

Grantor's Charter Scotland



SGN
Your gas. Our network.

Introduction

Welcome to our Grantor's Charter.

At SGN we're committed to ensuring our network of transmission pipelines deliver gas safely, reliably and efficiently to homes and businesses across our operating areas.

We recognise it would be impossible to do this without the co-operation of the thousands of landowners who allow us to place equipment on, or under, their land. We also understand it may be inconvenient if we need access for routine or emergency works.

In this booklet we explain the standards of care you can expect from us when we need to access your land.



Paul Denniff
Network & Safety Director

About us

At SGN, we manage the network that distributes natural and green gas to 5.9 million homes and businesses across Scotland and the south of England. Whoever your supplier is, our pipes deliver gas safely, reliably and efficiently to every one of our customers. It's your gas, in our network.

We operate over 74,000km of gas mains and services in Scotland and the south of England. We recognise that the work we carry out may impact you and your land.

We have prepared this document to explain the standards you can expect from us, or anyone else working on our behalf, when we need to access your land.

Topics include:

- Access to your land
- Works on your land
- Making good damage
- Easement payments
- Useful contacts

Access to your land

From time to time we will need to enter your land to install, inspect, maintain, replace or repair our pipeline.

If a deed of servitude is required we'll seek to reach agreement on the terms before any works begin and the deed will be finalised once the works are complete.

Wherever possible (except in emergency situations) we will observe the following practices if we need to access your land.

When we carry out works on your land this will be supervised by one of our engineers or nominated contractor. All our employees and contractors' staff carry formal identification and will be happy to produce these on request.

Where requested, we will make a record of the condition of any property using written details, photographs or video recording. If you consider it necessary, you may employ an independent surveyor for this purpose and we will reimburse you with reasonable costs in accordance with the current SGN Fee Scale (a copy of which we can provide on request).

Please tell us or our contractors about any known land management schemes, sensitive areas or proposed developments which, where known, may impact upon access or works on your land. Also any hazards that are known associated with accessing or working on your land.

For routine works we will give you as much notice as possible - at least seven days. Where we can't give notice (eg in an emergency) we'll contact you as quickly as possible and give you as much notice as we can.

Wherever possible we'll agree the access route onto your land with you before any works start. Any changes to this route will be agreed with you.

When ground conditions change at short notice due to weather we'll meet you on site to agree any changes to the works.

We will endeavour to keep the number of vehicles on site to a minimum during our works.

We will not obstruct access to your land unnecessarily and we and our contractors will leave gates as we find them. We and our contractors will meet any additional reasonable requests from you or your land agent.

We carry out regular maintenance inspections by helicopter. During these inspections helicopter pilots will try to avoid flying close to livestock and farm buildings.

We will endeavour to ensure that damage to your land does not occur. If damage does occur, we undertake to make good any damage and/or agree compensation with you fairly and promptly. Access routes will be fully reinstated to the condition they were in prior to works commencing.

Carrying out work on your land

Before we start any work on your land we will try to ensure that we make ourselves known to you or your land agent and will always deal with any concerns you may have as courteously and promptly as possible.

We will carry out our works in a safe manner under current health and safety and environmental legislation. We recognise bio-security requirements and will follow current government guidance on bio-security.

As far as is reasonably possible we'll plan our work to avoid unnecessary interference with any farming, sporting, forestry and other land management operations.

We will secure any consents identified as necessary to operate on or near designated sites protected by law and where protected species are known, we will consult with any relevant bodies as appropriate on a case by case basis.

We will not take dogs onto your land.

Our works will be suitably fenced if appropriate, or if requested by you, to avoid injury or straying of livestock.

We will keep work areas as clean and tidy as possible, removing any surplus materials and rubbish on completion.

When you are carrying out work on your land

We will endeavour to support you with any works you wish to carry out close to our pipeline by providing plans and drawings of the affected pipeline, as well as site visits by our technicians to explain any potential restrictions to your planned works.

Our pipelines carry gas at high pressure and can pose a significant safety risk to people and property within the vicinity of any works if not managed appropriately. We, along with yourself, have a responsibility and duty to ensure all works are completed safely.

It is a criminal offence to damage a pipeline. Damage to our network could lead to fire, explosion, or loss of supply to the local community. Damage to pipelines might not be immediately obvious. Always report any contact made with any of our pipes. Both direct and consequential damage to gas plant can be dangerous for your employees and the general public. Repairs to any damage will incur a charge to you or the organisation carrying out work on your behalf.

Severe damage to our HP pipelines must be reported to the HSE (Health and Safety Executive) under RIDDOR (Reporting of Injuries, Diseases and Dangerous Occurrences Regulations) and GSMR (Gas Safety Management Regulations) legislation.

Making good damage

We and our contractors will always try to minimise any damage but sometimes this may be unavoidable. If this is the case, we accept responsibility for any claims in respect of any loss or damage where this is due to our actions, or those of our contractors, during the works. We will not be responsible for consequential, financial or indirect losses.

All land drains, culverts etc that we, or our contractors, damage will be repaired to at least the standard prior to the damage.

We will be responsible for any losses caused by our staff or contractors which impact on land management schemes such as the Basic Payment Scheme, provided that you make every effort to minimise any such loss.

We promise to deal with any claims as promptly and courteously as possible and pay compensation within 28 days of being agreed.

If you want a professional agent to act on your behalf we will engage with them and reimburse their fees as detailed in the current SGN Fee Scale.

If we cannot reach agreement on any compensation claimed, either party may refer the matter to an independent surveyor for assessment.



Servitude payments

The servitude payment rates are based on bare land values taking into account how the land is being used and the width of the permanent servitude.

A partial payment of the servitude payment will generally be made at or about date of entry to the land with the balance being paid on completion of the servitude document.

Contact us

If you have any questions or concerns regarding:

- The location of our pipes
- Any drainage issues
- Using machinery in the vicinity of our pipelines



Please call us on 0800 912 1722 (8am to 4pm)



Please call 0800 111 999 (24 hours) to report any emergency.



Our gas pipe locations are now available online by registering at linesearchbeforeudig.co.uk.

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



Email: scotland_comms_planninghub_sgn@sgn.co.uk



Please call 07816 330 592 or 01382 882 980

Please call
0800 111 999
(24 hours)
to report any
emergency

Other useful contacts

National Farmers Union Scotland

Rural Centre
West Mains
Ingliston
Edinburgh
EH28 8L

Tel: 0131 472 4000

Email: webmaster@nfus.org.uk

Scottish Land & Estates

Stuart House
Eskmills Business Park
Musselburgh
EH21 7PB

Tel: 0131 653 5400

Email: info@scottishlandestates.co.uk



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