Doing the power of good for Britain

Property Price Support Scheme

AUGUST 2020

Sizewell C
Doing the power of good for Britain

Contents

Foreword

We recognise that homes within the immediate vicinity of the Sizewell C proposals may be affected by the length and proximity of the construction works for the new power station and associated works, should its development be consented. For this reason we have developed a voluntary Property Price Support Scheme (PPSS), although we are not required by law or planning policy to do so.

In developing the PPSS, we have taken into account the questions, concerns and suggestions we received from residents and homeowners during consultation, as well as considering our experience from Hinkley Point C. This booklet explains the details of the scheme.

If you are the owner of a property within the areas shown on the boundary maps on pages 6-11, we are prepared to offer assistance should you wish to sell your property. We hope you won't feel you need to move house, but if you do, we will try to make it easier for you.

We appreciate the uncertainty the planning process for Sizewell C brings, so we are making our team available to visit eligible homeowners to explain the PPSS in full. We will review the Property Price Support Scheme periodically and undertake a full review five years from the effective date.

I very much hope that you feel the support we are offering is fair and responsible, and encourage you to get in touch using the form at the back of this booklet should you wish to learn more about the PPSS.

Humphrey Cadoux-Hudson

Managing Director

One of the overarching aims for EDF's development of proposals for Sizewell C is limiting or mitigating adverse effects of construction on local people.

The boundary

The PPSS boundary includes properties within the immediate vicinity of the current Sizewell C redline boundary where, based on our proposals, properties may be impacted. In setting the boundary we were mindful of the duration of the construction period, the proximity to the proposed works and the rural nature of the areas surrounding these neighbouring properties.

Property Price Support Scheme

EDF will offer homeowners within the PPSS boundary an 'Assistance Payment' up to the difference between the 'without Sizewell C' value and the 'with Sizewell C' value when they sell their property. This 'Assistance Payment' will be paid once we have received confirmation from your solicitor that the property sale is in completion.

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

Eligibility criteria

You are eligible for the PPSS if your property is within the boundary and you owned the property prior to the scheme announcement date (see Table 1),

AND on the date when you sell the property you:

- are the owner of the residential property and it is your principle private residence
- do not have a wider property interest being acquired by EDF in relation to Sizewell C;

AND

- have lived in the property continuously for at least the last six consecutive months prior to applying for the PPSS.

