)	The legal instrument under which we are seeking planning approval and the compulsory acquisition powers that may be required to purchase the land needed to construct the Project.
Discretionary policy	Compensation or other support offered to property owners or occupiers that is beyond the statutory requirement.
Disturbance compensation	Costs and losses that may be reasonably incurred as a direct consequence of a compulsory acquisition, which will be reimbursed to the owner by us in accordance with the Compensation Code.
Draft policy	A document that sets out a proposed policy for comment from relevant stakeholders, whose feedback will be considered in finalising the adopted policy.
Enhanced loss payment	A discretionary home loss payment offered by us under this draft policy to eligible owner-occupiers who sell their property under the Home Purchase Scheme. This is calculated at 25% of the unaffected market value (uncapped) and is paid instead of the statutory home loss payment, which is calculated at 10% (capped) of the unaffected market value.
Home purchase bond	A legal agreement setting out the terms for the future sale of the property between the owner and us.

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Term	Definition
Home Purchase Scheme	The discretionary scheme under which we will offer to purchase single residential dwellings from owners within the Compulsory Purchase Zone, which will allow owner-occupiers to sell their property to Heathrow either via the bond.
Home Relocation Support Service	A service to be provided by us to support residents in the CPZ through the process for selling their property to us.
House Price Index (HPI)	The official House Price Index published by the HM Land Registry for the type of property (flats and maisonettes, detached, semi-detached, terraced) based on accredited official statistics.
Loss payment	A payment to displaced owners to compensate for the inconvenience and disruption caused by the compulsory acquisition of their property. Owner-occupiers may be entitled to a statutory home loss payment or an enhanced home loss payment where they sell their property to us under one of the schemes in the policy.
Main residence	A person's home where they ordinarily and permanently live.
Negotiated agreement	The process by which an agreement is reached between us and an owner-occupier for the purchase of their property, where a sale under the Home Purchase Scheme is not appropriate (if, for example, they do not meet the eligibility requirements). Compensation under a negotiated agreement will be assessed in accordance with the Compensation Code.
Owner-occupier	A person who owns and lives in their home as their main residence.
The Project	The development of a new Northwest Runway and associated infrastructure to expand Heathrow Airport, for which we will be seeking a Development Consent Order under the Planning Act 2008.
Red Book valuation	This is a formal, independent property valuation produced by a RICS-registered valuer in compliance with the Royal Institution of Chartered Surveyors (RICS) Valuation – Global Standards.
Royal Institution of Chartered Surveyors (RICS)	A global professional body that sets standards and regulates professionals working in land, property, construction, real estate and the built environment. It sets and upholds the standards followed by chartered surveyors and property valuers in the United Kingdom. RICS-registered valuers carry out the Red Book valuations used to determine the unaffected market value of properties purchased by us.
Sale price	The sale price paid to the owner under the bond scheme will be the unaffected market value adjusted by the percentage change in the last published official House Price Index (HPI) for the relevant property type between the valuation date and the date notice is served to proceed with the sale.
Statutory compensation	A person's legal entitlement to compensation in accordance with the Compensation Code.

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Term	Definition
Statutory home loss payment	This is the compensation available to owner-occupiers of single residential dwellings under the Compensation Code. It is calculated at 10% of the unaffected market value (currently capped by the Government at £81,000) and is subject to change from time to time.
Unaffected market value	The price the property would sell for on the open market, between a willing buyer and seller, ignoring any positive or negative impact of the Project.
Valuation date	The date on which the property value is determined, and its value is based on market conditions (such as prices, demand, and condition) at that moment – not before or after. The valuation date for homes purchased under the Home Purchase Scheme will be the date the owner's application is accepted by us.
Valuation panel	A group of RICS-registered valuers and firms that are engaged to provide the Red Book valuations used to calculate the unaffected market value of homes purchased by us.
Valuation process	The process used to determine the agreed unaffected market value of all properties purchased by us under the Home Purchase Scheme.

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2. Introduction

2.1 Purpose of this draft policy

2.1.1 All properties within the Compulsory Purchase Zone (CPZ) are currently anticipated to be purchased for the development of a new Northwest Runway and associated infrastructure to expand Heathrow Airport (the Project). An application for a Development Consent Order (DCO) is currently being prepared under the Planning Act 2008.

