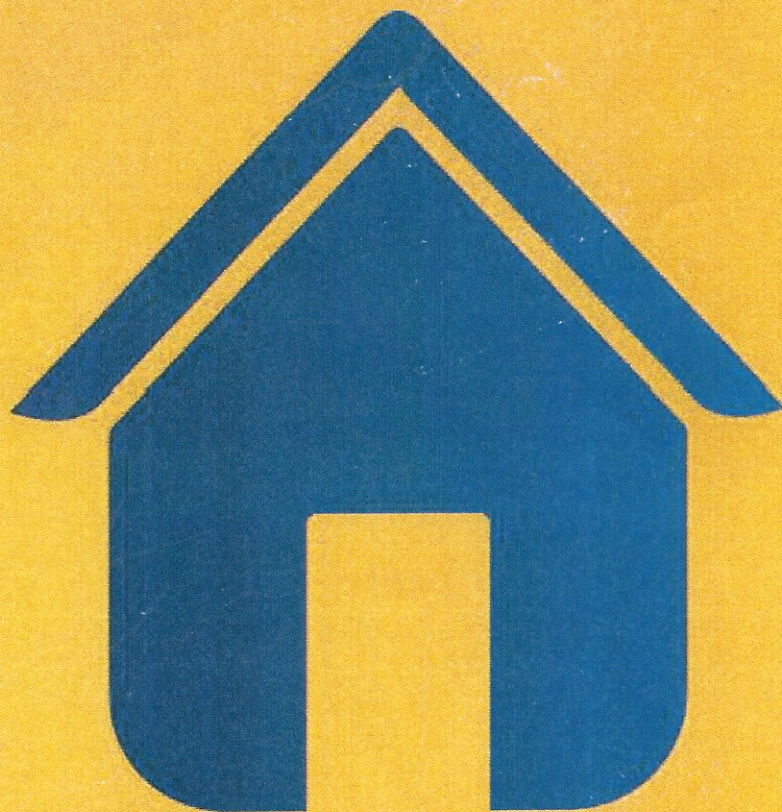


# Main Site Neighbourhood **Support** Scheme

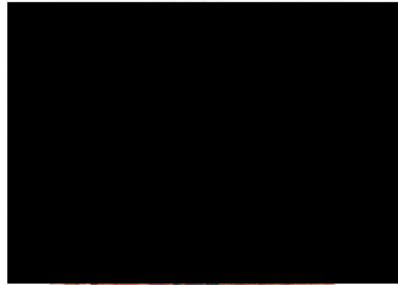


Hinkley Point C

Save today. Save tomorrow.



# Foreword



May 2011

As part of EDF Energy's proposals for a new nuclear power station at Hinkley Point, we have developed the Main Site Neighbourhood Support Scheme which comprises a Property Price Support Scheme and a Noise Insulation Scheme.

EDF Energy has developed these voluntary schemes following consultation with our neighbours, residents and local authorities. We do recognise that the immediate vicinity of the Hinkley Point C site is a rural area which will be affected by the duration and proximity of the construction works for the new power station, should its development be approved. In developing the detail of the schemes we have taken into account the questions, concerns and suggestions we received from residents and local authorities during consultation.

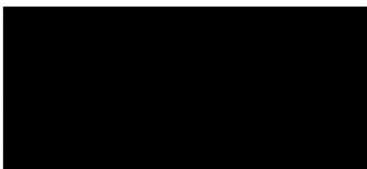
If you are the owner of a property within the eligible area (boundary map is included), we would like to offer you our assistance should you wish to either sell your property or make noise insulation improvements to your windows. We hope that you won't want to move house, but if you do we will try to make it easier for you.

This booklet explains the details of the schemes, as well as how they have been shaped by the contributions we have received.

The schemes will become effective should West Somerset Council approve our site preparatory works application which we submitted in 2010. If we obtain approval, the schemes are likely to continue until the construction of Hinkley Point C is complete and you will be eligible to apply at any time during this period. We will review the schemes as we progress, and a full review will be conducted within the next five years.

We do appreciate the uncertainty that the planning process for Hinkley Point C brings. To help minimise this we are committed to visiting homes to explain our schemes in full.

I hope very much that you will feel that the support we are offering is fair and responsible and helps demonstrate our commitment to being a good neighbour.