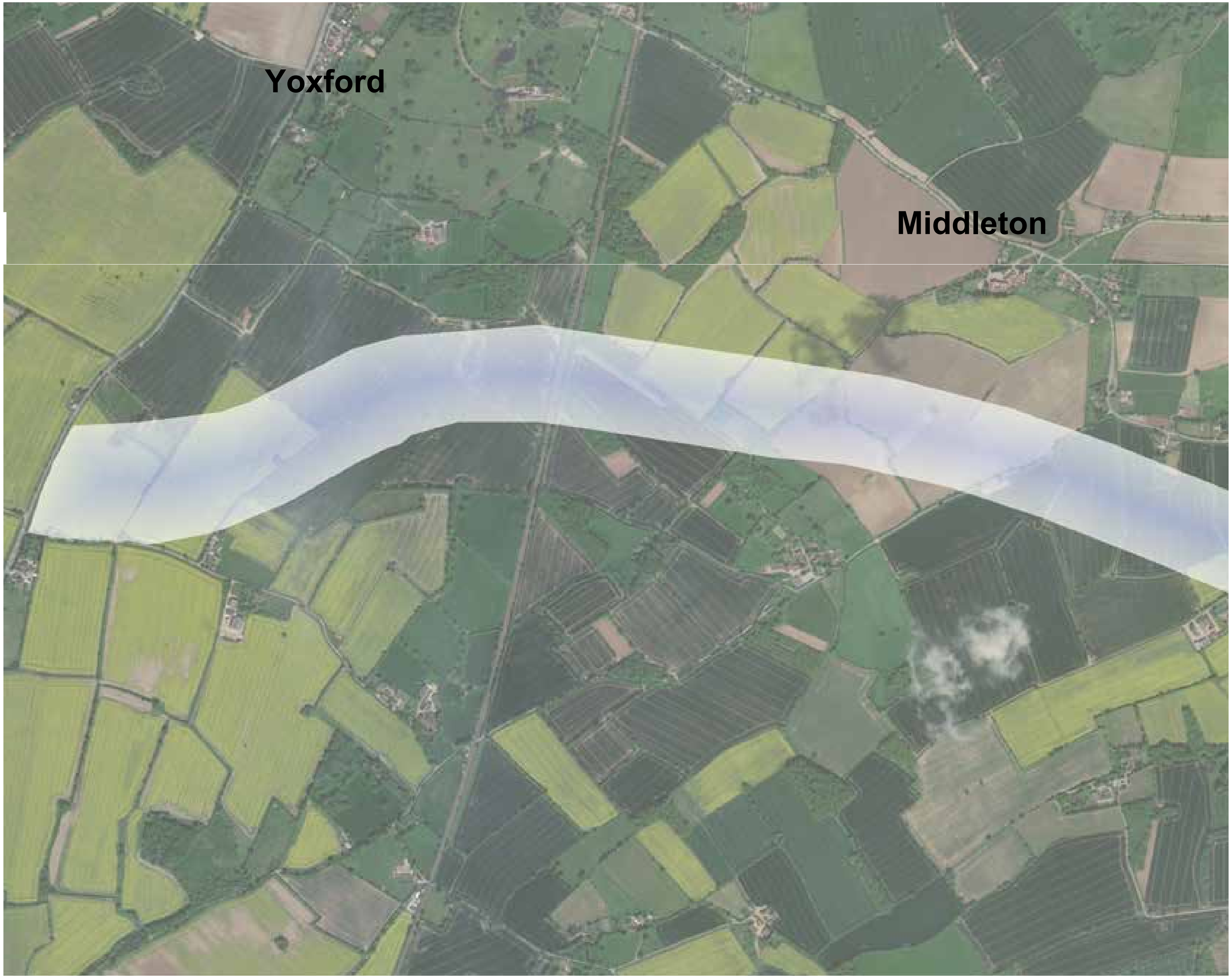
Table 1: Scheme announcement dates

Area	Proposal	Scheme Announcement Date	Page
1	Main development site	19 July 2011	6
2	Land east of Eastlands Industrial Estate	21 November 2012	6
3	Sizewell link road (Theberton Bypass)	4 January 2019	7-8
4	Two village bypass	23 November 2016	9
5	Northern park and ride	21 November 2012	10
6	Green rail route	21 November 2012	11

1. 1 - Main Development Site
2. 2 - Sizewell Link Road 1
3. 3 - Sizewell Link Road 2
4. 4 - Two Village Bypass
5. 5 - Northern Park and Ride
6. 6 - Green Rail Route