2.1.2 While we would try to purchase the land required for the Project by agreement, we must plan for the possibility that not all properties would be purchased in this way. We therefore intend to apply for powers to compulsorily purchase the land within the CPZ, where necessary, as part of the DCO application. However, we wish to reach agreement to purchase and obtain possession of properties within the required timescales for the Project, rather than exercise compulsory acquisition powers. If development consent is granted, we anticipate this would occur in 2029.

2.1.3 This draft policy provides an overview of:

- The options available to owner-occupiers of residential properties within the CPZ who wish to sell to Heathrow via the Home Purchase Scheme (HPS)
- The discretionary compensation schemes that are available to owner-occupiers who sell to Heathrow via the HPS
- The statutory compensation entitlements for owner-occupiers who choose not to sell to Heathrow via the HPS and whose property is purchased compulsorily or by negotiated agreement
- The support services that will be offered to owner-occupiers through Heathrow's Home Relocation Support Service

2.1.4 Our discretionary policies are intended to supplement and operate in parallel with the existing statutory regime governing compensation for the compulsory purchase of land known as the Compensation Code.

2.1.5 In developing this draft policy, we have considered guidance published by the Ministry of Housing, Communities and Local Government on the compulsory purchase procedures that apply to nationally significant infrastructure projects promoted under the Planning Act 2008.

2.1.6 Owner-occupiers and other stakeholders are encouraged to provide feedback on this draft policy, which will be considered when finalising the adopted owner-occupier policy following consultation on the Project.

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3. Owners within the Compulsory Purchase Zone who are covered by this draft policy

3.1.1 To construct, operate and maintain the Project, Heathrow would need to purchase a large area of land. As currently defined, the area referred to as the CPZ reflects the compulsory acquisition boundary for residential properties. The CPZ is shaded green on the map included in Appendix A of this draft policy.

3.1.2 The residential properties within the CPZ are generally located in Longford, parts of Harmondsworth, parts of Sipson and Elbow Meadow in Colnbrook.

Owner-occupiers

3.1.3 This draft policy applies to owner-occupiers of residential properties within the CPZ. An owner-occupier is a person who owns and lives in their home as their main residence.

Inherited property

3.1.4 A person who, upon the death of a previous owner occupier, inherits the owner-occupier's interest, would be entitled to compensation as if they were an owner-occupier.

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4. Objectives of this policy

4.1 What this policy offers

4.1.1 This policy aims to provide flexibility, certainty and support to owner-occupiers in selling their homes to us and relocating to their new home. It seeks to help affected owner-occupiers of residential properties within the Compulsory Purchase Zone (CPZ) understand our approach to land acquisition and explains the proposed compensation offers and other support services that will be offered by our Home Relocation Support Service.

4.1.2 This policy sets out the discretionary compensation and additional support services we would offer to owner-occupiers within the CPZ whose interest is compulsorily purchased. This includes enhanced compensation to those who have been living in their homes in the CPZ for many years and the option of a fixed disturbance payment, which will simplify the compensation claim process and provide more certainty about the compensation they would receive.

4.1.3 Our discretionary compensation policies are intended to supplement the existing statutory regime governing compensation for the compulsory acquisition of land, known as the Compensation Code. Any statutory claim made by an owner-occupier would be adjusted to reflect payments that may have already been made, or committed to under this policy, where applicable.

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5. Options for owner-occupiers to sell to Heathrow

5.1 Routes to sale

5.1.1 We would purchase residential properties within the Compulsory Purchase Zone (CPZ) via three main routes:

- Home Purchase Scheme (HPS) (**Section 6**)
- Negotiated agreement (**Section 7**)
- Statutory compensation Compulsory purchase (**Section 8**)

5.1.2 We would work with owners to purchase properties within the Compulsory Purchase Zone (CPZ) through the HPS or by negotiated agreement wherever practicable. If both parties cannot reach an arrangement either via the HPS or a negotiated agreement, we reserve the right to purchase the property using compulsory acquisition powers, with the owner-occupier being entitled to compensation under the Compensation Code.

5.1.3 Owner-occupiers of a property in shared ownership would need to seek the necessary consents from the Housing Association (or relevant provider) to determine whether they can sell their interest to us under the HPS or a negotiated agreement, just as they would if they were planning to sell on the open market.