Richard Mayson  
Director of Planning & External Affairs

# Our consultation

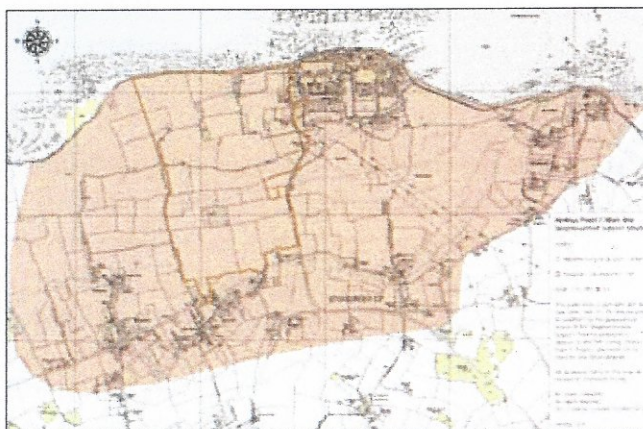
We initially consulted for a period of four weeks in September 2010, and at the request of local people this was extended by three weeks. Our consultation aimed to develop schemes which further reduced any residual impacts of site preparation on local residents in Shurton, Burton, Knighton and Wick.

The suggestions we made in the consultation material were generally well received and we are grateful to everyone who gave time to respond.

We take our responsibilities towards our neighbours very seriously and we have taken note of all the comments. In response, we have added some new, improved elements to the schemes:

- For those wishing to move away we have committed to paying a lump sum of £5,000 to help with the costs of moving.
- We have removed the need for "hardship" to be demonstrated.
- We have added Stolford to the hamlets covered by the schemes.

## The boundary



*Map of area with boundary – please see large version at the back of document*

The scheme boundary includes the hamlets directly neighbouring the proposed Hinkley Point C site.

In setting the boundary we were mindful of the duration of the construction period, the proximity to the site of the proposed power station and the rural nature of these neighbouring hamlets.

# Property Price Support Scheme

EDF Energy will offer home owners within the boundary the difference between the **'without Hinkley Point C'** value and the **'with Hinkley Point C'** value when they sell their property, plus a sum of £5,000. This amount is included to provide assistance for those eligible home owners who want to move away.

We will make the payment once the property sale is complete and we have received confirmation from your solicitor.

EDF Energy has developed this voluntary scheme – it is not required to do so by law or policy and is subject to contract. EDF Energy therefore reserves the right of final decision in cases of dispute, having consulted with the home owner and the appointed valuers.



## Eligibility criteria

---

You are eligible for the Property Price Support Scheme if your dwelling is within the boundary and you have owned the property since October 2008, when EDF Energy announced its intentions for Hinkley Point C.

### AND

On the date when you sell your property you are:

- the owner-occupier of the residential property or an agricultural property with a dwelling on it; or
- a long-term leaseholder with at least three years left on your lease.

### AND

- you have lived in the property for at least the last six consecutive months and the property has not been empty for more than 12 months since October 2008.

We will verify eligibility at the point when the home owner chooses to sell their home.

## How it works

### Stage 1 – Valuing your property

**Step 1:** If your dwelling is within the boundary and you choose to participate in the scheme, you should complete and send back the attached form.



**Step 2:** If West Somerset Council grants permission for site preparatory works, the scheme becomes effective.



**Step 3:** EDF Energy's RICS qualified valuer visits your property to assess what the value of your property was in September 2008, before EDF Energy announced its intentions for Hinkley Point C.



**Step 4:** If you wish, you can also appoint your own RICS qualified valuer, using EDF Energy's formal basis of instructions. EDF Energy will pay your valuer's reasonable costs.



**Step 5:** Copies of the valuations will be sent to EDF Energy and the home owner.



**Step 6:** If the valuations are within 10% of each other then the agreed September 2008 value will be the average of the two valuations. If the difference between the two valuations is more than 10%, we will arrange a third valuation and the agreed September 2008 value will be the average of the closest two.



**Step 7:** EDF Energy will issue notification of the agreed September 2008 value to the home owner.

### Stage 2 – Selling your property

**Step 1:** At the time you choose to sell your property, we will apply the land registry Somerset index link to the agreed September 2008 value to calculate what your property would have been worth today 'without Hinkley Point C'.



