

ESP Managed Land Rights

EFFECTIVE
FROM 10TH
FEBRUARY
2020



COST AND ADMIN-FREE LEGALS

ESP manage the Land Rights process in-house creating cost and time savings for you

WHAT WILL THE LAND RIGHTS PROCESS LOOK LIKE FOR YOU NOW?

- ✓ No financial contributions for Land Rights*
- ✓ ESP identify Land Right requirements so you don't have to
- ✓ Dedicated legal team on hand to support you
- ✓ No need to spend time instructing and managing a third-party provider
- ✓ Increased certainty for developers with our target 12 weeks to complete timeframe
- ✓ Key milestones communicated and tracking reports available on demand
- ✓ Fast responses and proactive communication

**With the exception of sites where assets run through third party land/industrial and commercial*



THE COST OF LAND RIGHTS HAS BEEN REMOVED FOR ESP CUSTOMERS

ESP will cover the cost of Land Rights on all sites accepted on and after **10th February 2020**, except for sites where assets run through third party land. In these instances, any third-party landowner costs would be paid by the UIP/ICP.

This change could save you an average of **£20-25k** per year (dependant on number of sites awarded to ESP).

WHEN ARE LAND RIGHTS REQUIRED?

Our statutory rights as an IGT and IDNO allow ESP and those working on our behalf to lay and maintain apparatus within the public highway, however these rights do not extend to private land. When apparatus is placed within private land, Land Rights are required to ensure access for maintenance and emergency situations.

Our new process sees ESP identify whether Land Rights are required based on the design you send in, removing a step for you in our adoption process. We'll use our current Land Rights policy document for this purpose. For information, this can be found in our [document library](#). If an alternative route can be found that is equally cost-effective but removes the need for Land Rights, our design team will work with you to explore this.

TRACKING YOUR LAND RIGHTS

Our legal team will provide you with regular updates throughout the process. We'll communicate key milestones, including the following stages - searches, preparation of documents, issuing of documents, negotiations, agreements, signing and completion.

A full tracking report for each specific project will also be available on demand.

Land Rights in 5 easy steps



Frequently Asked Questions

HOW DO I GET IN TOUCH WITH ESP'S LEGAL TEAM?

Our team can be reached on their direct number 01372 677 744 or via the email address landrights@espug.com

WHAT HAPPENS IF THIRD PARTY LAND RIGHTS ARE REQUIRED?

If ESP identify that third party Land Rights are required, we'll contact you to discuss whether an alternative route can be found. If we mutually agree that third party Land Rights are required, we'll outline the costs from the outset and let you know of any changes. Once the Land Rights are in place, we'll send you an invoice for any third party landowner costs by way of additional charges.

HOW OFTEN WILL I RECEIVE PROGRESS UPDATES?


By default, progress reports will be sent on a monthly basis. Please get in touch with your Service Delivery Manager if you would like to receive these on a different frequency and to confirm the best email address for these to be sent. Specific project reports with more detail can be requested as and when required using the contact details at the top of this page.

WHAT HAPPENS IF I WANT TO DISPUTE WHETHER LAND RIGHTS ARE REQUIRED?

ESP's policy document for Land Rights sets out the requirements for when Land Rights are required. Should you believe ESP has not correctly applied the requirements, you should raise this with our design team at the time of notification and the matter will be fully considered.

WHAT'S THE PROCESS FOR EXISTING SITES WHERE THE LAND RIGHTS ARE OUTSTANDING?

Any instructions processed prior to **10th February 2020** will remain with your existing Service Provider through to completion. Any instructions processed after **10th February 2020** will be fully managed by ESP and we will take on the cost.



If you have questions about any of these changes, please contact your Service Delivery Manager.

ESP Land Rights:

- ✓ No legal fees
- ✓ Reduced admin
- ✓ Secure timeframes
- ✓ Reduced delays to site
- ✓ Single point of contact
- ✓ Full tracking

ESP Land Rights Contact Information

ESP Utilities Group
Bluebird House
Mole Business Park
Leatherhead
KT22 7BA

Email: landrights@espug.com

Direct Legal Team Tel: 01372 677 744
Mainline Phone No: 01372 587 500

Our team are always looking for new ways to make your life easier, if you have any suggestions or would like to give us some feedback please don't hesitate to email us at marketing@espug.com.

