

Payments schedule for new electricity transmission assets

nationalgrid

1. INJURIOUS AFFECTATION

National Grid acknowledges that any proposed new work may cause concern to landowners. In addition to the payments shown below, **‘injuriously affection’ and any other appropriate Heads of Claim** will be considered on an individual basis in accordance with current legislation.

2. EASEMENT PAYMENT TO LANDOWNER

Per Tower:

£6000 (or proportion based on land ownership)

Per Oversail (where no tower is on the land):

0-49m, £500; 50-99m, £750; 100m+, £1000

Underground Cable per metre run:

80% of agreed land value over the easement width (minimum land value £7500/hectare). Minimum easement payment - £500.

Easement Payment Instalments

- 50% payable on completion of Agreement to Grant an Easement
- 25% payable on taking entry onto land for construction under Agreement to Grant an Easement
- 25% on completion of Easement following construction together with any other payment already agreed

Under the terms of the Agreement to Grant an Easement and following the grant of a Development Consent Order, National Grid will have an option to take entry onto land to construct new electricity transmission assets and following construction to complete the Easement.

Easement for access over third party land for construction and future maintenance activities:
£1000 per tower accessed.

3. INCENTIVE PAYMENT FOR AGREEMENT TO GRANT AN EASEMENT

The incentives stated in the table below apply in full where an Agreement to Grant an Easement is completed within 12 weeks of a notified date (the consent of any occupiers and mortgagees is also required before completion). The incentive payments are reduced by 50% if completion of an Agreement to Grant an Easement occurs any time in weeks 13-18. After week 18 no incentive payments will be made for the completion of an Agreement to Grant an Easement.

Payment Type	Per Tower	Oversail of conductors + third party access	Underground Cables
Occupier	£1500	£500	£6.50/m run
Owner	£500	£500	£2.50/m run
Owner/occupier	£2000	£1000	£9.00/m run

The minimum incentive payment for underground cables for an owner/occupier who signs in weeks 1-12 is £1000. If there is a separate owner and occupier the minimum figure is paid on a pro rata basis. If the agreement is signed in weeks 13-18 these minimum figures are reduced by 50%.

To find out more go to - www.nationalgrid.com/uk/landanddevelopment

4. PAYMENTS FOR SURVEYS AND INVESTIGATION WORKS

As National Grid has a statutory right to take access for surveys and investigation works, these payments are not payments for the grant of access rights as such but are payments in recognition of damage and disturbance that potentially may be caused by surveys and investigation works.

The initial walkover assessment to determine potential survey requirements will not attract a payment. However for any actual surveys, boreholes etc undertaken, National Grid will make the following payments:-

Surveys:

£250 per land holding per single cropping cycle i.e. if a new crop is planted and surveys take place it will trigger a new £250 payment.

For night time visits between 21:00 – 06:00 - £250 for up to 6 night visits per land holding

Boreholes: A one off payment for boreholes of:-

£350 for up to 6 boreholes, in close proximity to each other, per land holding.

At other locations £125 per borehole per land holding

Trial Pits: A one off payment for trial pits/holes of £350 per trial pit/hole per land holding

Water monitoring equipment:

£100 per gauge + £50 per gauge per 12 month period per land holding to cover visits

Any damage in excess of the above figures

would be agreed on an individual basis (on production of evidence and proof of loss).

5. CROP LOSS, DAMAGE AND DISTURBANCE CLAIMS

These will be paid on a proven loss basis.

6. LAND ACQUISITION

Land acquisitions (permanent or temporary) will be agreed on an individual basis.

7. AGENTS' FEES (paid via landowner/occupier)

Fixed fee of £150 for professional land agency services in relation to the return of a completed and signed land interests data sheet for each landholding declaring all known land interests.

Single fixed fee of £250 per land holding in relation to survey and investigation works.

Agents fees for negotiating an Agreement to Grant an Easement and for additional compensation (damage or injurious affection) will be based on the current published National Grid Payment of Surveyors' Fees document.



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