1

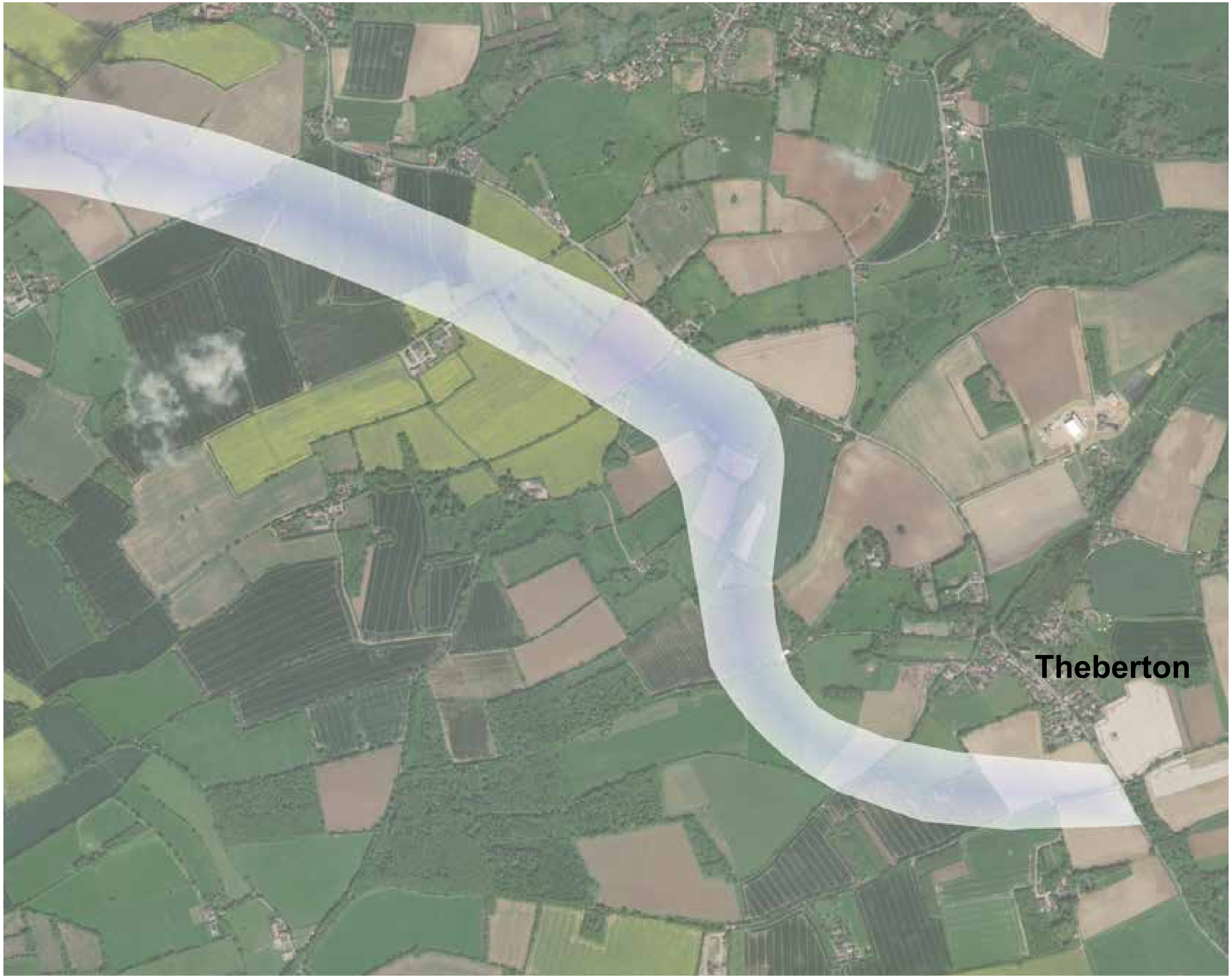
Main development site and Land east of Eastlands Industrial Estate



