

# High Speed Rail

## (Crewe – Manchester) Bill

### Crewe and Manchester tunnels – information for property owners

HS2 is the Government's scheme for a new, high speed north-south railway, which is being taken forward in phases. If approved, the High Speed Rail (Crewe – Manchester) Bill will authorise Phase 2b of HS2 between Crewe and Manchester, including the construction of new railway tunnels under Crewe and south Manchester.

#### Crewe Tunnel

The proposed Crewe Tunnel will be **6.1km (3.8 miles)** long.

The top of the tunnel will be approximately **35 metres (115 feet)** below ground level.

#### Manchester Tunnel

The proposed Manchester Tunnel will be **12.8km (8 miles)** long.

The top of the tunnel will be approximately **36 metres (118 feet)** below the surface.

#### How will you build the Crewe and Manchester tunnels?

Each tunnel will comprise two parallel tunnels, known as "twin bore" tunnels. Each twin bore tunnel contains a single rail track.

We will build the tunnels using tunnel boring machines (TBMs). TBMs will be launched from our construction sites at Crewe, Manchester Airport and Ardwick. TBMs are a proven technology. We will use TBMs specifically designed to operate effectively in the range of ground conditions present in the Crewe Tunnel and the Manchester Tunnel.

#### Alternative formats

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## **On the Phase 2b plans, my home is located above the line of the Manchester Tunnel or the Crewe Tunnel. Does that mean that I will be required to sell my home to HS2?**

No. We do not require surface land or property in order to construct bored tunnels. Bored tunnels are constructed underground.

## **My property is located above the line of the Manchester Tunnel or the Crewe Tunnel on the Phase 2b plans. Is my property going to be affected by ground settlement?**

We expect that construction of the proposed scheme's tunnels will cause a small amount of movement to the ground around the tunnel bores. This is known as settlement. Buildings located above deep bored tunnels in most cases are not affected by settlement. However, in some cases there may be small cracks in plaster and doors and windows may stick.

## **How will you manage settlement that may affect my property?**

Before we start work, we will assess which buildings might be affected by settlement and where we might need to carry out protective work. We will carry out building defect surveys to check their condition before we start work. We will use construction techniques designed to minimise settlement. We will monitor ground movement during and for a period after completion of the tunnels.

Further information on our ground settlement policy, including on the assessment process, the steps we will take to control settlement and to protect buildings from settlement damage can be found in the **HS2 Phase 2b Information Paper C14: Ground Settlement**.

## **Will you pay for any repairs if there is damage to my property due to ground settlement?**

If you think that construction of the tunnels has caused damage to your building, please inform us and we will carry out a second defect survey. If our tunnel construction is found to have caused settlement damage to your building, we will repair the damage or pay the agreed cost of the necessary repairs.

## **Settlement deeds**

If you own a building (or part of a building such as a flat) located close to the line of the Manchester Tunnel or the Crewe Tunnel, you may be entitled to request a settlement deed before we begin constructing the tunnels. A settlement deed is a legal agreement between you as property owner and ourselves which covers our settlement policy commitments. But you do not need to obtain a settlement deed in order to rely on our settlement policy commitments.

## **In January 2022, I received a notice informing me that you need to acquire subsoil beneath my property. How will I be compensated?**

In the compulsory purchase of land, compensation relates to the market value of the land or, in this case, the subsoil. Subsoil is considered to be of little market value for railway projects because of its depth below the surface and its limited use. After the Bill is approved by Parliament, we will contact you again to acquire the subsoil beneath your property for tunnel construction. We will pay £50 in compensation per parcel of subsoil acquired; a single payment regardless of the number of owners of that land.

We will pay a further £250 for each parcel towards professional advice (regardless of whether you use an adviser).

### **Further information**

You can find further information in our published series of Information Papers:

<https://www.gov.uk/government/publications/hs2-phase-2b-crewe-manchester-information-papers>