**Step 2:** EDF Energy will then ask both valuers to calculate what your property is actually worth today 'with Hinkley Point C'. If the values are within 10% of each other the average will be the agreed 'with Hinkley Point C' value. If the difference between the two valuations is more than 10%, we will arrange a third valuation and the agreed 'with Hinkley point C' value will be the average of the closest two.



**Step 3:** EDF Energy will notify the home owner of the difference between the 'without Hinkley Point C' value and 'with Hinkley Point C' value and offer to pay this amount if the property is professionally marketed and sold within the next 6 months. EDF Energy will commit to make this payment regardless of the actual sale price. If the property is sold more than 6 months after the offer is issued, the valuation may need to be updated.



**Step 4:** Once your solicitor has confirmed to EDF Energy that the sale of your property is complete and your property is vacated, EDF Energy will pay the difference between the 'without Hinkley Point C' value and 'with Hinkley Point C' amount offered plus £5,000.

RICS = Royal Institution of Chartered Surveyors

## Worked example

---

### Stage 1 – Valuing your property

EDF Energy's valuer and your own valuer assess what your property was worth in September 2008:

**EDF Energy's September 2008 Valuation: £320,000**

**Your September 2008 Valuation: £300,000**

If there is a 10% or less difference we take the average of the two valuations. Therefore, in this example the September 2008 valuation would be £310,000.

### Stage 2 – Selling your property

If you choose to sell your property, we will apply the current Somerset index link (currently at 91% in May 2011) to the September 2008 valuation to determine what your property would have been worth today 'without Hinkley Point C':

In our example, the 'without Hinkley Point C' value will be calculated as:

$$£310,000 \times 91\% = £282,100$$

We will then ask the same valuers to state what your property is actually worth today 'with Hinkley Point C'. If there is a 10% or less difference, the average of the two valuations is the agreed 'with Hinkley Point C' value:

**EDF Energy Valuation 'with Hinkley Point C': £280,000**

**Your Valuation 'with Hinkley Point C': £260,000**



In our example the 'with Hinkley Point C' value is therefore £270,000.

We will commit to paying the difference between the 'with Hinkley Point C' value and the 'without Hinkley Point C' value upon completion of the sale of the property. In our example, this would be calculated as:

$$£282,100 - £270,000 = £12,100$$

EDF Energy will pay £12,100 (plus £5,000 for moving costs) once the sale is completed and we have received confirmation from your solicitor.

# Property Price Support Scheme Application Form

Please complete and return this tear-off slip to  
EDF Energy, 14 King Square, Bridgwater, TA6 3DG.

This form registers your interest in the scheme. It  
does not commit you to take part. Please use  
**BLOCK CAPITALS.**

Name .....

Address .....

Postcode .....

Home tel .....

Work tel .....

Mobile .....

**Who is the registered home owner  
(if different from above)?**

Name .....

Address .....

Postcode .....

Home tel .....

Work tel .....

Mobile .....

Is the property leasehold ☐ or freehold ☐?

Signature .....

Date .....

# Property Price Support Q & A

*Question:*

## **1. When will you value my property?**

*Answer:*

If West Somerset Council approves the application for site preparatory works we will engage RICS surveyors to begin valuations of eligible properties whose owners choose to participate in the scheme.

*Question:*

## **2. When does the scheme start and finish?**

*Answer:*

Upon a request from an eligible home owner, we will visit your property to explain the details of the schemes. However the scheme will not officially commence until planning approval is given for the site preparatory works. The scheme is likely to continue until the construction of Hinkley Point C is complete and you will be eligible to apply during this period. We will review the scheme as we progress, a full review will be conducted within the next 5 years.

*Question:*

## **3. Who will conduct the third valuation?**

*Answer:*

We will endeavour to engage the local district valuer to carry out this valuation.

*Question:*

## **4. What is index linking?**

*Answer:*

This is a recognised method of accurately calculating the average change in property values over time. Details of index linking and the current Somerset index link can be obtained from [www.landregistry.gov.uk/house-prices](http://www.landregistry.gov.uk/house-prices).

*Question:*

## **5. Why in the worked example has the property price dropped?**

*Answer:*

According to the Land Registry, since 2008 property prices generally, across Somerset and the UK, have fallen. This reality is reflected in our worked example.

