

## Wylfa Newydd Project

### Neighbourhood Support Scheme Property Price Support





## Foreword from Alan Raymant

I would like to begin by thanking everyone who responded to our consultation on the Wylfa Newydd Project Neighbourhood Support Scheme (NSS), a voluntary scheme developed by Horizon for people living near to the Power Station Site.

In response to the consultation feedback we have developed and finalised the Property Price Support plan (PPS plan) which forms one part of the NSS. The PPS plan opened to applicants earlier than originally proposed and as a direct response to the feedback.

We're still developing the second part of the NSS - the Disturbance Mitigation plan. This will be finalised once we have carried out the overall environmental assessment for the power station site.

We understand that the development of a large scale construction project will also have impacts for

local communities and we are committed to providing additional voluntary support measures through the NSS to residents living close to the site, over and above any statutory measures that will be put in place through the planning processes. We'll carry out reviews of the NSS as needed to ensure that it is working effectively.



Alan Raymant

**Chief Operating Officer**  
Horizon Nuclear Power



## Introduction

**Horizon Nuclear Power is preparing its proposals for a new nuclear power station (Power Station) on Anglesey (the Wylfa Newydd Project). The Wylfa Newydd Project will create significant opportunities and benefits for local communities as well as for the whole economy of Anglesey and beyond for many decades to come. But we appreciate that there will also be concerns about its effects on communities.**

For large construction projects the planning processes, including the requirement for environmental impact assessment, are rigorous. We'll need to demonstrate how we believe the predicted effects of the project on the environment and communities can be kept within acceptable levels, both throughout the construction period and beyond.

Proposals to address or control the predicted effects of a project are often referred to as mitigation measures. These are approved through the planning system and are legally enforceable. Examples of mitigations include measures such as managing and controlling the amount and timing of construction traffic and controlling construction lighting, noise or dust levels.

Construction of the Power Station will form a large scale project carried out over a relatively long period of time. We know that the potential effects of construction are a particular concern to those living nearest to the Power Station Site. That's why we've put in place a Property Price Support plan (PPS plan) and a Disturbance Mitigation plan (still to be finalised). Together these form our **Neighbourhood Support Scheme (NSS)**:

- **Property Price Support** – support for residents living nearest to the Power Station Site who wish to sell their property but where the property sale price has been impacted by the development. The PPS plan is the focus of this booklet.
- **Disturbance Mitigation** – extra measures to reduce construction noise at affected residential properties. This plan will be introduced before significant construction activities begin, and once we've completed studies to assess the likely extent of construction noise.



### MORE INFORMATION

*This booklet explains the PPS plan. It includes an example of the process, a number of questions and answers, and an application form for eligible residents who wish to apply.*

## Property Price Support

### OUR CONSULTATION

Horizon carried out a consultation<sup>1</sup> on the proposed NSS in parallel with the Stage One pre-application consultation for the Wylfa Newydd Project in late 2014. One main theme running through the responses was that local people would like to see the PPS plan come into effect earlier.

In response to this feedback, we decided to bring the PPS plan into effect from April 2015. This allowed applications to be received immediately without having to demonstrate an exceptional need to move as was previously proposed.

### WHAT IS PROPERTY PRICE SUPPORT?

Property Price Support is a voluntary support plan for residents living close to the Power Station Site who wish to move away but are experiencing difficulties because they cannot achieve a reasonable market price on sale of their property due to the Wylfa Newydd Project.

Our PPS plan draws upon relevant precedent from other similar projects and offers eligible residents who wish to sell their residential property the difference between the value of the property with and without the Power Station proposals (i.e. the loss in value), plus a sum of £5,000 towards the costs of moving and professional fees (including valuations) incurred by the applicant.

<sup>1</sup>The Neighbourhood Support Scheme consultation was carried out between 29 September and 8 December 2014. Information was displayed at all of the Stage One pre-application consultation events. More detailed information on the Stage One pre-application consultation, including responses received will be included within the interim Consultation Report.

## WHO IS ELIGIBLE TO RECEIVE SUPPORT?

The Boundary Map included as Figure 1, shows where the PPS plan applies. Applications for PPS must meet a number of criteria:

- The property was acquired by the applicant before 28 December 2008 when the possibility of a new nuclear power station at Wylfa was first announced;
- The property is residential and is within the area shaded purple on the Boundary Map (Figure 1);
- The applicant is the property owner or holder of a long lease (with at least three years remaining);
- The applicant can demonstrate a loss in value by a genuine attempt to sell for at least six months and/or a valuation in accordance with the Royal Institution of Chartered Surveyors: Valuation – Professional Standards (RICS Valuation) which concludes a loss in value caused by the Wylfa Newydd Power Station proposals.

