

Land and property acquisition and compensation policies

Property Information Paper

Contents

Expanding Heathrow	3
Our approach	4
Our property policies	5
Locations	9
Our draft residential property policies	10
Our draft Residential Owner-Occupier Policy	11
Home Purchase Scheme	11
Home loss payment	11
Enhanced loss payment	11
Disturbance compensation	12
Statutory compensation	12
Our draft Residential Landlord Policy	13
Home Purchase Scheme	13
Loss payment	13
Reinvestment costs and disturbance	14
Selling under a negotiated agreement or compulsory purchase	14
Our draft Residential Tenant Policy	15
Enhanced compensation	15
Our draft Agricultural Land and Property Policy	16
Our draft Commercial Property Policy	17
Small Commercial Property Compensation Scheme	18
Large Commercial Property Compensation Scheme	20
Draft Neighbouring Property Support Schemes	21
Noise insulation	21
Wider Property Offer Zone Scheme	21
Qualifying owners	22
Home Purchase Scheme	22
Statutory compensation	23
Interim Property Hardship Scheme	24

Tables

Table 1.1: Overview of our draft and Interim Policies 6

Figures

Figure 1.1: Summary of draft and interim Policies 8

Expanding Heathrow

We recognise that people who live in or own property near Heathrow Airport could be affected by its expansion. To construct and operate an expanded Heathrow, we'll need to purchase areas of land that currently include residential, commercial and agricultural properties. We also recognise that property owners living near to the new boundary of the expanded airport could be affected. We have therefore developed a set of discretionary property compensation schemes for which owners or occupiers of affected properties may be eligible.

The schemes are set out in our interim property policies, which we continue to consult on. We have prepared these interim policies to help people whose properties are potentially within the area most affected by the proposed expansion to understand our offers of compensation. We explain our general approach to buying properties and land and set out the enhanced compensation offers for eligible properties.

These discretionary offers are intended to enhance the terms available under the Compensation Code for eligible properties, but don't change your statutory rights or, where you satisfy the statutory requirements, ability to serve a blight notice (for further information regarding statutory blight, please see <https://www.heathrow.com/company/local-community/property-compensation-schemes>).

We think the policies are fair and reasonable. They reflect public statements that we have made and what the Government has said it expects of us as the promoter of the Project.

This information paper explains who may be eligible for compensation as a result of the construction and operation of an expanded Heathrow Airport and explains where you can find more information.

We're asking for your views on these draft and interim property policies. We want to ensure all property owners are fully informed and understand the range of compensation packages that may be available to them, which is over and above the Compensation Code.

Our approach

We recognise the uncertainty and impact that our proposals may have on local communities, particularly on those people whose homes are potentially affected. We're committed to engaging with property owners throughout all stages of the Project's development and are establishing a variety of support services to guide, advise and help owners and residents during this time.

Our draft and interim policies are intended to help landowners and occupiers to know what to expect. Our offers are intended to support the regular functioning of the property market, enabling properties and land to be sold in the open market before planning consent for the Project is decided.

We intend to work with landowners to purchase properties by agreement rather than compulsorily. We'll however apply for powers to compulsorily purchase land within the Development Consent Order limits as part of our application for consent.

It is our intention to protect the most vulnerable and we have already introduced an Interim Property Hardship Scheme to assist those applicants with a compelling need to move, but who are unable to sell their house on the open market, to sell their property to Heathrow early.

Our property policies

We initially developed our draft land acquisition and compensation policies following informal consultation. This was carried out with local communities during the Airports Commission's consideration of our proposals and based on our experience of how similar policies we have managed have been received.

We have prepared the following draft policies:

- 1. Draft Residential Owner-Occupier**
- 2. Draft Residential Landlord Property**
- 3. Draft Residential Tenant**
- 4. Draft Agricultural Land and Property**
- 5. Draft Commercial Property**
- 6. Interim Property Hardship Scheme**
- 7. Draft Neighbouring Property Support Schemes**
- 8. Draft Professional Fees**

Our draft residential policies cover properties within the Compulsory Purchase Zone (CPZ) and a Wider Property Offer Zone (WPOZ), which includes those properties outside the CPZ that will be most affected by an expanded airport.

Our draft policy for agricultural land and property sets out our approach for owners of agricultural land and associated farmhouses. Our draft Commercial Property Policy sets out the approach for larger commercial interests, as well as our offer for those with small business interests.

