

Easement Guidance

**Cadent's approach to
acquiring legal rights for
pipelines in Private Land**

Cadent Approach to Acquiring Legal Rights for Pipelines

Background

Cadent has no legal right to place apparatus in private land i.e. land it does not own. However Cadent may place pipes within streets. Streets are defined within the New Roads and Street Works Act 1991.

This guidance document sets out the specific circumstances in which a separate legal right in the form of an easement must be acquired before laying pipes in private land.

Easement

An easement, otherwise referred to as a Deed of Grant, gives Cadent a secure right in perpetuity (i.e. forever) to install, lay, maintain, inspect, protect, renew and replace (amongst other rights) gas mains or services within private land (not publicly maintained).

An easement is a legal right and is registered at the Land Registry and therefore, is a right which remains with the land. This means that these rights transfer to each future purchaser of that parcel of land and cannot be terminated without agreement.

Streets

Cadent can lay apparatus or carry out works to apparatus within a street ONLY WHEN the street is dedicated to public use. Cadent has the right to lay pipes within streets *not* dedicated to public use ONLY WHEN the pipe is connecting premises which “abut” i.e. adjoins the street. To “abut” means to adjoin by touching. Therefore, a pipe laid within a private street which does not supply the ground floor premises but rather premises above ground floor will not “abut” those above ground floor premises.

Private Land

Where pipelines are laid within private land which is neither a street dedicated to public use nor a private street connecting premises abutting onto it (“**Private Land**”), separate legal rights will need to be acquired.

Pipes Which Require an Easement:

- All new mains in private land
- New ring/approach mains supplying risers for multiple occupancy buildings (MOBs)
- All services operating at pressures greater than 75 mbar in Private Land over 15m in length. This excludes Intermediate Pressure as an easement is required for any length. Anything less than 15m will require a consent form to be signed by the landowner and a copy to be sent to land services to validate.
- All services greater than or equal to 63mm diameter crossing Private Land not owned by the customer (i.e. “Third Party Land”)
- All services greater than 63m in length in Private Land
- Mains and/or services to be installed within private roads/streets not dedicated to public use, that supplies a property that is NOT abutting the street i.e. where statutory powers do not apply
- For all other services crossing Third Party Land (not covered by the rules above), Cadent will require a Consent form from the landowner to be obtained prior to installation and a copy sent to the Connections team and Land Services team along with any as laid plan for Cadent’s records.

Standard Easement Widths

Pressure tier / Material	Diameter	Easement Width (total)
HP Steel	900mm, 1060mm, 1200mm (36", 42" & 48")	24.4m (80')
HP Steel	750mm and 600mm (30" & 24")	18.3m (60')
HP Steel	Up to and including 450mm (18")	12.2m (40')
HP RTP	Determined on a case by case scenario	
IP Steel	All Sizes	6m plus pipe diameter
IP PE > 5.5 bar	Above 500mm (19")	30m plus pipe diameter
	356mm – 500mm	16m plus pipe diameter
	126mm - 355mm	12m plus pipe diameter
	Up to and including 125mm	12m plus pipe diameter
IP PE < 5.5 bar	Above 500mm (19")	26m plus pipe diameter
	356mm – 500mm	8m plus pipe diameter
	126mm - 355mm	8m plus pipe diameter
	Up to and including 125mm	8m plus pipe diameter
MP PE	Above 500mm (19")	12m plus pipe diameter
	356mm – 500mm	6m plus pipe diameter
	126mm - 355mm	5m plus pipe diameter
	Up to and including 125mm	4.5m plus pipe diameter
MP Steel	All Sizes	6m plus pipe diameter
MP Iron *	All Sizes	6m plus pipe diameter
LP	Above 125mm	3m plus pipe diameter
	Up to and including 125mm	1m plus pipe diameter

Further Detailed Guidance

Cadent appreciates that despite the parameters set out above, there are various scenarios where it may still not be clear whether an easement is required. Please refer to **FAQ Document** which contains common scenarios and how to approach them to ensure Cadent is protected legally.

Version Control

Version	2
Date	28.09.2021
Owner	Tom Bowling