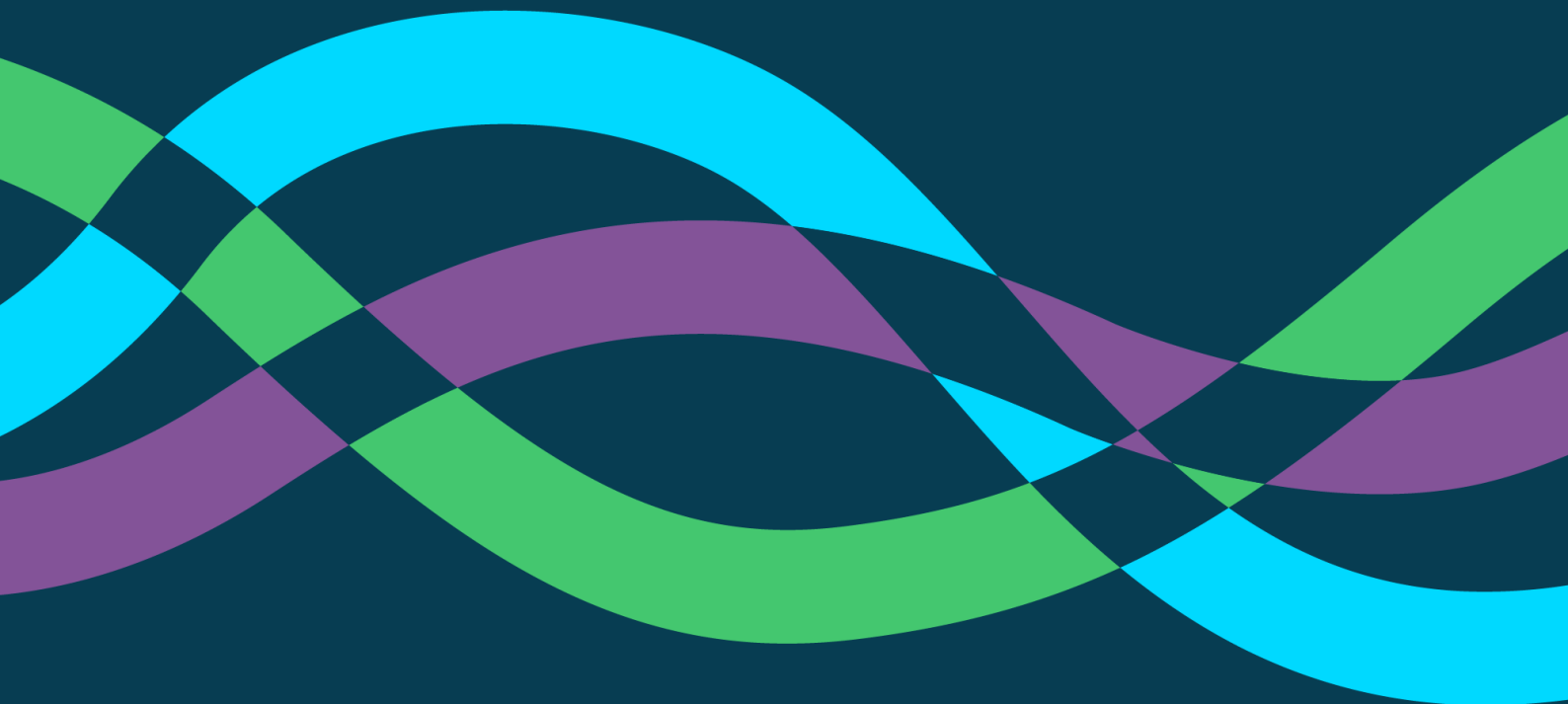




Grand Union
Canal Transfer

Guidance on Payment of Surveyors Fees

Date of issue - July 2025



This document sets out how surveyors fees will be reimbursed by the Grand Union Canal Transfer (GUCT) project.

If the project has undertaken works on your land, which has either caused permanent loss in the value of your land, and/or caused temporary disturbance (including intrusive survey works), and these losses are directly and unavoidably incurred as a result of the works, you may be entitled to claim compensation from us. Reimbursement for these losses is subject to any reasonable mitigation measures that may be available.

You are entitled to professional advice and can appoint an agent such as a surveyor/valuer/land agent to act on your behalf, who has the relevant experience and knowledge of projects of this nature.

Agents representing landowners will have a contractual relationship with the landowner being impacted by the project. The landowner has ultimate responsibility for fees; however, landowners are entitled to reclaim reasonable and commensurate professional fees from GUCT. You must ensure that your appointed agent has agreed on the basis of fee reimbursement with us, and that this agreement is documented in writing, including any subsequent changes. Without such agreement, you may be liable for any fees incurred, including those at an inappropriate level or for unnecessary work.

On instruction agents will issue Terms of Engagement to you and a copy will be shared with Fisher German who are the appointed Land Consultants for the GUCT project.

GUCT are unable to cover fees for any objection to the scheme.

Any surveyor's fees will be paid directly to the landowner/occupier.

Surveyors Fees for Completing and Returning Land Interest Questionnaires (LIQ)

GUCT will pay a **fixed fee of £150.00** per LIQ completed and returned to Fisher German.

Surveyors Fees for Survey Access

GUCT will pay a **fixed fee of £250.00** per licence agreed for survey access. This fee includes providing consent for access and settling any damage claims for relevant minor site works to include boreholes, trial pits and other site investigation works.

If the reasonable fees incurred exceed this amount, GUCT will reimburse any additional fees for survey access in line with the fee scale set out below. Fees should be calculated on the total amount of the compensation excluding fees incurred.

If an agent were to act for separate interests who are connected parties through a business or family relationship, then one fee would apply.

Fee Scale:

Compensation Range	Fee Scale
£1-£99	£321
£100-149	£355
£150-£199	£394
£200-£249	£430
£250-£299	£469
£300-£349	£516
£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.

Surveyors Fees for installation work of new assets

For the installation work of new assets and in certain circumstances for work on existing assets, GUCT will agree to reimburse surveyors fees on a time charge basis at an appropriate hourly rate. All hourly rates are to be approved by GUCT via Fisher German, prior to the commencement of any work. Accurate and appropriately detailed timesheets will be required to assess a fee on this basis. 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.

Additional Information:

Expenses & Value Added Tax (VAT)

Fees are generally inclusive of general office expenses e.g. stationery, postage, telephone calls and photocopying. Where the Surveyor charges VAT, GUCT will reimburse it in so far as the claimant cannot recover it. If you are a VAT registered business and can reclaim any VAT due, we will reimburse your professional fees net of VAT.

Travelling

Travelling expenses reasonably and necessarily incurred by the Surveyor in connection with the project 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, GUCT 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.

Abortive Fees

In the event that GUCT abandons the project prior to carrying out the works, other than as a consequence of representations made by the claimant, the Surveyor's reasonable abortive fee will be reimbursed on a time charge basis. This shall not exceed the fee that otherwise would have been payable.