The interim Property Hardship Scheme operates in relation to residential, agricultural and small business categories, where owners have a compelling need to sell their properties but have been unable to do so due to the proposed expansion of Heathrow.

There is a separate draft policy covering the professional fees relating to the compulsory purchase process. Please refer to that policy document for further detail and bear in mind that costs you may expect us to reimburse should be agreed with us first.

Which policies should I read to find out more?

Table 1 gives an indication of which policies you should read to find out more information based on the location of your property and your interest in it.

When will the new policies start to apply and for how long?

The interim Property Hardship Scheme reopened in 2021, following the Covid-19 pandemic, and since then we have processed some successful applications. This scheme will remain in operation and be made available alongside the other policies we're now introducing.

We will be able to confirm the launch date of the draft property policies after the consultation, having considered the feedback received.

We intend to launch the final property policies in advance of our Development Consent Order application. In relation to residential properties within the CPZ, applications for the Home Purchase Scheme can then be made but we don't, however, expect to complete the purchase properties unless the Project receives development consent and a decision to proceed with the Project has been taken by us. This decision will be communicated by us to all directly affected landowners and occupiers that we're aware of. If consent is granted, we currently anticipate that this would occur in 2029.

For further information and a full understanding of all the terms that would apply, please refer to the specific policy document.

Table 1.1: Overview of our draft and Interim Policies

Which policies should I read to find out more information?			
Where am I?	Compulsory Purchase Zone	Wider Property Offer Zone	Outside the Wider Property Offer Zone
Who am I?			
• A homeowner • An owner of a shared ownership property • Someone who has inherited a residential property • A personal representative (of a deceased person)	• Draft Residential Owner-Occupier Policy • Interim Property Hardship Scheme Policy • Draft Professional Fees Policy	• Interim Property Hardship Scheme Policy • Draft Neighbouring Property Support Schemes Policy	• Interim Property Hardship Scheme Policy • Draft Neighbouring Property Support Schemes Policy
• A private landlord of a residential property	• Draft Residential Landlord Policy • Draft Professional Fees Policy	• Interim Property Hardship Scheme Policy • Draft Neighbouring Property Support Schemes Policy	• Interim Property Hardship Scheme Policy • Draft Neighbouring Property Support Schemes Policy

Which policies should I read to find out more information?			
• A residential tenant	• Draft Residential Tenant Policy • Draft Professional Fees Policy	• Draft Residential Tenant Policy • Draft Neighbouring Property Support Schemes Policy	• Interim Property Hardship Scheme Policy • Draft Neighbouring Property Support Schemes Policy
• An owner-occupier, freeholder or leaseholder of an agricultural unit • Someone who has inherited an agricultural property	• Draft Agricultural Land and Property Policy • Interim Property Hardship Scheme Policy • Draft Professional Fees Policy	• Interim Property Hardship Scheme Policy • Draft Neighbouring Property • Support Schemes Policy	• Interim Property Hardship Scheme Policy • Draft Neighbouring Property • Support Schemes Policy
• An owner or leaseholder of a small business (a small business has an annual rateable value below £44,200) • An owner or leaseholder of a large business (a large business has an annual rateable value exceeding £44,200) • Someone who has inherited a small business	• Draft Commercial Property Policy • Interim Property Hardship Scheme Policy • Draft Professional Fees Policy	• Draft Commercial Property Policy • Draft Neighbouring Property Support Schemes Policy	

Figure 1.1: Summary of draft and interim Policies



Locations

Is my property within the proposed boundary of an expanded Heathrow?

For Heathrow's proposed expansion we'll need a large area of land that includes residential, commercial and agricultural properties. The Airports National Policy Statement was designated on 26 June 2018 and included a plan showing an area of land, referred to as the Compulsory Purchase Zone (CPZ), which would fall within the boundary of the expanded airport. The CPZ area and boundary have been validated and fixed as part of our proposals for this 2026 Public Consultation and can be found at:

<https://www.heathrow.com/content/dam/heathrow/web/common/documents/expansion/heathrow-pins-programme.pdf>

Within this boundary are residential properties generally located in Longford and parts of Harmondsworth, Sipson and Stanwell; agricultural units, generally between Sipson and Harmondsworth, on Harmondsworth Moor and in Stanwell; and commercial properties located along the A4, in Poyle and Colnbrook but also in Stanwell.

Our draft residential property policies

We're proposing an enhanced compensation offer for eligible properties in the CPZ, which goes beyond the statutory requirements for the compulsory acquisition of homes.

If I meet the eligibility criteria for residential property, what will I be offered?