## HOW LONG WILL PROPERTY PRICE SUPPORT REMAIN AVAILABLE?

The PPS plan came into effect in April 2015 and we expect it to remain in place until construction of the Power Station is completed, the precise timing being subject to review.

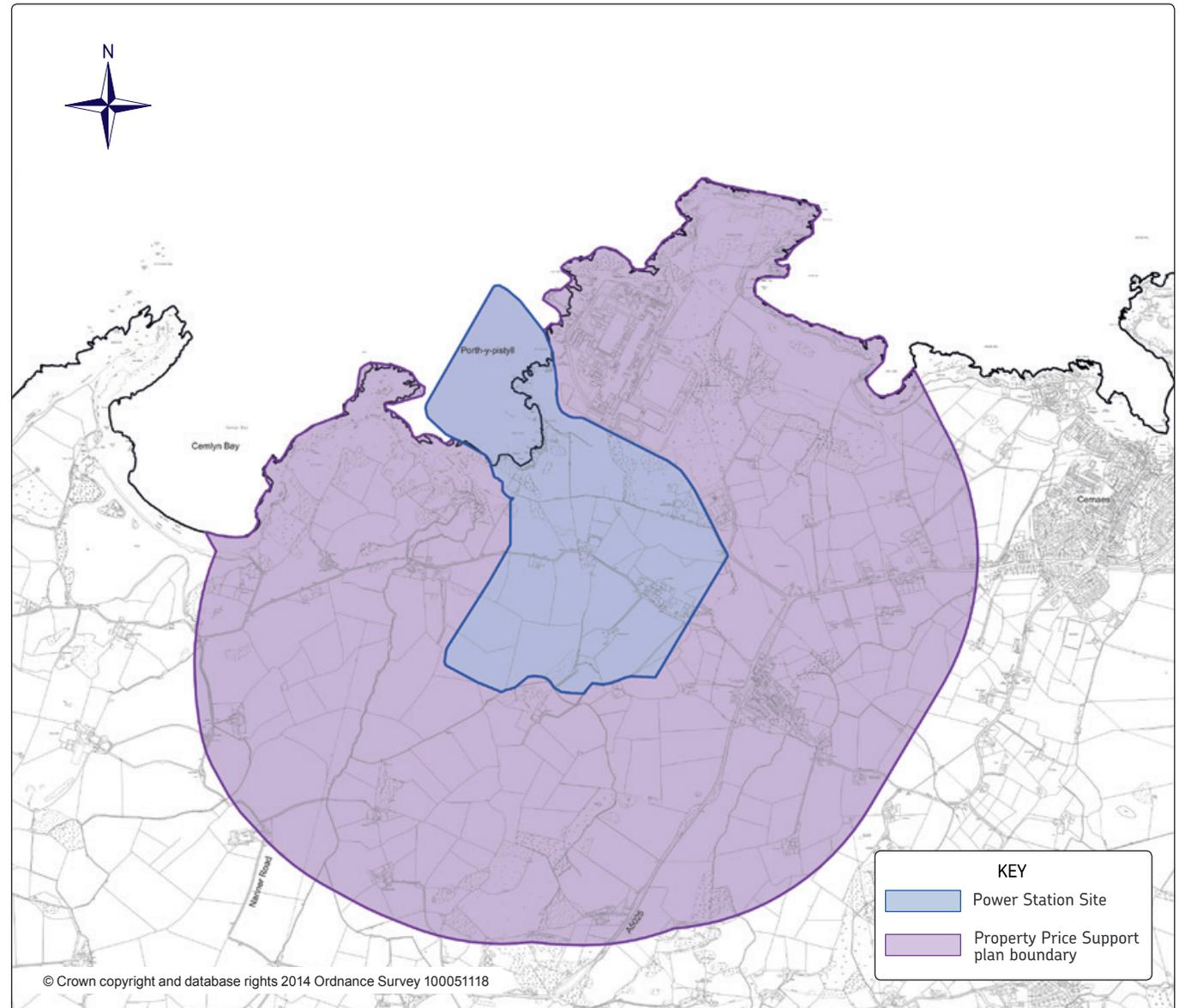


Figure 1: Eligible area for Property Price Support

# Property Price Support

## HOW DOES PROPERTY PRICE SUPPORT WORK?

Those wishing to benefit from PPS must submit a completed application form, including evidence to show that the property meets the eligibility criteria.

Our aim is to process applications confirming eligibility or where required asking for more information within one month.