*Question:*

## **6. When can I apply to this scheme?**

*Answer:*

You can apply to this scheme at any time whilst the scheme is open. We will write to residents and give six months notice in advance of the scheme closing.

*Question:*

## **7. What if I can't sell my home?**

*Answer:*

The Property Price Support Scheme is designed to support eligible home owners who want to move. If, however, you cannot sell your property, you may make an application for EDF Energy to purchase it. Any such applications will be dealt with on a case-by-case basis at EDF Energy's discretion. EDF Energy must be satisfied home owners have made reasonable efforts to sell the property at a fair price and that the inability to sell is caused by Hinkley Point C. Before applying to EDF Energy you must have actively marketed your property, with at least one recognised estate agent, for a minimum of six consecutive months. If you decide to rent your property and are having difficulty in doing so, EDF Energy will also consider renting properties from home owners.

# Noise Insulation Scheme

Within our planning application for site preparatory works, we are confident that we have taken every opportunity to avoid and reduce possible noise impacts as far as possible. However, even though noise levels will be tightly controlled and monitored on-site, there will be increased noise levels if construction begins.

## You can choose

---

This Noise Insulation Scheme has been designed to offer choice and flexibility to meet different people's needs.

You can choose from:

- Free secondary glazing to fit existing windows; or
- Free double glazed PVC-U replacement windows/ appropriate replacement windows for existing listed buildings.

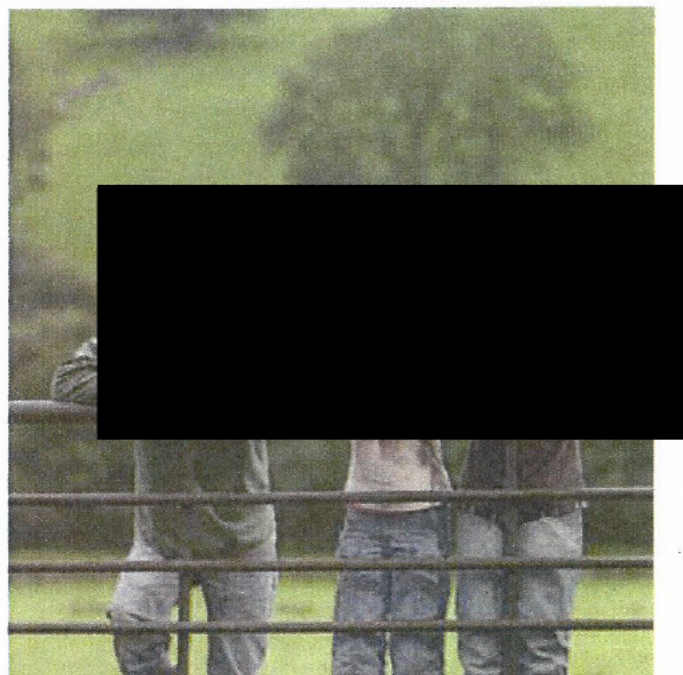
The offer would be subject to confirmation by a qualified surveyor that your property would benefit from the Noise Insulation Scheme. This will largely depend on the age and quality of the existing windows.

If planning permission is required for replacement windows, as in the case of listed buildings, you must gain such permission if you wish to participate in this scheme. We will then endeavour to provide suitable replacement windows after the required planning permission is granted.

**Only one application per property will be accepted for the duration of the Noise Insulation Scheme.**

## Eligibility criteria

---



Eligibility will be based on proof of ownership and consent of the home owner.

The property must benefit from improved noise insulation for an application to be successful. The offer is not available to commercial property or agricultural buildings as this is a residential noise insulation scheme.

EDF Energy has developed this voluntary scheme – it is not required to do so by law or policy. EDF Energy therefore reserves the right of final decision in cases of dispute, having consulted with the home owner and the appointed surveyor.

## How it works

---

**Step 1:** The home owner chooses to apply for noise insulation improvements and sends back the attached form with relevant details.



**Step 2:** If West Somerset Council grants permission for site preparatory works, the scheme becomes effective.



**Step 3:** An EDF Energy appointed surveyor will visit your property to assess whether it would benefit from the Noise Insulation Scheme.



**Step 4:** If your property would benefit then a contract between EDF Energy's appointed glazing contractor and the home owner will be agreed.



