



Payment of Surveyors Fees

Version 5

nationalgrid

Introduction

National Grid has both gas and electricity assets. National Grid may wish to work on its assets or acquire additional land or rights.

This document sets out the basis for the assessment of surveyors' fees which would be reimbursed by National Grid, where the surveyors are retained by the landowners/occupiers in question.

Please note these fees will be paid directly to the landowner/occupier.

Fees

This document is intended to provide a basis for assessing the appropriate reimbursement to a claimant, by National Grid, for surveyors' fees reasonably incurred in respect of a claim for compensation for the acquisition of rights or for the granting of voluntary consent following the acquisition of such rights and the carrying out of all works in, on, over or under land.

- The fee structure will not apply to the acquisition of land. In such cases the parties will agree a time charge basis at an appropriate hourly rate. All hourly rates are to be agreed with National Grid prior to the commencement of any work.
- There are two fee structures to be applied to different types of work carried out by National Grid.
- National Grid will pay a fixed fee for agreeing access and settling any damage claims for relevant minor site works to include boreholes, trial pits and other site investigation works. Please refer to individual National Grid Gas and National Grid Electricity Transmission Factsheets.
- In certain cases, National Grid may choose to reimburse fees on a reasonable time charge basis. Accurate and appropriately detailed timesheets will be required to assess a fee on this basis. Where National Grid chooses to reimburse on this basis it will inform the Claimant/their appointed agent upon receipt of a claim unless otherwise stated on the Fee Scale tables on page 3.

Where an agent seeks to charge fees on this basis prior agreement must be sought from National Grid. The hourly rate must also be agreed prior to the commencement of any work.

- A signed copy of Terms and Conditions of Engagement must be provided if a time charge basis is agreed.
- It must be demonstrated that any fees proposed have been properly incurred, and that they are reasonable and proportionate to the complexity of the claim. All fees must be commensurate with the time, effort and expertise required for the claim as referred to in the RICS Guidance Note Surveyors advising in respect of compulsory purchase and statutory compensation 1st Edition April 2017.

- Fees are inclusive of general office expenses e.g. stationery, postage, telephone calls and photocopying. All out-of-pocket expenses reasonably and properly incurred in connection with the preparation and settlement of the claim will be payable in addition to the fee.
- A fixed fee of £500 will be paid for agreeing injurious affection claims relating to existing apparatus for claims affecting urban residential properties.
- Before the Surveyor undertakes work that does not appear to fall within the definition of Table 1 or Table 2, the Surveyor should contact the relevant National Grid representative (or appointed National Grid agent) to clarify the position.
- In the event that National Grid abandons its works prior to carrying out the works, other than as a consequence of representations made by the claimant, the Surveyor's abortive fee will be reimbursed on a time charge basis. This shall not exceed the fee that otherwise would have been payable.
- All fees and expenses in relation to injurious affection and capitalisation claims are only payable upon completion of the deed. No abortive fees will be payable if the deed does not complete.

The cost of the 'works', whether described as restoration, reinstatement, accommodation or scheme proposed by National Grid and accepted by the claimant will not be added to the amount of compensation payable for the purpose of calculating the fee.

- If one Surveyor were to act in respect of separate interests in the same property, and those interests were owned by connected parties as part of a business arrangement e.g. family members, trustees/beneficiaries etc., National Grid will aggregate the compensation for the various interests for the assessment of the Surveyor's fee, if that is reasonable in the circumstances of the case.
- The compensation under all heads of claim shall be aggregated and the fee assessed under the appropriate table.
- Where a client is entering into a new wayleave for an existing asset(s), a flat fee of £250 will be paid.

Objections to Compulsory Purchase Orders, Necessary Wayleaves etc.

The fee payable under this document does not cover work in connection with objections to Notices of Entry, Development Consent Orders, Compulsory Purchase Orders, Compulsory Works Orders and Necessary Wayleave Hearings. National Grid will only reimburse fees incurred in opposing their schemes in accordance with their statutory obligations.

References to Tribunals and Courts

Fees under this document are exclusive of preparation of proofs of evidence and attendance at Court or before any Tribunal or Arbitrator.

Betterment

Where an amount of compensation payable has been reduced by set off for betterment the amount of the fee chargeable to the client shall be calculated on the amount of compensation otherwise payable before deduction of betterment.

