



HS2 & Birmingham

High-Speed 2 (HS2) is the government's GBP 106 billion network rail, designed to deliver enhanced rail capacity and connectivity between Britain's major cities.



The government's GBP 106 billion high-speed railway, High-Speed 2 (HS2) will 'form the backbone of Britain's transport network'¹.



Revolutionising connectivity across the UK, HS2 will bring more opportunities within reach for millions of people for business and leisure.



Few other cities will benefit from HS2 as much as Birmingham, the central hub connecting London with the Northern Powerhouse.

52 Minutes

LONDON → BIRMINGHAM

HS2 will form the backbone of Britain's transport network. Completion for this phase is 2029-2033.

This will make the journey 46 minutes less than the average UK commute time, which is 1 hour and 38 minutes.²



A Stronger Economy

A GBP 4 billion increase in Birmingham’s economic output per year³

An average GVA increase of GBP 680 per worker⁴

Rail travel between Birmingham and London is predicted to more than double in 20 years⁵



Increased Jobs

50,000 additional jobs in the West Midlands (26,000 of which would be in Birmingham/Solihull)⁶

Employers to gain access to a larger pool of employees for local businesses, improving productivity and reducing business costs⁷

Access to a greater range of jobs for people living in these regeneration areas



Uplift in Property Price Growth

JLL predicts property values in Birmingham to rise by an average of 4.9% every year for the next five years – at a time when the report expects the UK housing market nationally to cool (an average of 3% annual growth)⁸

Buyer demand in Birmingham is up 35% higher than average levels recorded in 2017⁹

As an example of the potential impact, Crossrail - London’s proposed new rail network - caused some properties on the route to ‘double in price’ in 2019

Journey Times from Birmingham on HS2



LONDON

52 minutes (currently 1 hour and 21 minutes)



MANCHESTER

41 minutes (currently 1 hour 25 minutes)



“Since HS2 was given the green light, demand for city centre living has far outpaced supply. Demand has largely been comprised of young professionals.”¹⁰

JLL

BIRMINGHAM

A Commuter Hotspot

With 43 out of 50 of the UK's biggest employers embracing a mix of home and office working, there is a reduced need for London's white-collar workers to live in the capital.¹¹

With the implementation of HS2, Birmingham will become a commuter hotspot for millions of renters working in London. The current average commute time in the capital is 74 minutes a day - 22 minutes more than the HS2 journey time between London and Birmingham.¹²

An attractive prospect for many Londoners, Birmingham's rental market will offer larger living areas, stronger amenities and more affordable rent.

Birmingham residents whose property is handy for the new Curzon Street station or the new interchange station near the city's airport should see prices go up once HS2 is fully up and running¹³

theguardian



Birmingham's proposed Curzon Street HS2 station. Together with a wider GBP 900 million regeneration scheme of the surrounding area, it will lead to the creation of several new neighbourhoods, including 36,000 jobs.



Endnotes

- 1 <https://www.hs2.org.uk/what-is-hs2/>
- 2 <https://www.project-resource.co.uk/blog/2017/02/how-long-is-too-long-for-a-commute-to-work#:~:text=Statistics%20show%20that%20the%20average,mortgage%20to%20commute%20to%20work.>
- 3 https://www.birmingham.gov.uk/info/50028/transport_information/502/high_speed_2_hs2/3
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- 5 https://www.birmingham.gov.uk/info/50028/transport_information/502/high_speed_2_hs2/2
- 6 https://www.birmingham.gov.uk/info/50028/transport_information/502/high_speed_2_hs2/3
- 7 http://futuretravel.org.uk/teacherdownloads/How_HS2_Will_Transform_the_West_Midlands.pdf
- 8 <https://residential.jll.co.uk/insights/research/uk-residential-forecasts-2021>
- 9 <https://www.zoopla.co.uk/house-prices/birmingham/>
- 10 <https://internationalresidential.jll.com.my/news/2019/05/08/find-gap-west-midlands-residential-forecasts>
- 11 <https://www.bbc.co.uk/news/business-56972207>
- 12 <https://ne-transportolutions.com/project/average-london-commute-stands-at-74-minutes-a-day/#:~:text=Average%20London%20commute%20stands%20at%2074%20minutes%20a%20day&text=The%20research%20was%20carried%20out,commuting%20time%20is%2040%20minutes.>
- 13 <https://www.theguardian.com/money/2020/feb/17/hs2-property-prices-midlands-north-south-east-rail>

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