The enhanced compensation offer is:

- The unaffected open market value of the property (excluding development value).
- An enhanced loss payment (uncapped) calculated at 25% of the unaffected open market value of the property (excluding development value).
- Stamp duty and professional fees for the purchase of a replacement home of up to an equivalent value.
- Reimbursement of reasonable legal fees, moving costs and other disturbance costs incurred in relation to the sale of the existing property.

How do I know if I am eligible for Heathrow's residential compensation offer?

You will need to have an eligible property within the CPZ, and be:

- An owner-occupier or a landlord (who bought the property from an eligible owner occupier – see our draft Residential Landlord Policy)
- An owner of a shared ownership property
- A person who has inherited a property
- A personal representative (of a deceased person)

For the purposes of this policy, an owner is defined as having either a freehold interest or a leasehold interest for a fixed number of years, with at least three years unexpired at the date of any claim.

If you're not eligible for our compensation offer you will be entitled to apply for compensation in accordance with the statutory Compensation Code that applies in all compulsory purchase cases.

When will I be able to agree to the offer and sell my house?

Owners of homes in the CPZ will be able to sell their properties to us under a home purchase bond. The bond will include a date from which the owner will be able to serve notice requiring us to purchase their home. We do not expect to complete purchases until after the DCO has been granted and we have confirmed our intention to proceed with the Project. We're consulting with the community during October to December 2026. We expect that any properties in the CPZ that are not sold to us under these arrangements, or by an alternative negotiated agreement, would be purchased compulsorily before we start construction.

Please refer to the following draft land acquisition and compensation policies to see further details including eligibility and conditions of the offer:

- Draft Residential Owner-Occupier Policy
- Draft Residential Landlord Policy
- Draft Residential Tenant Policy
- Draft Neighbouring Property Support Schemes Policy

Our draft Residential Owner-Occupier Policy

This applies to owner-occupiers of residential properties within the Compulsory Purchase Zone that are required for the Project. An owner-occupier is a person who owns and lives in their home as their main residence.

A person who inherits the owner-occupier's interest, on the death of a previous owner-occupier, will also be entitled to compensation.

Heathrow will purchase residential properties within the CPZ via three main routes:

- Home Purchase Scheme
- Negotiated agreement
- Compulsory purchase

Home Purchase Scheme

Owner-occupiers within the CPZ will be offered the opportunity to sell their property to us by making an application to the Home Purchase Scheme.

Under this discretionary scheme, they can have their property purchased by us via a home purchase bond. The bond will set out the terms of a sale to Heathrow which would complete at a later time, once Heathrow has development consent and has decided to proceed with the Project.

Home loss payment

Owner-occupiers who sell to us via the Home Purchase Scheme will be entitled to either an enhanced loss payment or an amount equivalent to the statutory home loss payment.

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. This is reviewed from time to time and entitlement will align with the prescribed amount at the date of the transaction.

Enhanced loss payment

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

1. Before 26 June 2018, (the date the Government designated the Airport National Policy Statement); and
2. At least 12 months prior to the date on which the owner sells their home to us under the Home Purchase Scheme; and
3. At no time during the period after 26 June 2018 was the property rented to tenants.

The enhanced loss payment will be calculated at 25% of the unaffected market value

Disturbance compensation

We're offering a compensation package that includes the flexibility to decide between a fixed, upfront disturbance payment to cover the costs of relocating, or submitting a claim for the reimbursement of reasonable disturbance costs once they have been incurred.

Owners who sell to us under the Home Purchase Scheme are entitled to:

- Replacement property purchase costs (other than the purchase price, which is accounted for in the unaffected market value, and loss payments)
- Make the choice of either:
 - Receiving a fixed disturbance payment
 - Making a claim for disturbance

Statutory compensation

Owners of a residential property within the CPZ who don't sell to us under the Home Purchase Scheme and instead sell to us via negotiations or compulsory purchase, will be entitled to apply for statutory compensation in accordance with the Compensation Code.

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.

When Heathrow purchases 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 sought, along with reasonable legal fees incurred in selling the property to us. We have published a Professional Fees Policy for this purpose but otherwise these will be assessed in accordance with the Compensation Code.

Our draft Residential Landlord Policy

This applies to freehold or long leasehold owners of a single residential dwelling within the CPZ, which is let directly to tenants under a formal tenancy agreement (usually an Assured Periodic Tenancy), with an unexpired term of less than three years.