If an application is accepted, Horizon will use industry accepted practices to establish a 'with Power Station RICS Valuation' (the value of the property with the new Power Station proposals) and a 'without Power Station RICS Valuation' (the value of the property assuming the Power Station had never been proposed). The loss in value figure is calculated as the difference between these valuations. This information will be shared with the applicant.

Some applicants may have commissioned their own RICS Valuations as part of the application process. Other applicants may decide to commission a RICS Valuation and have it taken into account by Horizon during the PPS process.

Where the two 'loss in value' valuations are within ten percent of each other, the average of these two figures will be taken for the purpose of making an offer. Where the two 'loss in value' valuations are more than ten percent apart, a third RICS valuation will be commissioned with the average of the closest two 'loss in value' figures being taken for the purpose of making an offer. Horizon will meet the costs of this valuation.

We will pay the offer amount even if the property is sold for more or less than the with Power Station valuation. We will also pay an additional £5,000 towards the costs of moving and professional fees (including valuations) undertaken by the applicant.

Once an offer has been made, it will remain valid for six months. Once accepted, the offer will remain valid for 12 months unless otherwise agreed with Horizon. Payment will be made upon completion of the sale of the property.

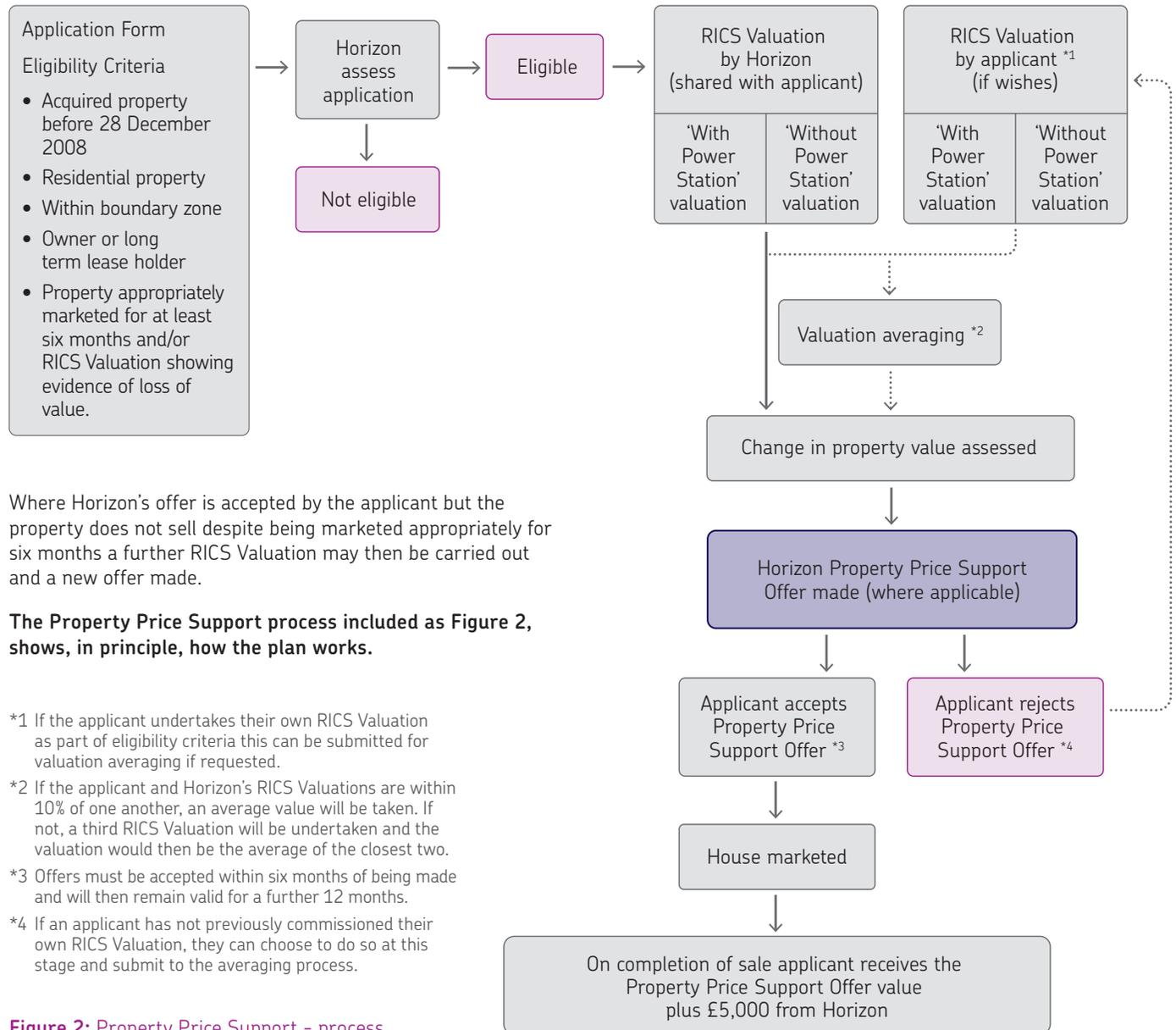


Figure 2: Property Price Support - process

## EXAMPLES OF THE PROCESS

### EXAMPLE 1 - APPLICATION ACCOMPANIED BY A RICS VALUATION WHICH INDICATES A LOSS IN PROPERTY VALUE

- 1) The applicant commissions a RICS Valuation. Assume that it states that the difference between the 'without Power Station valuation' and 'with Power Station valuation' for the property is a drop in value of £35,000 due to the Wylfa Newydd Power Station proposals.
- 2) The applicant applies to Horizon under the PPS plan, and includes within it the RICS Valuation.
- 3) Horizon assesses the application to confirm that it meets the PPS eligibility criteria.
- 4) Horizon then undertakes its own RICS Valuation. Assume that it concludes a drop in value of £38,500 due to the Wylfa Newydd Power Station proposals. This information is shared with the applicant.
- 5) The applicant's drop in value is within 10% of Horizon's (in this case it is 9.1% lower). Therefore, the figures for the drop in value are averaged at £36,750.
- 6) Horizon makes an offer to the applicant of £36,750.
- 7) The applicant accepts the offer. The £36,750 would be paid to the applicant on completion of their property sale, together with an additional £5,000 towards the costs of moving and professional fees (including valuations) undertaken by the applicant.