Value Added Tax (VAT)

Where the Surveyor charges VAT, National Grid will reimburse it in so far as the claimant cannot recover it.

Travelling

Travelling expenses reasonably and necessarily incurred by the Surveyor in connection with the preparation and settlement of the claim will be payable in addition to the fee.

Travelling expenses will be reimbursed based on pence per mile as per current HM Revenue & Customs rates.

If a time charge basis has been agreed an appropriate hourly rate must also be agreed for travel time reasonably incurred.

Except in exceptional circumstances National Grid will not pay for travel incurred outside the region where the work is located, the use of the most appropriate local expertise should be considered.

Fees on Fees

Fees should be calculated on the total amount of the compensation excluding fees incurred solely in connection with the preparation of the claim or settlement of the amount of compensation.



Fee Structures

Table 1 is to be used for works carried out by National Grid to inspect, repair, protect, renew, maintain and obtain a new consent for existing assets.

This table is to be used for agreeing the access routes and the negotiation and settlement of compensation claims on the completion of the works set out above and undertaken by National Grid and where necessary is to include a schedule of condition.

Fees relating only to any recurring crop loss claims i.e. in years following completion of actual construction works will be paid at 75% of this table.

This table is also to be used where the Surveyor negotiates the grant of an easement based only on the standard capitalisation of the annual wayleave payment.

Where an easement is negotiated with other heads of claim including injurious affection, then Table 2 should be used.

Table 1

Amount of Compensation	Fee
£1-£99	£214
£100-£149	£246
£150-£199	£287
£200-£249	£321
£250-£299	£360
£300-£349	£394
£350-£399	£430
£400-£449	£463
£450-£499	£503
£500-£599	£538
£600-£699	£572
£700-£799	£607
£800-£899	£646
£900-£999	£681
£1,000-£1,499	£715
£1,500-£1,999	£733
£2,000-£2,499	£749
£2,500-£2,999	£767
£3,000-£3,499	£790
£3,500-£3,999	£824
£4,000-£4,499	£842
£4,500-£5,000	£859

Remainder: 2.5% or hourly rate if deemed reasonably appropriate by National Grid.

Fees payable under Table 2 will cover all installation work for new assets and apply in certain circumstances on existing assets.

This includes receiving instructions, inspections, work relating to the route of the assets, conditions and requirements of working, obtaining and collating information necessary to formulate the claim and negotiating a settlement, and advising the client as to the basis and amount of compensation. In particular it covers work done in connection with giving permission for the commencement of the works and the grant of a

voluntary consent, or concluding a memorandum of agreement where compulsory powers are not being exercised. It also includes work done in connection with an advance payment, ratification and negotiation of accommodation and restoration works.

The fee is inclusive of any work in connection with a Schedule of Condition and for settling the proposals of National Grid to include any inspections or meetings during the course of the works that might reasonably be expected to be necessary at the beginning of the project. The fee is inclusive of an inspection on completion of the works.

Should subsequent inspections reasonably be necessary, an additional fee would be payable on a time charge basis. Where the duration of the project exceeds 12 months National Grid may consider the payment of an interim fee upon request.

This scale will apply to claims for injurious affection, loss of business or any other appropriate Head of Claim under an existing easement or in return for the grant of a new easement.



Table 2

Amount of Compensation	Fee
£1-£99	£321
£100-149	£355
£150-£199	£394
£200-£249	£430
£250-£299	£469
£300-£349	£516
£350-£399	£561
£400-£449	£600
£450-£499	£641
£500-£599	£686
£600-£699	£733
£700-£799	£772
£800-£899	£813
£900-£999	£859
£1,000-£1,499	£892
£1,500-£1,999	£926
£2,000-£2,499	£967
£2,500-£2,999	£1002
£3,000-£3,499	£1019
£3,500-£3,999	£1030
£4,000-£4,499	£1042
£4,500-£5,000	£1058
Next £15,000	2.5%
Next £30,000	1.8%

If the amount of compensation exceeds £50,000 then the whole fee is entirely calculated on an hourly rate basis. All hourly rates to be agreed prior to commencing negotiations.

Land Rights & Acquisitions

National Grid,
National Grid House,
Warwick Technology Park,
Gallows Hill, Warwick,
CV34 6DA

National Grid Electricity / Gas

National Grid House,
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Registered in England
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