

Land Code of Conduct

Working with our Landowners/occupiers and construction teams to minimise the impact and disruption associated with our critical infrastructure works on land.



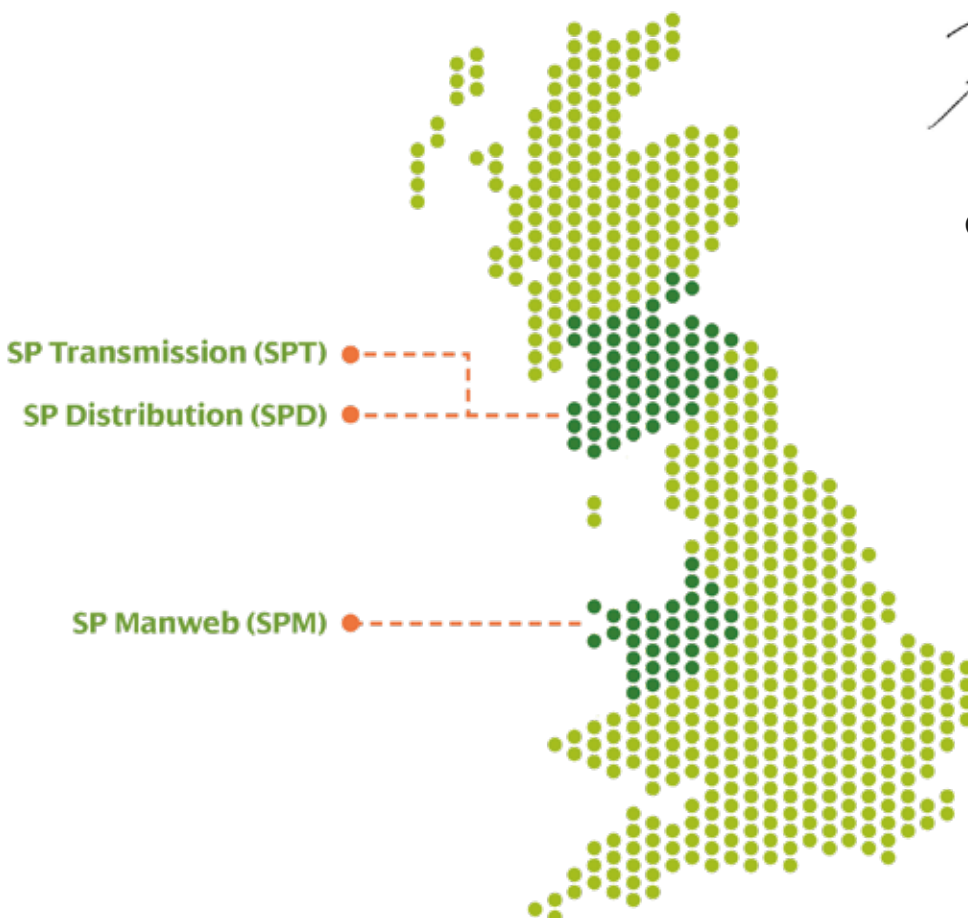
FOREWORD

“We are a proud organisation working hard to support the UK’s ambitious climate change targets to facilitate the low carbon economy of the future and deliver a better future, quicker for our customers and communities. It is extremely important to me, that our valued customers, the landowners and occupiers who support our infrastructure on the ground, understand the vital role they play in this objective. Over the coming years, our business is going to see unprecedented demand for new connections, as well as significant investment to improve and replace existing aged, infrastructure. We will work very closely with our stakeholders, whose land supports these assets, to try and minimise temporary physical impact to land and disruption to land use while these critical network activities take place. We understand the impact these activities can have and my team is committed to carrying out this work in a respectful and coordinated way to work together with land owners and communities to limit disruption wherever possible.

I strongly believe that by following this Land Code of Conduct, our business can successfully deliver the challenges outlined above at the same time as enjoying an excellent relationship with our valued stakeholders who support our infrastructure.”



Frank Mitchell,
Chief Executive Officer,
SP Energy Networks



ACCESS TO YOUR LAND

From time to time, access onto your land will be required to install, inspect, maintain, repair, renew or replace our apparatus. We will endeavour to agree all aspects of access and in these circumstances;

- We expect to have the appropriate land rights in place for our apparatus. If you believe that this may not be the case, then please get in touch with the land team using the contacts contained within this document.
- Vehicular access will not be made onto your land without prior notice except in cases of a fault or an emergency. Notice could be verbal or in writing.
- We will endeavour to provide 7 days prior notice for refurbishment or construction works, except in cases of a fault or an emergency.
- Our employees and contractors will carry identification which will be shown on request.
- A pre-entry Record of Condition will be completed if appropriate and a copy supplied to you on request.
- Prior to the commencement of works we will discuss with you the preferred access routes to be taken including any demarcation.
- The number of works vehicles brought onto your land will be kept to the reasonable practicable minimum and will be appropriate for the task.
- Working access to your land will not be materially obstructed unnecessarily and we will discuss with you how to minimise the impact on your land.
- If we need to upgrade any access routes to facilitate our operations this will be discussed with you and be carried out at our expense.
- Gates will be left as they are found. Where requested, gates will be kept closed and, where required, locked.
- Aerial inspections of our assets will be notified either directly or via public communications. We will endeavour to avoid flying close to livestock and farm buildings, except in cases of a fault or emergency.
- We would expect you to notify SPEN of any issues or concerns you have prior to us taking access.
- We will observe the current best practice recommendations of the Government regarding biosecurity. Any site specific requirements must be highlighted by the landowner/occupier in advance and a copy of the biosecurity plan must be provided.