### EXAMPLE 2 - APPLICATION WHERE THERE HAS BEEN A GENUINE ATTEMPT TO SELL WITH APPROPRIATE MARKETING

- 1) The applicant applies to Horizon under the PPS plan, and includes evidence of a genuine attempt to sell with appropriate marketing for at least six months without success.
- 2) Horizon assesses the application to confirm that it meets the PPS eligibility criteria.
- 3) Horizon commissions a RICS Valuation. Assume that it concludes that the difference between the 'without Power Station valuation' and the 'with Power Station valuation' is a drop in value of £40,000 due to the Wylfa Newydd Power Station proposals. This information is shared with the applicant.
- 4) Horizon makes an offer to the applicant of £40,000.
- 5) The applicant can accept the offer of £40,000 or may choose to commission their own RICS Valuation. Assume in this case that the applicant rejects the offer, deciding instead to commission their own RICS Valuation which concludes that the loss in value is £42,000.
- 6) The applicant's drop in value is within 10% of Horizon's (in this case it is 5% greater). Therefore, the figures for the drop in value are averaged at £41,000.
- 7) A new offer of £41,000 is made to the applicant.
- 8) The applicant accepts the offer. The £41,000 would be paid on completion of their property sale, together with an additional £5,000 towards the costs of moving and professional fees (including valuations) undertaken by the applicant.

## HAVE FURTHER QUESTIONS?

For more information on the Wylfa Newydd Project or if you have further questions about the Neighbourhood Support Scheme - please contact us.

- You can call us, in **Welsh** or **English**, on our **Freephone number, 0800 954 9516**.
- Via email at **wylfaenquiries@horizonnuclearpower.com**
- Visit our website **www.horizonnuclearpower.com/wylfa**

Note: the figures given above are for illustrative purposes only and do not indicate any agreement or policy to a standard percentage loss of value to properties in the area. Each property will be considered on a case by case basis.

## Questions and answers

Q

**WHY IS THE PROPERTY PRICE SUPPORT BOUNDARY DRAWN THE WAY IT IS?**

A

This is a voluntary scheme intended to help those living closest to the main Power Station Site. The boundary is drawn to include residential properties within approximately 1km of the ultimate Wylfa Newydd Power Station site boundary and where the most significant construction would take place. We will review the Scheme and boundary periodically to ensure that it remains effective.

Q

**I'M IN THE ELIGIBLE AREA BUT NOT PLANNING TO MOVE – CAN I RECEIVE COMPENSATION?**

A

No, the Property Price Support plan is specifically designed to help eligible applicants who have a desire to move, ensuring that they are no worse off as a result of the Wylfa Newydd project proposals. It is not a means of providing compensation where there is no plan to move.

Q

**WILL HORIZON BUY MY PROPERTY IF IT WON'T SELL?**

A

No, properties will need to be sold on the open market. Should the property fail to sell after six months and it is clear that the value has dropped during the marketing period the valuation can be reassessed and, if applicable, a new offer made.

