

Legal process for Connections customers

The information within this booklet is to assist customers with applications that include the need for easements, wayleaves and substation acquisitions.

List of requirements if the need for easements, wayleaves and substation acquisitions is required

1. Plans - Liaise with your UK Power Networks Project Designer on the preparation of plans to show the location of substation and/or electric lines as confirmed in offer letter. Please note in London, CAD drawings for the relevant development will be required and requested by UK Power Networks so that the plan for the land rights can be prepared.
2. Nature of Land Rights - Confirm with your Project Designer the nature of the land rights that will be required.
3. Title Information - Supply title information relating to your site, which you may need to obtain from your Solicitor and forward to us.
4. Appoint Solicitors - Preferably the solicitors should be the same as those instructed on the acquisition of the development site.
5. Landlord - Do you own the freehold interest in your site? If not, you may need to seek consent from your Landlord.
6. Other interests - If your land is affected by any mortgages or leases or rights of third parties, your Solicitors will be required to obtain consents to enable completion of documentation.
7. Monitor progress - You should ensure that your Solicitor's are instructed as early as possible and retain contact with them to monitor progress until final completion.
8. Prepare for signing - Ensure that all requisite authorities for the transfer, lease and/or deeds of grant are in place, such as board resolutions, to enable prompt execution of documents.
9. Sign and return - Execute engrossments of documents and return them to your Solicitors with instructions to complete.



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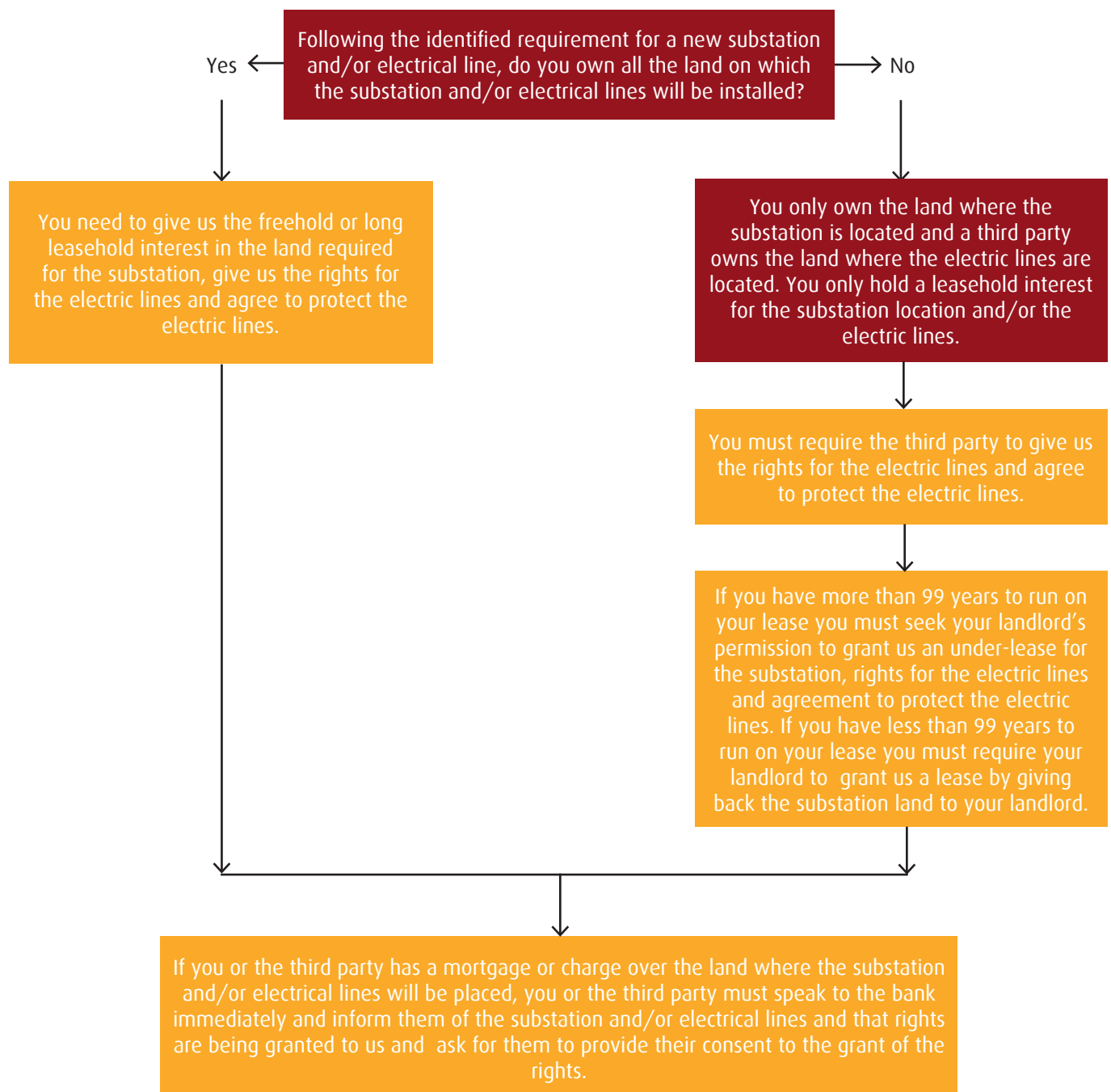
Nature of land rights

We need to secure legal rights in one of the documents below before we can energise your connection.