5.1.4 The details of each route and the corresponding basis of compensation are outlined in the following sections of this policy.

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6. Home Purchase Scheme

6.1 Overview

6.1.1 Owner-occupiers within the Compulsory Purchase Zone (CPZ) would be offered the opportunity to sell their property to us by making an application to the Home Purchase Scheme (HPS). This may be made through the Home Relocation Support Service and owner-occupiers will be contacted so that they may be supported through the application process.

6.1.2 Under this discretionary policy, they can have their property purchased by us via a home purchase bond. The HPS will be open for applications after the 2026 consultation and once we have considered any feedback received. Applications will then be assessed for eligibility and we will confirm when they are approved.

6.1.3 The Home Purchase Bond is explained further in **Sections 6.2**.

6.1.4 We are offering a compensation package that includes enhanced loss payments for eligible owners and the flexibility to decide between a fixed, upfront disturbance payment to cover the costs of relocating, or submitting an evidenced claim for the reimbursement of reasonable disturbance costs once they have been incurred.

6.1.5 Only single residential dwellings would be purchased under the HPS. Where the property includes more than one residential dwelling, other non-residential uses, or the owner intends to claim development value, we will seek to purchase the property by agreement with the owner. Where they are unable to reach agreement, we would seek to purchase the property using compulsory purchase powers after the Project has obtained development consent.

6.1.6 Owners may continue to apply to sell their homes to us under the HPS after Development Consent Order (DCO) approval. However, those who apply after consent is granted would receive a statutory home loss payment rather than an enhanced loss payment (**see Section 6.3.10 to 6.3.14** for the enhanced loss payment criteria, and Sections **6.3.16 and 6.3.17** for more information on the statutory home loss payment entitlement).

6.1.7 Owners who enter into an agreement to sell their property to us under the HPS would also need to agree not to object to the purchase of their property (or to the acquisition of any rights over their property or to the temporary use of their property) as part of our application for a DCO for the Project. Owners would however be free to make other representations in respect of the application for a DCO for the Project if they wish.

6.2 Home purchase bond

6.2.1 A home purchase bond is a type of agreement under which the terms of the sale of the property are agreed between the owner and us in advance.

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6.2.2 If your application is accepted, we will enter into the agreement with you. Once the home purchase bond is signed, it will create a contract between Heathrow and the owner. The bond will include a date from which the owner will be able to serve a notice requiring us to purchase their home. The minimum period for a notice under the bond that an owner will need to give Heathrow will be three months, and completion of the sale to us will not take place until the DCO has been granted, and we have made a decision to proceed with the Project. We are inviting feedback on this draft policy, including the home purchase bond, in the Consultation taking place between October and December 2026.

6.2.3 We would also be able to serve a notice on the owner to proceed and complete the sale of the property to us under the terms agreed under the bond, but only after the DCO has been granted. The minimum period for this notice will be six months.

6.2.4 In the event of either the DCO application being refused, or a decision being made by us to not proceed with the Project, then:

- Home purchase bonds not yet redeemed, by service of notice on us, would be cancelled.
- Negotiations in relation to any unsigned home purchase bonds would stop.

A decision by us not to proceed will be given in writing to the bond holder(s) in accordance with the bond agreement.

6.3 Compensation under the Home Purchase Scheme

a Market value

6.3.1 All owner-occupiers within the Compulsory Purchase Zone (CPZ) who sell to us will receive the unaffected market value of their home as a single residential dwelling.

6.3.2 The unaffected market value of homes purchased under the Home Purchase Scheme (HPS) will be determined using the following valuation process:

Appointment of valuers

- We will provide the owner with details of a valuation panel of registered firms.
- We will then nominate a firm from the panel to undertake a valuation of the unaffected market value of the property.
- The owner will also nominate a firm from the panel or choose to nominate their own Royal Institution of Chartered Surveyors (RICS)-registered valuer to complete a valuation.
- To ensure that the valuations are undertaken on a consistent and correct basis, all valuers will be provided with the same instructions to undertake a Red Book valuation.

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- If the owner chooses a firm who is on the panel, we will pay the valuation fee direct to the valuation firm.
- If the owner chooses a firm not on the panel, the owner will need to make payment to the valuation firm and provide a copy of the invoice and receipt to us so we can pay the owner a contribution towards the valuation fee of up to £1,000 (including VAT). Only one fee will be reimbursed per property.