We'll purchase residential properties within the CPZ via three main routes:

- Home Purchase Scheme
- Negotiated agreement
- Compulsory purchase

Home Purchase Scheme

Landlords who successfully apply to the Home Purchase Scheme can nominate to have their property purchased via a home purchase bond.

Home purchase bond

Landlords will have the option of entering into a bond agreement with us until the date on which consent is granted for the DCO:

- The agreement will include a date from which the owner will be able to serve notice requiring us to purchase the property. The owner can choose to exercise the option to sell to us before the date the property is required for the Project, or we can exercise the option to purchase the property. Completion will take place once DCO consent has been granted and we have made the decision to proceed with the Project.
- Under this agreement, landlords are entitled to a standard loss payment equivalent to a statutory basic loss payment, which is currently calculated at 2.5% of the market value of the property.

Loss payment

Landlords who sell their property to us will receive a loss payment as follows:

Basic loss payment

Landlords who sell their property to us via a home purchase bond will be entitled to a statutory basic loss payment, which is currently calculated at 2.5% of the market value of the property, up to a maximum amount of £25,000.

Enhanced home loss payment

An enhanced home loss payment under a home purchase bond is available to homeowners within the CPZ who meet certain criteria. These include purchasing and occupying their property prior to 26 June 2018 and not being aware at the time that their property was required for the Northwest Runway expansion.

An owner-occupier who could have been eligible for enhanced compensation but sells their property before it's required by us will transfer their eligibility to the new owner, including a private landlord. If the new private landlord sells this property to us under a home purchase bond, they will be entitled to the enhanced compensation package set out in our draft Residential Landlord Policy for any purchase made by us following DCO consent.

Reinvestment costs and disturbance

Landlords who sell to us under a home purchase bond agreement will be entitled to reimbursement of reasonable costs (other than the purchase price) incurred in reinvesting in a replacement property, up to the unaffected market value of the property purchased by us.

Selling under a negotiated agreement or compulsory purchase

If a landlord chooses not to sell to us via a home purchase bond, we'll continue to seek to purchase the property by agreement up to, and following confirmation of, compulsory purchase powers under the DCO.

Our draft Residential Tenant Policy

This new draft policy has been introduced following feedback from the 2019 Statutory Consultation and applies to tenants who:

1. Occupy a property within the CPZ as their main home, under a formal tenancy agreement on which they are named (usually an Assured Periodic Tenancy), that has an unexpired term of less than three years, and
2. Are served notice by us to vacate the property.

Protected tenants (those who are afforded the protection to remain in their property for life), may also apply for compensation payments under this policy, and will be assessed depending on their specific circumstances.

Where a tenanted property is purchased by us before it's required for construction, if practicably possible to do so, we'll offer the tenants the ability to continue to rent the property under a new Assured Period Tenancy, but only until it is needed for construction. This may depend on when the property is required, its condition, and the amount of work required to ensure it's in a safe and lettable condition. Tenants in breach of their current lease may not be offered a new Assured Period Tenancy with us.

Enhanced compensation

Tenants whose home is compulsorily purchased by us would have the option to apply for enhanced compensation. This includes a fixed disturbance payment to assist with the costs of moving to their new home and an enhanced loss payment to compensate for the upheaval and inconvenience of being displaced from their home.

Only one compensation payment is made per household. In a home shared by multiple tenants named on the formal tenancy agreement, all tenants will need to complete the application, and each one will be due an equal share of the payment.

Any enhanced home loss or fixed disturbance payment will be made instead of, and not in addition to, statutory compensation.

Our draft Agricultural Land and Property Policy

We're proposing an enhanced compensation offer, which goes beyond the statutory requirements for the owners of eligible agricultural land and property within the CPZ.

If I meet the eligibility criteria for agricultural property, what will I be offered?

- The unaffected open market value of the property (excluding development value).
- An additional farmhouse loss payment calculated at 25% of the unaffected open market value of the farmhouse (excluding development value).
- An agricultural land loss payment calculated at 10% of the open market value of the remaining land (excluding the farmhouse and development value) and capped at £100,000.
- Costs associated with the purchase of a replacement property up to an equivalent value.
- Reimbursement of reasonable legal fees and relocation or other disturbance costs incurred in relation to the sale of the agricultural holding.
- The option to sell us the whole agricultural holding, even where we do not need all of it. This is available where the owner requests and would otherwise be left with less than 25% (in land area) of the unit outside the area we identified for purchase .

How do I know if I'm eligible for Heathrow's agricultural compensation offer?