**Step 5:** The glazing contractor and the home owner arrange for installation to take place.



**Step 6:** Once installation is complete, EDF Energy will pay the glazing contractor.



# Noise Insulation Scheme Q & A

*Question:*

## **1. What about light and dust issues?**

*Answer:*

We are confident that any light and dust will be controlled on-site. Should any unanticipated circumstances arise during construction, we will act appropriately and promptly.

*Question:*

## **2. What about windows for listed buildings?**

*Answer:*

We will appoint glaziers who can fit windows for listed buildings, but home owners are responsible for gaining planning permission where required.

*Question:*

## **3. Can I take cash instead of windows as I've just installed new windows?**

*Answer:*

No. There will be no cash payments made to home owners.

*Question:*

## **4. I would like loft insulation. Is this offered?**

*Answer:*

Loft insulation is not included as it only provides noise mitigation where overhead noise exists such as aircraft noise.

*Question:*

## **5. Is my conservatory included?**

*Answer:*

Conservatories are not included in the offer nor are out-houses, garden sheds or garages.

*Question:*

## **6. Are all my windows included?**

*Answer:*

We are not setting a limit on the number of windows, it will be determined when the surveyor assesses which of your existing windows would benefit.

*Question:*

## **7. When can I apply to this scheme?**

*Answer:*

You can apply to this scheme at any time whilst the scheme is open. We will write to residents and give six months notice in advance of the scheme closing.

# Noise Insulation Scheme Application Form

Please complete and return this tear-off slip to  
EDF Energy, 14 King Square, Bridgwater, TA6 3DG.

This form registers your interest in the scheme, it  
does not commit you to take part. Please use  
**BLOCK CAPITALS.**

Name .....

.....

Address .....

.....

.....

Postcode .....

Home tel .....

Work tel .....

Mobile .....

**Who is the registered home owner  
(if different from above)?**

Name .....

.....

Address .....

.....

.....

Postcode .....

Home tel .....

Work tel .....

Mobile .....

Is the property leasehold ☐ or freehold ☐?

Signature .....

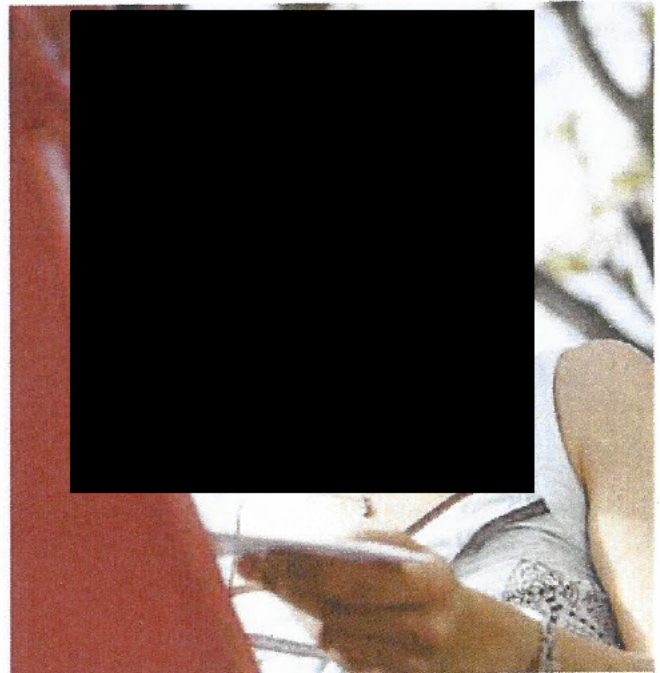
Date .....