Calculation of unaffected market value

- If the valuations are within 10% of each other, the unaffected market value is calculated by taking the average of the two valuations.
- If the valuations are more than 10% apart, the owner will select another valuer from the valuation panel to undertake a third valuation.
- The unaffected market value will be calculated from the average of the two closest valuations.

Indexation of unaffected market value

6.3.3 House prices in the wider market may change between the valuation date and the date that an owner completes the sale of their property to us via a home purchase bond.

6.3.4 Using the official UK House Price Index (HPI) data published by HM Land Registry[1], the unaffected market value is adjusted from the valuation date to the sale date based on percentage changes in average house prices for the property type in both the local authority (where the home is located) and the London region. The higher of the two adjusted values becomes the sale price, which may be above or below the original valuation depending on market movements.

6.3.5 For example, for a semi-detached house in the CPZ, which is in the London Borough of Hillingdon local authority area, the unaffected market value at the valuation date will be adjusted by the percentage change in the average house price of semi-detached houses in Hillingdon and the London region. If the London region index produces a higher adjusted valuation, this will be adopted.

Re-valuation

6.3.6 Either the owner or us can require the property to be re-valued in line with the steps outlined above if:

- The condition of the property materially changes (for example, from fire or structural damage) between the valuation date and the date on which either party serves notice to redeem the bond; or
- The sale of the property to us does not occur until more than five years after the valuation date.

[1] https://landregistry.data.gov.uk/app/ukhpi/doc?lang=en

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b Home loss payment

6.3.7 Owner-occupiers who sell to Heathrow via the HPS will be entitled to either an enhanced loss payment or the statutory home loss payment.

6.3.8 To claim either payment, owner-occupiers will need to provide proof that they occupied the property as their main residence for at least the 12 months prior to the date that their home is purchased by us. Additional eligibility criteria will apply to enhanced loss payments.

6.3.9 Further information in relation to the eligibility criteria and the amount of each payment is provided below.

Enhanced loss payment

Eligibility

6.3.10 An owner-occupier's interest in a residential property will be a freehold interest or a leasehold interest granted or extended for a fixed term of years, with not less than three years remaining unexpired at the date of any application.

6.3.11 Eligible owner-occupiers would receive an enhanced loss payment if they purchased and lived in their home:

- Before 26 June 2018 (the date the Government designated the Airports National Policy Statement) and;
- At least 12 months prior to the date on which the owner sells their home to us under the HPS and;
- That the property was not rented to tenants at any time during the period on, or after, 26 June 2018.

6.3.12 Owner-occupiers who purchased their home on or after 26 June 2018 from an owner-occupier who would have been eligible to receive an enhanced loss payment, can apply for this, subject to providing documentary evidence that the previous owner was in occupation. We have adopted this approach to encourage the continued functioning of the property market within the CPZ, so that owner-occupiers can continue to purchase and sell property interests as usual, notwithstanding our proposals for the Project.

6.3.13 Owner-occupiers who do not meet the above criteria or who do not enter into a Home purchase bond with us until after DCO consent is granted, would not receive an enhanced loss payment. Owner-occupiers whose properties are purchased through the use of compulsory acquisition will also not be eligible for the enhanced loss payment but will be entitled to statutory compensation as set out in **Section 8** below.

Amount

6.3.14 The enhanced loss payment will be calculated at 25% (uncapped) of the unaffected market value determined via the valuation process outlined in **Section 6.3.1 to 6.3.6**

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of this policy. For example, if the unaffected market value of an eligible owner's property is calculated at £400,000, they will receive an enhanced loss payment of £100,000 in addition to the unaffected market value when the property is purchased by us.

6.3.15 Owner-occupiers who receive an enhanced loss payment will receive this higher payment instead of the standard statutory home loss payment.

Home loss payment

Eligibility

6.3.16 Owner-occupiers who have owned and lived in their property for at least 12 months at the date that it is purchased by us and who are not eligible for an enhanced loss payment, will receive a loss payment equivalent to a statutory home loss payment calculated under the Compensation Code.