You will need to:

- Be an owner-occupier of an eligible agricultural holding within the CPZ, and;
- Have an owner's interest in the holding, namely a freehold interest or a leasehold interest for a fixed number of years, with at least three years unexpired at the date of any claim.

Eligible agricultural units are those that were being operated by their owner on 17 December 2013. If you were conducting an agricultural enterprise on the land on that date and still do so, you will be the owner of an eligible agricultural unit.

Our compensation offer in this draft policy is proposed to be formalised in a legal agreement to be entered into by us and the owner-occupier before the start of the examination into Heathrow's DCO application for the Project.

If you're not eligible for our compensation offer, you will be entitled to apply for compensation in accordance with the statutory Compensation Code.

Please refer to our draft Agricultural Land and Property Policy to see further details, including eligibility and conditions of the offer.

Our draft Commercial Property Policy

We're proposing an enhanced compensation offer for eligible small businesses, which goes beyond the statutory requirements for the owners of eligible commercial property.

Small Commercial Property Compensation Scheme

If I meet the criteria for a small commercial property, what will I be offered?

- The unaffected open market value of the property (excluding development value).
- An additional loss payment calculated at 25% of the unaffected open market value of the property (excluding development value).
- Costs associated with the purchase of replacement premises of an equivalent value.
- Reimbursement of reasonable legal fees, moving costs and other disturbance costs incurred in relation to the sale of the existing small commercial property.

Our compensation offer in this policy is proposed to be formalised in a legal agreement to be entered into by us and the owner-occupier before the start of the examination into Heathrow's DCO application for the Project.

How do I know if I am eligible for Heathrow's small business compensation offer?

You will need to:

- Be an owner-occupier of business premises within the CPZ and;
- Have an annual rateable value not exceeding £44,200 and;
- Have an owner's interest being either a freehold or a leasehold interest for a fixed number of years, with at least three years unexpired at the date of any claim.

Eligible small commercial properties are business premises that were occupied by their owner on 17 December 2013. If you were an owner-occupier of the property on that date and are still occupying the property, it follows that you will be the owner of an eligible small commercial property.

What if you're not eligible for Heathrow's compensation offer?

If you're not eligible for our compensation offer, you will be entitled to apply for compensation in accordance with the statutory Compensation Code.

Discretionary support may also be available for independent small businesses located within the WPOZ that experience financial loss or damage during the period prior to the opening of the new runway.

Please refer to our draft Commercial Property Policy to see further details about the offer for small commercial properties, including those noted above.



Large Commercial Property Compensation Scheme

Am I a large commercial property owner?

A large commercial property owner would:

- Be an owner-occupier of business premises within the CPZ and;
- Have an annual rateable value exceeding £44,200

If I meet the criteria for large commercial property, what will I be offered?

Affected owners and occupiers of large commercial properties will be offered compensation in accordance with the statutory Compensation Code.

To support large businesses in their relocation plans, we will work with owners and occupiers of large commercial properties to agree terms of purchase before the start of the examination into Heathrow's DCO application for the Project.

Wherever practicable, we would provide:

- More than the minimum statutory three months' notice
- Discretionary financial support in terms of timing to assist with relocation
- Reasonable professional costs
- An agency service to monitor the property market and identify current and anticipated availability to help businesses that will be affected by the compulsory acquisition and are looking to relocate.

Please refer to our draft land acquisition and compensation policy for commercial property to see further details about the conditions for large commercial properties, including those noted above.

Draft Neighbouring Property Support Schemes

Recognising the impact that our proposals may have on owners who live close to, and around, the expanded airport, this document sets out the various discretionary and statutory compensation measures to support those impacted by the Project.

In most cases, part of the eligibility criteria will require the property to fall within a specific noise contour area, the extent of which will depend on a number of factors including weather, the aircraft fleet mix (for example, less noisy, new-generation aircraft cause noise contours to reduce in size) and the number of aircraft movements.

Noise insulation

As part of its Quieter Neighbourhood Support, Heathrow currently operates a Residential Noise Insulation Scheme, which seeks to provide funding for a range of measures to compensate for the impact of noise on properties within a defined noise contour.

The overall package of proposed noise and vortex schemes aims to provide measures that mitigate these impacts for communities surrounding the airport.