2

Sizewell link road 1

3



Sizewell link road 2

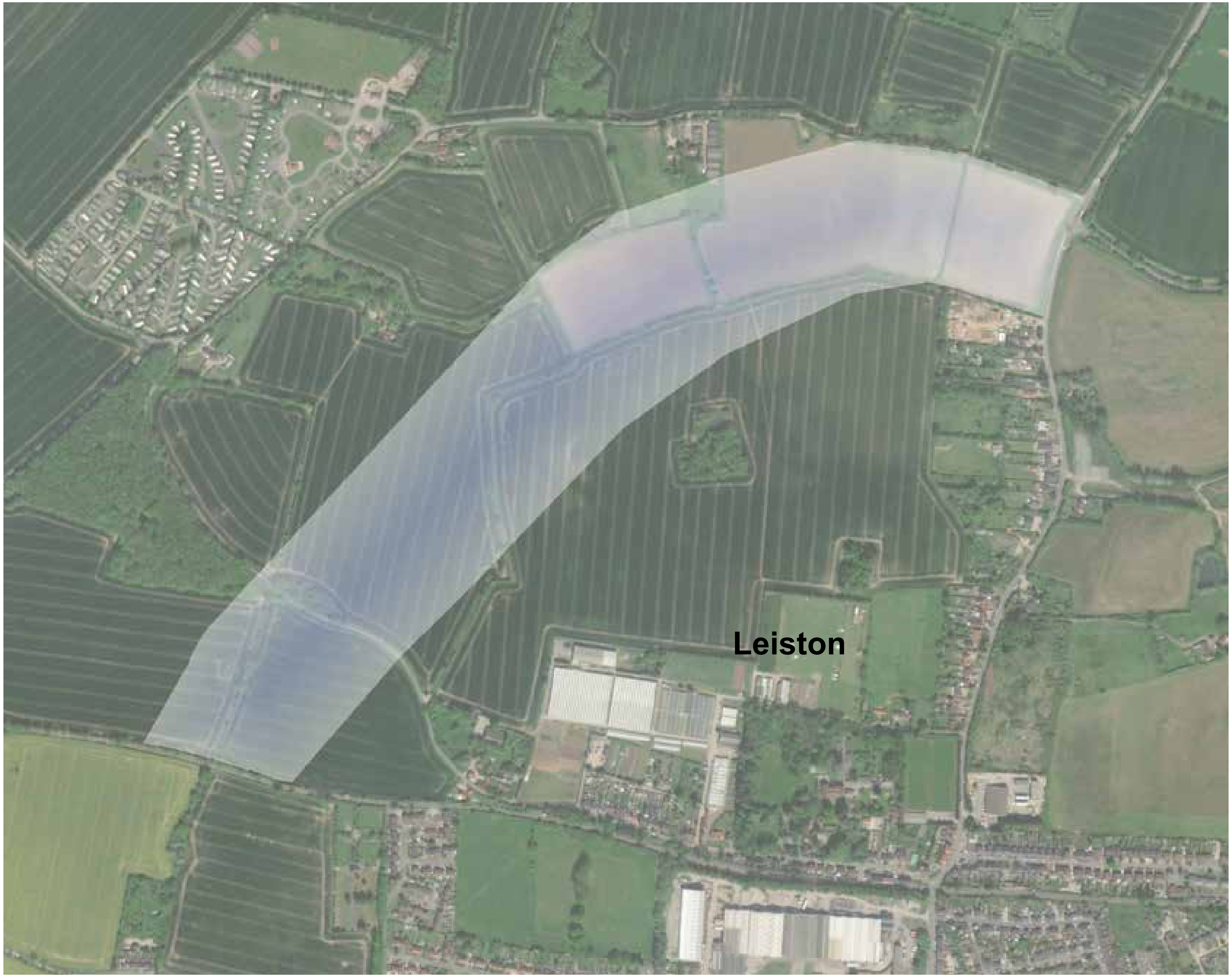
4

Two village bypass

5

Northern park and ride

6



Green rail route

How it works

STAGE 1
Valuing your property

STEP 1
If your property is within the boundary and you choose to participate in the PPSS, you should complete and send back the attached form to SZC-NNB@dalcourmaclaren.com.

STEP 2
A member of the PPSS team will then confirm receipt of the application and begin reviewing it for eligibility. You will then be informed whether the application is accepted or not.

STEP 3
If you meet all criteria, the PPSS team will arrange for an independent RICS registered valuer to visit your property and assess the value of your property in a scenario 'without Sizewell C' and the value of your property today 'with Sizewell C'.

STEP 4
If you wish, you can request a second valuation and appoint an RICS registered valuer yourself from the schemes panel of independent registered valuers, using EDF's formal basis of instructions. EDF will pay the cost of this valuation.