Amount

6.3.17 The home loss payment will be calculated in accordance with the statutory rate and threshold, which is currently 10% of the unaffected market value of the property up to a maximum payment of £81,000 (correct as of 1 September 2026). This maximum payment is reviewed by the Government from time to time and entitlement will align with the prescribed amount at the date of the transaction.

c Disturbance compensation

6.3.18 Disturbance compensation refers to reasonable costs and expenses incurred as a direct consequence of being forced to move. It is separate to the entitlement to home loss payments.

6.3.19 Claims for disturbance compensation will need to be made within six years of the sale of the property to us.

6.3.20 There are two types of disturbance compensation:

- Replacement property purchase costs
- Disturbance costs

6.3.21 Replacement property purchase costs relate to the costs of buying a new home such as Stamp Duty Land Tax (SDLT) up to the amount payable on a property of equivalent value to the one purchased by us. It also includes reasonable legal fees and disbursements, survey and valuation fees and mortgage-related costs.

6.3.22 Typical disturbance costs include those associated with purchasing a new home (other than the purchase price) such as removals, disconnecting and reconnecting services (such as telephone, broadband and electricity), mail redirection and altering soft furnishings and moveable fittings to fit a new property.

6.3.23 If the owner, or someone who lives with them, has a disability or medical condition for which their home has been adapted to make the property easier to live in,

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disturbance costs may also be payable for the cost of adapting their new home to provide the same amenity.

Entitlement to disturbance compensation under the Home Purchase Scheme

6.3.24 Owners who sell to us under the HPS are entitled to:

1. Replacement property purchase costs (other than the purchase price, which is accounted for in the unaffected market value)
2. Disturbance costs, for which they may make the choice of either:
   a. Receiving a fixed disturbance payment; or
   b. Making a claim for the actual disturbance costs incurred

6.3.25 Replacement property costs and disturbance costs, which may be a fixed payment or an evidence-based claim for actual costs, are explained further below.

Replacement property purchase costs

6.3.26 These costs typically include SDLT, up to the amount of SDLT payable on a property of equivalent value to the one purchased by us and legal fees, but may also include the reasonable cost of items such as a valuation and condition survey of the replacement home.

6.3.27 Claims for replacement property purchase costs will require full documentary evidence of the expenditure, including invoices and completion statements from the owner's solicitor.

Disturbance costs

Fixed disturbance payment

6.3.28 Instead of making an evidence-based claim for disturbance costs, owner-occupiers can apply to receive a fixed disturbance payment to compensate for costs associated with having to move home.

6.3.29 Owner-occupiers will be able to apply online to us for the fixed disturbance payment which, if requested no later than two months before the date of possession, could be paid on completion of the purchase. The option to take a fixed disturbance payment will otherwise remain open for the duration of the entitlement to make a claim.

6.3.30 If an owner elects for fixed disturbance payment in lieu of making a disturbance claim, no evidence or details of costs incurred need to be supplied.

6.3.31 The rate of fixed disturbance payment that applies will be based on the number of bedrooms within the home as shown in the table. This amount does not include replacement property purchase costs, which are payable in addition to a fixed disturbance payment.

Table 6.1: Fixed disturbance payment rates by number of bedrooms

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Number of bedrooms in property	Fixed disturbance payment
Studio	£2,500
1 bedroom	£3,000
2 bedrooms	£3,750
3 bedrooms	£4,500
4 bedrooms	£5,500
5+ bedrooms	£6,500

Evidence-based disturbance costs claim

6.3.32 Owner-occupiers may prefer to make an evidence-based disturbance costs claim if their costs are likely to be higher than the fixed disturbance rate outlined above. Unlike a fixed disturbance payment, claims for disturbance costs will need to be supported with full details and documentary evidence. The claim will be assessed based on the statutory entitlement to disturbance costs incurred as a direct result of moving from the property.

6.3.33 An evidence-based disturbance costs claim is payable in addition to a claim for replacement property purchase costs.

Professional advice

6.3.34 We recommend that owners who are intending to make a disturbance costs claim and/or a replacement property purchase costs claim, consult with a compulsory purchase surveyor to advise and assist in preparing the claim.

6.3.35 The RICS operates a helpline to put those affected by compulsory purchase in touch with a compulsory purchase surveyor in their area who can provide a free 30-minute initial consultation.