Q

**WHY DOESN'T THE PROPERTY PRICE SUPPORT PLAN APPLY TO BUSINESSES?**

A

We are engaging with local forums and businesses close to our site to support their readiness to benefit from our proposals. We expect there to be significant opportunities for businesses in the local area during and after construction. We will continue to work with the community business development agencies to support local enterprise.

Q

**CAN PERSONAL REPRESENTATIVES OF A DECEASED PERSON AND/OR BENEFICIARIES OF A WILL BENEFIT FROM THE PPS PLAN?**

A

Yes, provided that their application meets the eligibility criteria.

Q

**WILL I HAVE TO SIGN A CONTRACT BINDING ME TO ACCEPT THE OFFER?**

A

It is your choice whether you accept the offer or not, however if accepted you will need to sign a contract to guarantee payment. This will not bind you to having to sell the property.

Q

**WHEN WILL I GET MY MONEY?**

A

If you wish to simultaneously purchase a new house, the accepted offer amount will be transferred to your solicitors when Horizon receives the appropriate legal documents. In all other circumstances the accepted offer amount will be paid within five working days of Horizon receiving evidence of completion of the sale of your property.

Q

**WHY DOES MY HOUSE HAVE TO BE ON THE MARKET FOR SIX MONTHS TO DEMONSTRATE A LOSS OF VALUE?**

A

Horizon needs to be clear that the applicant has done all they can to show that there is a reduction in value due to the announcement of the Power Station proposals, before they agree to payment of loss in value to the applicant. If an applicant does not wish to wait six months then they are free to carry out a RICS Valuation and apply via that route if other eligibility criteria are met.

<b>Q</b> HOW WILL MY PROPERTY BE VALUED?	<b>A</b> Your property will be valued by a Royal Institution of Chartered Surveyors (RICS) Registered Valuer. See Page 5 for detail on the Property Price Support Process.  The RICS are the professional body that oversee all formal property valuations in the UK and, as such, the reports supporting the plan will be to the industry standard.
<b>Q</b> HOW CAN YOU KNOW WHAT THE VALUE OF MY PROPERTY SHOULD BE WITHOUT THE WYLFA NEWYDD PROJECT PROPOSALS?	<b>A</b> The valuer/s will use their knowledge of the local property market, combined with the wider property market away from any effect of the Wylfa Newydd proposals to assess the value of local properties assuming that the Wylfa Newydd project proposals had never been announced.
<b>Q</b> WHY CAN'T I USE AN ESTATE AGENT'S VALUATION TO SUPPORT MY APPLICATION?	<b>A</b> A formal RICS Valuation is required as this is the industry standard for valuing property, providing consistency and fairness in our dealings with all applicants. The valuation/s will take full account of the Wylfa Newydd proposals based on the facts available.
<b>Q</b> HOW DO I KNOW THAT HORIZON'S VALUERS CAN BE TRUSTED TO PROVIDE A PROPER MARKET VALUATION?	<b>A</b> Horizon's valuers are independent RICS Registered Valuers and as such are bound by the rules and regulations of the Royal Institution of Chartered Surveyors.
<b>Q</b> DOES THE PROPERTY PRICE SUPPORT PLAN APPLY TO FARMS OR FARMLAND?	<b>A</b> The PPS plan will apply to farm houses but not farm land. A successful applicant can sell their farm house separately or as part of a larger farm sale and receive payment for the loss of value to the farm house only.

# Notes

A large rectangular area with a solid purple border, containing 20 horizontal dotted lines for writing notes.

CONTACT US:

If you have any questions or feedback regarding the Wylfa Newydd Project you can contact us on our dedicated Wylfa Newydd freephone hotline and email address, by calling on **0800 954 9516** or emailing **wylfaenquiries@horizonnuclearpower.com**

.....

Horizon Nuclear Power  
5210 Valiant Court  
Gloucester Business Park  
Delta Way, Gloucester, GL3 4FE

T +44 (0) 845 300 6816

[www.horizonnuclearpower.com](http://www.horizonnuclearpower.com)

---

All material in this document is, unless specified otherwise, copyright of Horizon Nuclear Power Wylfa Ltd and may not be reproduced without prior permission. Any unauthorised use or copying of the material may violate trademark, copyright and other proprietary rights and civil and criminal statutes. The material shall not be used in any manner that infringes any trademark, copyright or other proprietary rights and Horizon Nuclear Power Wylfa Ltd reserves all rights with respect to such unauthorised use.