STEP 5
Copies of the valuations will be sent to you and the PPSS team.

STEP 6
If two valuations are completed and the difference between the two exceeds 10%, we will arrange a third valuation and the agreed 'with and without Sizewell C' values will be the average of the closest two.

STEP 7
The PPSS team will issue notification of the 'with and without Sizewell C' value to you. The difference in these values will be the maximum Assistance Payment that will be offered.

Following notification from EDF on the values, Stage 2 below sets out the next steps on selling your property.

STAGE 2
Selling your property

STEP 1
You would be required to market the property with a reputable estate agent based on the agreed 'with Sizewell C' value.

STEP 2
If the property is sold more than 12 months after the offer is issued, the valuation will need to be updated.

STEP 3
Once your solicitor has confirmed to us that the sale of your property is complete, EDF will pay the difference between the 'without Sizewell C' value and the sale price, up to the maximum value of the 'Assistance Payment'.

Property Price Support Scheme Q&A

1. When will you value my property?

When the Planning Inspectorate accepts our application for development consent for examination, we will engage with independent RICS registered valuers to begin valuations of eligible properties whose owners choose to participate in the scheme.

2. When does the scheme start and finish?

The scheme will officially commence when the Planning Inspectorate accepts our application for development consent for examination. The scheme will initially run for five years, at which time it will be subject to review to ensure the scheme objectives are being met.

3. Who will conduct the third valuation?

We will endeavour to engage the local district valuer to carry out this valuation, however we may need to appoint another third party RICS registered valuer.

4. When can I apply to this scheme?

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

5. What if I can't sell my property at the 'with Sizewell C' value

The 'with and without Sizewell C' values are the most accurate way of assessing the impact of our proposals. There will of course be other market factors which influence the transactional property market and this is not something that EDF can mitigate.

6. Who will pay my moving costs

You will be responsible for covering your own costs associated with selling and moving house.

7. What are my alternatives to this scheme if I want to sell my property?

This is a voluntary scheme which is not required by law or planning policy. Homeowners will need to seek advice on other alternatives available to them.

Next Steps

Should you wish to participate in the PPSS, please register your interest by completing the application form provided and sending to SZC-NNB@dalcourmaclaren.com or by hardcopy to the Sizewell C Information office, 48-50 High Street, Leiston, IP16 4EW

After receipt of this, we will make contact to confirm receipt before reviewing the application.

We look forward to hearing from you.

If you have any questions about the scheme, please contact the EDF information line during normal office hours on 0800 197 6102 and we will ensure your question is passed to the relevant person.

For information about how EDF will handle your personal information please see our Privacy Notice, which is available via the following link https://www.edfenergy.com/privacy/thirdparty

Glossary of Terms

Property Price Support Scheme (PPSS) - EDF's voluntary scheme to support homeowners within the immediate vicinity of the Sizewell C proposals where EDF believes property values may be impacted by the proposals.

PPSS - the area identified by the blue shading on the plans on pages 6-11 within which homeowners may apply to the scheme.

Development Consent Order - means by which planning permission is granted for a Nationally Significant Infrastructure Project such as Sizewell C.

Sizewell C redline boundary - land within which consent for construction would be sought and compulsory powers requested.

'Without Sizewell C' value - value of the property if Sizewell C was not proposed.

'With Sizewell C' value - value of the property with the Sizewell C proposals.

Scheme announcement date - the date on which the scheme was first published for consultation.

RICS registered valuer - valuer who is a member of the Royal Institute of Chartered Surveyors.

EDF - NNB Generation Company (SZC) Limited has been formed as a separate company (Company No 9284825) to finance and construct Sizewell C. It is currently a joint venture company between EDF and China General Nuclear Power Corporation (CGN). EDF will seek additional shareholders in NNB Generation Company (SZC) Limited and is currently in discussion with UK pension funds. NNB Generation Company (SZC) Limited is referred to in this document as EDF.

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