6.3.36 Compulsory purchase surveyors must comply with the RICS Professional Standard – surveyors advising in respect of compulsory purchase and statutory compensation.

6.3.37 Reasonable surveyors' fees will be reimbursed by us. However, surveyors acting on behalf of owner-occupiers are recommended to first contact us to discuss their fee arrangement and also refer to our Professional Fees Policy.

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7. Negotiated agreement

7.1 Overview

7.1.1 Heathrow recognises that not all owner-occupiers of a residential property within the Compulsory Purchase Zone (CPZ) will choose to sell to Heathrow under the Home Purchase Scheme. This may be because the property is made up of more than one residential dwelling or because the unaffected market value of their property needs to be approached differently.

7.1.2 In these cases, it is anticipated that owner-occupiers will take independent professional advice, so that negotiations can be progressed with us.

7.1.3 From the date of publication of this policy, we will enter negotiations to reach agreement of terms and conditions on which a purchase by us could be completed in time to enable delivery of the Project.

7.1.4 We recognise that a flexible approach will be needed to reach agreement on the purchase of properties under a negotiated agreement and we will work with owner-occupiers to address the circumstances in each case.

7.1.5 Owners who enter into an agreement to sell their property to us under a negotiated agreement will also need to agree not to object to the acquisition of their property (or any new rights over their property or temporary use of their property) as part of our application for a DCO for the Project. Owners will, however, be free to make other representations in respect of the application for a DCO for the Project if they wish.

7.2 Eligibility

7.2.1 Owner-occupiers of residential property within the CPZ who sell to us under a negotiated agreement will be entitled to statutory compensation assessed in accordance with the Compensation Code.

7.3 Compensation under a negotiated agreement

7.3.1 Under a negotiated agreement, it is expected that the unaffected market value of the property and the entitlement to compensation will be based on the Compensation Code. In the next section of this policy, there is a summary of the currently available statutory compensation.

7.3.2 Under a negotiated agreement, it is envisaged that owner-occupiers will have six years from the date of acquisition to submit and settle any outstanding element of their claim.

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7.3.3 Further information in relation to statutory compensation is available in the Compulsory Purchase guidance on the Ministry of Housing, Communities and Local Government website. Please refer to Booklet 4: Compensation for Residential Owners and Occupiers, which covers rights and valuations for homeowners and residential tenants.

Professional fees

7.3.4 When we purchase a property by negotiation, reasonable professional surveyor's fees incurred in relation to preparing and negotiating a claim for compensation may be claimed, along with reasonable legal fees incurred in selling the property to us. These will be assessed in accordance with the Compensation Code.

7.3.5 We have also published a Professional Fees Policy as part of our suite of policies made available for those affected by the Project.

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8. Statutory compensation

8.1 Eligibility

8.1.1 Owner-occupiers of a residential property within the Compulsory Purchase Zone (CPZ) who do not sell to us under the Home Purchase Scheme but instead sell to us via a negotiated agreement or compulsory purchase will be entitled to apply for statutory compensation, assessed in accordance with the Compensation Code.

8.2 Statutory compensation

8.2.1 Statutory compensation is payable to an owner-occupier based on the Compensation Code. This is the collective term for the rules, statute (Acts of Parliament) and case law governing compensation for the compulsory purchase of land in the United Kingdom.

8.2.2 Further information in relation to statutory compensation is available in the Compulsory Purchase guidance[2] on the Ministry of Housing, Communities and Local Government website.[3]

8.2.3 Owner-occupiers will have six years (from the date the property is purchased) to submit a claim. If the claim is not agreed within the six-year period, it will time expire unless formally referred within that six-year period to the Upper Tribunal (Lands Chamber) for determination.

Unaffected market value

8.2.4 Owners are entitled to the unaffected market value of their interest on the date the property is purchased by us, ignoring any increase or decrease due to the Project.

Loss payments

8.2.5 Under the Compensation Code, owner-occupiers who have lived in a residential property for a period of at least 12 months ending on the date it is compulsorily purchased are eligible for a home loss payment. This is currently calculated at 10% of the value of the owner's interest, subject to a maximum payment of £81,000 (correct at the publication date of this policy). This maximum payment is reviewed from time to time and entitlement will align with the prescribed amount at the date of the transaction.

