

LANDOWNER PAYMENTS FOR NEW ELECTRICITY INFRASTRUCTURE.

1. Easement payments to landowners

PYLONS - PAYMENT PER PYLON

Land Type	Pylon Rate
Permanent Pasture	£3,750
Arable / Rotational	£5,000

PAYMENTS ARE MADE BY INSTALMENTS

Option for Easement/Deed of Grant	
On legal completion of option	25%
On service of notice of entry	75%

WOOD POLES - PAYMENT PER POLE

Pole	Rate
Single Pole	£1,700
H Pole	£2,000
Terminal or Angle H Pole with 4 x Stays	£3,500

Prompt Signature Bonus	
Heads of Terms agreed and signed within 28 days from first issue and legal completion of option within 3 months of such issue. Paid on legal completion of option.	£2,500

CONDUCTOR OVER SAIL (where no pylon or wood pole rights required)

Conductor Over Sail	Rate
0 - 50m	£500
50 - 100m	£750
100m +	£1,000

ACCESS TO THIRD PARTY LAND

In certain circumstances, we may require a right of way only (with or without vehicles and equipment) to access infrastructure on third party land.

Access for Construction & Future Maintenance	
Per pylon (on adjoining land) accessed	£1,000

UNDERGROUND CABLE

Underground Cables	
80% of agreed land value over the easement width (minimum land value £7,500/acre)	Minimum £500



2. Injurious affection

We recognise that landowners may have concerns about our proposals and we are committed to working with them to ensure they understand our proposals and to reduce the effects.

In addition to the other payments set out we will consider claims of 'injurious affection' and any other appropriate Heads of Claim on an individual basis in accordance with current compensation legislation.

3. Land acquisition

Where permanent or temporary land acquisition is required (e.g. substation, sealing end compound, construction compounds), payments will be agreed on an individual basis.

4. Damage and disturbance

Any claims will be paid on a proven loss basis during/post construction by agreement. This includes crop loss.

5. Professional fees

AGENTS FEES

Paid via landowner/occupier.

We will pay agents fees properly and reasonably incurred for negotiating an Option for Easement and for additional compensation (damage or injurious affection); these will be calculated as follows:

Level of Compensation	Fixed Rate
£1 - £500	£650
£500 - £1,000	£875
£1,000 - £2,500	£970
£2,500 - £5,000	£1,100
Remainder	2.5%

We may, in certain cases, choose to reimburse agents fees on a quantum meruit (reasonable time charged) basis. If an agent seeks to charge fees in this manner, it must be with our express prior agreement. Accurate and detailed timesheets must be supplied with any rate being commensurate with the complexity of work being undertaken.

LEGAL FEES

We will reimburse your reasonable legal fees properly incurred in connection with completion of the Option for Easement. Level of undertaking to be agreed between solicitors.