- A transfer of the freehold for the substation land
- A 99 year lease for the substation land excludes Distributed Generation matters
- A deed of easement over the land in which our electric lines are placed

Why do we need secure legal rights?

- To give us the necessary rights to install the substation and/or electric lines and to maintain the equipment in the future
- To protect the continuity of your supply and the electricity network
- To give you certainty in relation to our rights and your obligations



Process
 Action

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Colour coding for legal plans and easement widths

To ensure consistency across all 3 DNO areas, UK Power Networks has a uniform arrangement for the preparation of plans

The standard colours are:

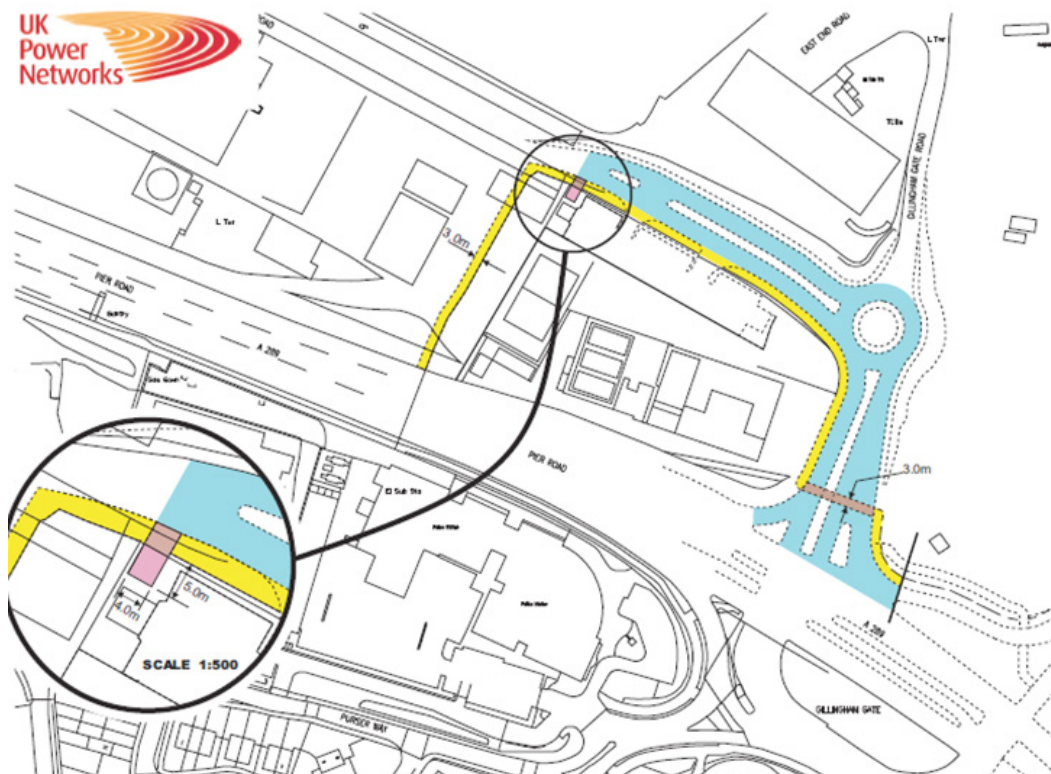
- Land to be acquired – pink
- Land to be retained – edged red
- Access rights only – blue
- Cable rights only – yellow
- Access and cable rights – brown
- Overhead electric lines – red lines
- Poles and stays – red dots and T's
- Ventilation rights – green

As a general rule, the colours should be block colours but, where that is not appropriate, you may use edging.

In addition, in relation to underground cables, UK Power Networks has updated its requirements so that, instead of obtaining an easement strip plus a restriction zone. It shall acquire an easement strip only. This has the effect of reducing the extent of land that is sterilised by the Deed.

As a general rule, but always subject to variation depending on the circumstances, we suggest the following:

- LV, HV or single 33kV cables – 3m wide easement strip
- Dual 33kV cables – 5m wide easement strip
- 132kV cables – 6m to 10m easement strip (according to instructions)



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End-to-end process responsibility