Replacement property purchase costs

8.2.6 Owners are entitled to reasonably incurred costs (other than the purchase price) in buying a replacement property in the United Kingdom, up to the unaffected market value of the property purchased by us. This includes items such as Stamp Duty Land

[2] https://www.gov.uk/guidance/compulsory-purchase-and-compensation-guide-4-compensation-to-residential-owners-and-occupiers#compensation-when-land-taken
[3] https:\www.gov.uk\government\publications\compulsory-purchase-process-guidance

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Tax, up to the amount payable on a property of equivalent value to the one purchased by us, plus legal fees, valuation and building survey costs.

Disturbance

8.2.7 Owner-occupiers whose property is purchased are entitled to disturbance compensation. This includes costs incurred as a direct result of the purchase of the property such as reasonable removals costs, mail redirection and utility cancellation/disconnection fees.

8.2.8 Where the property purchased by us has been adapted for an owner or occupier who has a disability, or someone with additional needs due to a health condition, the reasonable cost of adapting a replacement property may also be recoverable as compensation.

8.2.9 All items claimed must be reasonably incurred and supported by documentary evidence.

Professional fees

8.2.10 When we purchase a property either compulsorily or by negotiation, reasonable professional surveyor's fees incurred in relation to preparing and negotiating a claim for compensation may be claimed, along with reasonable legal fees incurred in selling the property to us. These will be assessed in accordance with the Compensation Code.

8.2.11 We have published a Professional Fees Policy as part of our suite of policies made available for those affected by the Project.

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9. Example of compensation for owner-occupiers

9.1 Residential owner-occupier

9.1.1 This diagram illustrates the items of compensation a residential property owner in the Compulsory Purchase Zone (CPZ) will be entitled to if they meet the eligibility requirements for the enhanced loss payment under the Home Property Scheme, compared with their entitlement to statutory compensation.

Figure 9.1: Statutory vs enhanced compensation



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10. Home Relocation Support Service

10.1 What the service provides

10.1.1 We understand that the prospect of needing to sell a property or relocate can be a significant change and may bring uncertainty. We are committed to providing support to those affected and the wellbeing of owner-occupiers, landlords and tenants is a priority. The Home Relocation Support Service (the Service), available upon launch of the Home Purchase Scheme, will provide advice and guidance to people who are affected.

10.1.2 To support residents through the process, the Service will help property owners to understand the process for selling their property to us, including the home purchase bond route. The Service will manage cases throughout the relocation process, keeping residents (including tenants) informed of progress and linking them with organisations who can assist with their individual needs and requirements.

10.1.3 The Heathrow team will be available over the phone, through email and in person (through bookable sessions) to help and support those who require it. A digital hub will provide a range of online resources including advice and guidance on all aspects of the relocation process.