The schemes available, in addition to the existing noise insulation schemes, address various circumstances. These include:

1. Residential Insulation Schemes (RIS)
 - a. Fully funded
 - b. Contribution
2. Quieter Relocation Scheme (QRS)
3. Community Building Scheme
4. Vortex Impact and Prevention Scheme
5. Road and rail noise insulation schemes
6. Construction noise insulation schemes

Wider Property Offer Zone Scheme

We have developed the WPOZ policy to provide a discretionary property purchase offer for eligible residential properties in the areas outside the CPZ that are expected to be most affected by the expanded airport.

No properties located within the WPOZ will need to be purchased for the Project, so we don't intend to seek powers of compulsory purchase to buy residential properties within the WPOZ as part of the DCO application.

We have developed a discretionary offer where we'll buy eligible homes for the unaffected open market value, plus an enhanced loss payment of 25% of the unaffected market value. This applies to eligible properties for qualifying homeowners in the WPOZ who owned and lived in their property prior to 17 December 2013 (the date the Airports Commission short-listed our Northwest Runway Scheme).

We don't expect to purchase residential properties within the WPOZ unless and until development consent has been granted and we have decided to proceed with construction of the Project. If development consent is granted, we anticipate this will occur in 2029.

Qualifying owners

Subject to eligibility requirements, owners covered by this policy are:

- Owner-occupiers
- Inherited property owners
- Shared owners (shared ownership)
- Landlords

Home Purchase Scheme

Eligible owner-occupiers within the WPOZ will be offered the opportunity to sell their property to us by making an application to the Home Purchase Scheme.

The Home Purchase Scheme will be opened for applications after the 2026 Public Consultation, after we have considered the feedback received.

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 a claim for the reimbursement of reasonable disturbance costs once they have been incurred.



Statutory compensation

The discretionary policies are intended to provide additional support in certain circumstances, but they don't limit or remove any entitlement a person may have to claim statutory compensation in accordance with the Compensation Code.

This may include:

- Diminution in property value due to factors such as noise, vibration, smell, fumes, smoke and artificial lighting and the discharge on to the land in respect of which the claim is made of any solid or liquid substance, under Part 1 of the Land Compensation Act 1973.
- Loss of property value caused by construction works under section 10 of the Compulsory Purchase Act 1965.
- Right to claim compensation from an acquiring authority for damage caused by entry onto the land as a result of relying on the powers of entry in either section 172 of the Housing & Planning Act 2016 or Section 53 Planning Act 2008.

Interim Property Hardship Scheme

What is the Interim Property Hardship Scheme?

We believe it is important to have a scheme available to assist property owners currently facing significant hardship. This scheme is already available and will continue in parallel with the consultation and subsequent launch of all other policies detailed in this paper.

The interim Property Hardship Scheme aims to assist owners who have a compelling need to sell their property but have been unable to do so, except at a substantially reduced price, because of our proposals to expand Heathrow, and as a consequence are facing significant hardship. Under the interim Property Hardship Scheme, owners who can demonstrate that they meet certain eligibility criteria will be able to have their property purchased by us at its unaffected open market value.

While the Interim Property Hardship Scheme enables eligible applicants to sell their property before we receive DCO approval, it is worth noting that the offer under the interim Property Hardship Scheme can be different to the enhanced compensation offers in our draft land acquisition and compensation policies (as summarised above), which, for example, offer eligible properties an additional loss payment of 25% of the unaffected open market value of the property (excluding development value).

How do I know if I am eligible?

To qualify for the interim Property Hardship Scheme, applicants must meet all of the following five criteria:

1. **Qualifying interest**
An applicant must be an owner-occupier of a private residential property, an owner-occupier of small commercial premises, an owner-occupier of an agricultural unit, a personal representative of a deceased person with a qualifying interest, a reluctant landlord (a homeowner who has had to let their property to facilitate an essential relocation and has not purchased a new property), or a mortgagee (the lender in a mortgage, typically a bank or building society).
2. **No prior knowledge**
Applicants must have bought their property before 17 December 2013.
3. **Proximity to runway**
The property must be close enough to the new runway that it is likely that it would be substantially negatively affected by the runway's construction or operation. Properties within the CPZ, WPOZ and Airports National Policy Statement boundaries will automatically be considered to meet these criteria.
4. **Efforts to sell**
An applicant must be able to provide evidence that reasonable efforts have been made to sell the property and that an offer within 10% of the property's unaffected open market value has not been received.

5. **Hardship**

Applicants will need to demonstrate that they have a compelling need to sell their property and that they would suffer exceptional hardship if they're unable to sell as quickly as would be expected in normal circumstances.

Please refer to our interim Property Hardship Scheme Policy and Panel Guidance to see further details about the offer.

