

From: Roger Rose [mailto:RogerRose@propertycompensation.com]

To: O'Neill, Kevin

Subject: Northern Ireland Electricity - Transmission and Distribution Price Controls 2012-2017 - Draft Determination

Dear Kevin,

I refer our to our earlier telephone conversation today regarding the consultation process.

PCC are one, if not the largest specialist company, dealing solely in the negotiation of compensation for permanent easements for high voltage electricity apparatus in England, Scotland, Wales acting for several thousand clients. Our negotiations are with both National Grid and all the DNOs through their agents and internal surveyors and more recently NIE. The compensation agreed and being agreed for our clients here is of the order of tens of million pounds. You will therefore appreciate that we have considerable experience in this field and feel the provision for compensation proposed by NIE is inadequate.

You may be aware we are one of the parties who are taking five cases to The Lands Tribunal (Northern Ireland) where preliminary hearings have been heard. We note from your draft report that NIE have suggested a provision for the five year review period for all anticipated claims of £11M equating to £2.2M per annum. We feel this figure has been under-estimated based on our current number of clients in Northern Ireland growing each day and taking an average agreed compensation figure based over here which gives an anticipated annual figure for PCC alone of circa £1.8M. When you add those of our competitors and claims for loss of development value, where even one such claim can be for several million pounds, you will see our concern.

We trust this is helpful and are happy to discuss this further with you.

Yours sincerely,

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