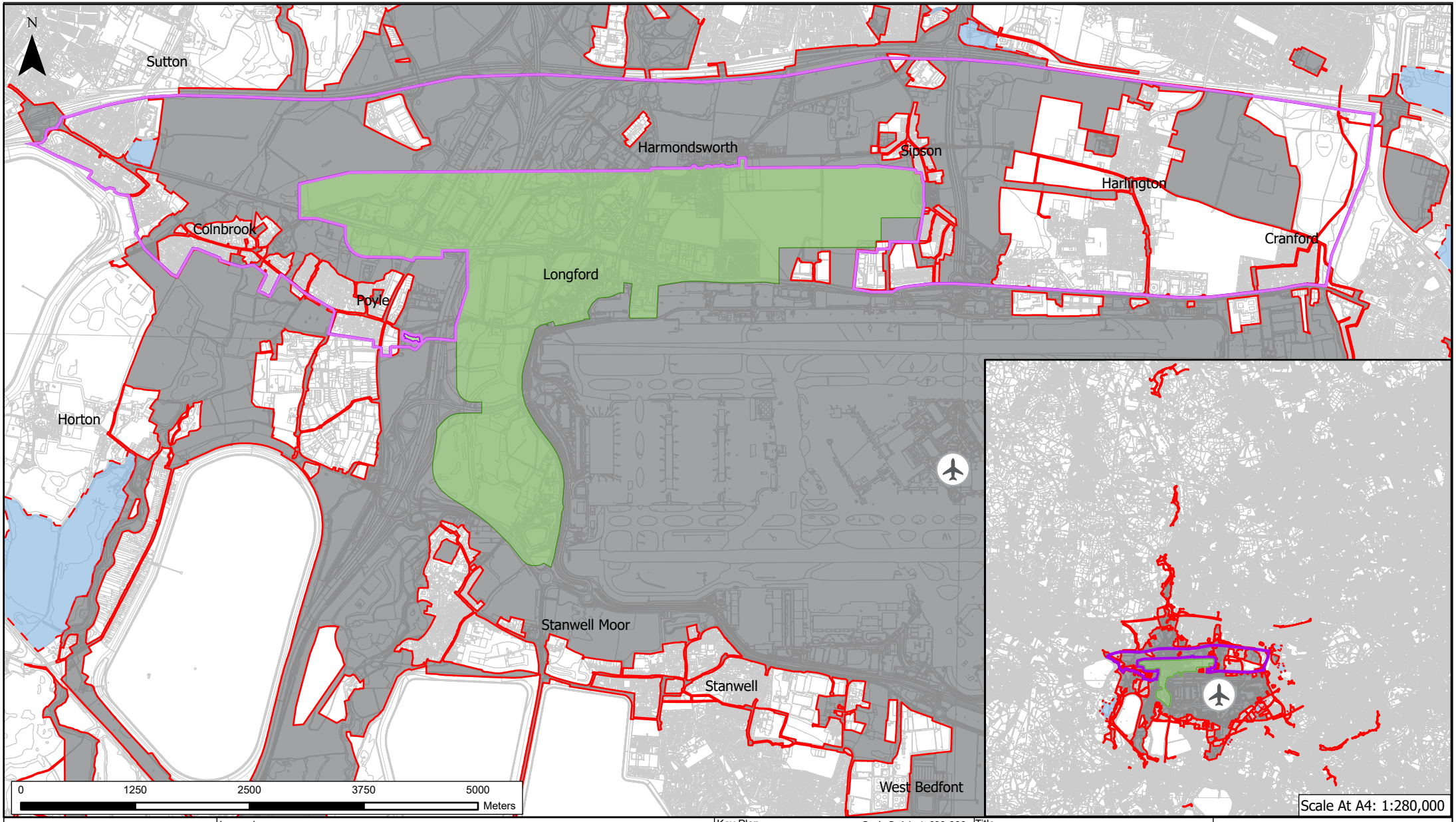
10.1.4 As part of the Service, we will provide wellbeing support to respond to the needs of residents that are required to relocate as part of the Project. This will provide residents with a range of mental health and wellbeing services that can be accessed through a digital hub and a dedicated support helpline.

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Appendix A Map of areas covered by this draft policy

Figure A.1: Map of areas covered by this draft policy

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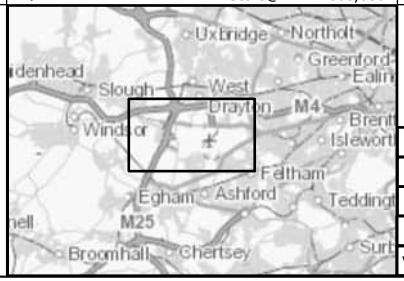
Heathrow

Legend

- London Heathrow Airport
- Compulsory Purchase Zone (CPZ)
- Wider Property Offer Zone (WPOZ)
- Draft Development Consent Order Limits
- Draft Development Consent Order Limits - Optionality

Key Plan

Scale@ A4: 1:600,000



Title

Compulsory Purchase Zone, Wider Property Offer Zone and Draft Development Consent Order Limits

Version	Date	Description Of Change	Drawn By
1	25/09/26	Updated CPZ	TB
0.1	20/07/26	Draft Issue	TB

© Heathrow Airport Limited 202X			Scale at A4:	1:55,000
Project Name			Heathrow Project No.	
Heathrow Expansion - DCO Directorate			PRJ-002086	
Programme No			Originator Project No.	
PRG-000079			PRJ-002085	
WSP	TB	MF/SW	30/09/2026	Review
Company	Drawn By	Chk/Approved	Drawn Date	Status
Location-Level_Sub Series/System-Identifier				Version
xxxxxxx-xxxxx-xxxxxx-xxxxxx-xxxxx				V1.0

INFORMATION_SECURITY_CLASSIFICATION

Heathrow

EXPANSION
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