

A GUIDE TO UNDERSTANDING CONSENTS

What consent do you need and what is the process?



When you ask us to connect your supply, sometimes we need to run cable under or over land that isn't yours. So before we install electricity cables or an electrical plant above or in privately-owned land, we've got to get the owner's and/or the occupier's permission – 'consent' – to do so. It's also essential that we're given 24-hour unrestricted access.

There are three main types of consent:

Wayleave

A written agreement between us and the landowner/occupier. Wayleave is typically required when we have to cross a neighbour's land or private road.

Deed of Grant

A deed between us and the landowner, drawn up by a solicitor, that gives us permanent rights registered against the property title at the Land Registry. For example, a Deed of Grant may be needed for a housing development that requires a network extension to serve multiple properties.

Transfer

A transfer of the freehold or long lease of land on which we need to install equipment – such as an electrical plant. Again, a transfer could be necessary for a development that requires a network extension to serve multiple properties and a solicitor would draw it up.

What is the process?

Once we've got your application, we'll look at the plans and if necessary, arrange a site visit to see if any consents are required. If they are, then it could delay your project. On average, it takes three-to-six months to arrange a consent, sometimes longer. We'll start negotiations with the landowner and/or occupier once you've paid for the work quoted. You'll also be liable for any further costs arising from the negotiations. If we have to change the planned route of your connection because consent can't be obtained, then we may need to revise or withdraw our original quotation.

Is there any other red tape?

Sometimes. For example, connections to listed buildings and those that impact the environment may require additional planning consents or permissions.