## Next steps

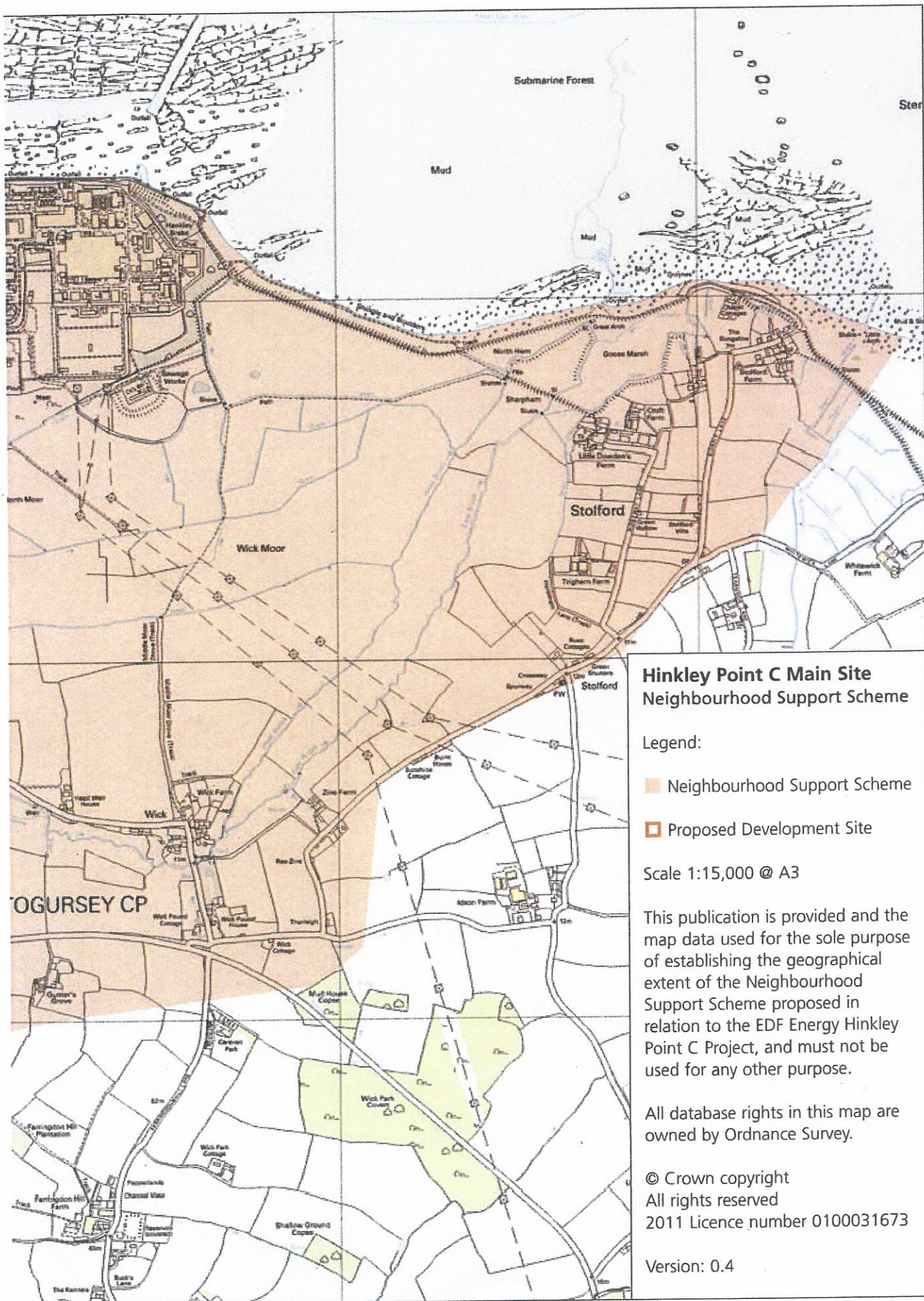
Should you wish to participate in either of the schemes, please register your interest by simply completing the attached form and sending it to 14 King Square, Bridgwater, TA4 1BG. We will make contact to discuss your individual requirements and agree how to proceed. We look forward to hearing from you.

If you have any questions about either scheme or would like a home visit, please contact the EDF Energy 24hr free phone number 0800 096 9650. This number will connect you to the EDF Energy office in King Square, Bridgwater during weekday office hours and divert you to our 24hr contact centre outside of these hours.

**We will be holding a public meeting for eligible residents of Shurton, Burton, Knighton, Wick and Stolford at the Hinkley Point C Offices (formerly Hinkley Point B Training and Induction Centre) on 7 June 2011 6.30-7.30pm where our team will help with any questions you may have.**








# The Boundary

The scheme boundary includes the hamlets directly neighbouring the proposed Hinkley Point C site. In setting the boundary we were mindful of the duration of the construction period, the proximity to the site of the proposed power station and the rural nature of these neighbouring hamlets.

 Please fold out to see large boundary map.