WORKS ON YOUR LAND

In most cases access to your land will be for inspection patrols or routine maintenance. However, there will be times when it may be necessary to undertake more extensive activities such as construction works, replacing overhead lines and cables or renewing insulators and fittings. From time to time remedial works to poles, steel towers and foundations may also be required. When such activities are being carried out:

- We will ensure that apparatus on your land will be constructed and maintained to the standard required by statute for a transmitter or distributor of electricity.
- Works will be carried out in a safe manner in terms of the applicable Health and Safety Legislation.
- Whilst we endeavour to minimise the impact on your business and land operations, the timing of our works may be limited to restrictions imposed on us by third parties or environmental factors.
- Walls, fences or hedges belonging to you will not be removed without prior discussion except in the case of an emergency. We will install temporary barriers prior to the removal of walls fences or hedges to prevent straying livestock.
- Dogs will not be brought onto your land.
- All finds of fossils and archaeological remains will be reported to you and the appropriate authority. We will not claim ownership of any finds.
- Except in the case of a fault or an emergency, trees will not be lopped or felled without prior discussion. Felled trees will be left neatly on your land, chipped or if reasonable in the circumstances removed by agreement with the landowner/occupier or their appointed representative.
- Working areas will be kept as clean and tidy as reasonably practicable. On completion of the works, surplus materials and rubbish will be removed from the property.
- We will comply with all relevant statutory obligations or restrictions which are applicable to SP Energy Networks in relation to work on your land.



DAMAGE/COMPENSATION

We will plan our work to try and avoid unnecessary disruption to your land management activities. Please communicate to us any known land management schemes, sensitive areas, proposed land developments, hazards or any restrictions or issues which may result in a direct loss as a consequence of our works on your land.

- We will be responsible for making good physical damage to your land and/or settling any reasonable compensation claims for losses incurred arising from our works.
- We will take reasonable steps to prevent damage to your land. Where damage occurs, as a result of our activities, we will agree a suitable resolution through reinstatement or appropriate compensation.
- Any evidence of land drainage damaged as a result of our works and not rectified, should be notified to us within 5 years of the completion of the works to allow us to make good.
- Compensation will normally be paid for actual losses suffered by you for windblow damage occurring on your land within 5 years of any tree felling by us.
- If our activities on your land result in your non-compliance with any statutory requirements or the condition of any funded land management scheme we will compensate you for any loss or penalties directly caused by our actions, provided you inform us in advance about any known statutory requirements or land management schemes.
- We will pay any reasonable and properly incurred professional fees as outlined in our SP Energy Networks Fee Scale.
- To allow us to assess your claim please submit it timeously along with all associated evidence. Payment will normally be made within 30 days of agreement between the parties.
- In the event of there being a failure to reach agreement on the claim, an agreed independent third party will be appointed to arbitrate.
- We will report all instances whereby our Land Code of Conduct has not been met (landowners and occupiers are also expected to report these matters directly to your SPEN or project contact).



WAYLEAVE PAYMENTS

Guidance levels for Wayleave payments are the subject of discussion with the National Farmers' Unions Scotland, England and Wales, the Farmers' Union of Wales, the Country Land and Business Association and Scottish Land & Estates.

Payment rates are reviewed annually and are based upon the type and size of the structure and the classification of the land. Typically the rates consist of two elements:

- Owner – payable to the owner of the land.
- Occupier – payable to the occupier for interference with land use (subject to the owners agreement).

Special rates are applied to various forms of intensive cultivation and additional payments are made for multiple parallel lines. If you feel the wayleave payment does not adequately compensate you should contact us and we will evaluate your case on an individual basis.

Details of current rent and compensation payments under the terms of the wayleave agreement are available from using the contact details in this leaflet.

To help us to maintain our records please notify us of any changes of ownership/occupation or change of use of the affected land.



LAND AND PLANNING CONTACTS

For Scotland

Call 0845 301 0014

Email land.north@spenergynetworks.co.uk

Write to Land & Planning
SP Energy Networks
55 Fullarton Drive
Cambuslang
Glasgow
G32 8FA

For England & Wales

Call 0845 030 3053

Email land.south@spenergynetworks.co.uk

Write to Land & Planning
SP Energy Networks
Wrexham Road
Pentre Bychan
Wrexham
LL14 4DU



For more about SP Energy Networks Land Code of Conduct
www.spenergynetworks.co.uk/pages/land_right_consents.aspx

DISTRICT CONTACTS

SP Transmission & Distribution (SPT & SPD)



For more about SP Energy Networks District Contacts
www.spenergynetworks.co.uk/pages/connections_contact_us.aspx

SP Manweb (SPM)



EXISTING APPARATUS

Existing 11kv and 33kv overhead conductors should have a minimum height of 5.2 metres, however there could be instances where this is less. If you have any specific queries regarding the minimum height of conductors or if you think that the conductors are lower than this please contact us and we will arrange for this to be checked. Please consider the presence of overhead conductors across your land prior to the use of any machinery.

OTHER USEFUL CONTACTS

As part of our commitment to you we recognise that we will have an ongoing relationship whilst we have apparatus located on your land. If you have a query regarding the presence of apparatus and the impact on the use of your land please use links below.

For safety information on the use of machinery or equipment in the vicinity of power lines please visit www.spenergynetworks.com/safety

Additional Documents https://www.spenergynetworks.co.uk/pages/useful_documents.aspx

**POWER CUT?
CALL 105**



Central & Southern Scotland

Power cuts & emergencies	0800 092 9290
Connections	0845 270 0785
General enquiries	0330 10 10 444

Cheshire, Merseyside, North Wales & North Shropshire

Power cuts & emergencies	0800 001 5400
Connections	0845 270 0783
General enquiries	0330 10 10 444

Email us at customercare@spenergynetworks.com