

REDDESTONE WIND FARM ACTION GROUP

LANDHOLDER GUIDE No. 4

Before You Sign Any Agreement

Helping Landholders Make Informed Decisions

Why Should I Read This?

Being asked to sign a legal agreement can feel overwhelming, particularly if it relates to a proposed wind energy project.

Whether it is called a Neighbour Agreement, an Access Agreement or another type of legal document, it is important to understand exactly what you are agreeing to before you sign.

This guide provides a practical checklist to help you make an informed decision.

Don't Feel Rushed

A legal agreement is an important document.

Take the time you need to:

- Read the entire agreement.
- Ask questions about anything you don't understand.
- Obtain independent legal advice.
- Discuss the agreement with your family.
- Consider the long-term implications.

If you are unsure about any part of the agreement, seek advice before signing.

Read Every Clause

Many people focus on the first few pages of an agreement.

However, important details are often found throughout the document.

Take time to understand:

- what the agreement is intended to achieve;
- what obligations you are accepting;

- what rights you may be granting;
- how long the agreement lasts;
- whether it can be changed or terminated.

If anything is unclear, ask your solicitor to explain it in plain English.

Ask Questions

Never be afraid to ask questions.

Some examples include:

- Why has this agreement been offered to me?
- Can any of the terms be negotiated?
- Who pays for my legal advice?
- What happens if I decide not to sign?
- What happens if the project changes?
- What happens if ownership of the project changes?

Write the answers down and keep them with your records.

Obtain Independent Advice

Independent advice means advice from professionals who are acting for **you**, not for the developer.

You may wish to seek advice from:

- a solicitor;
- your accountant;
- a financial adviser;
- other professional advisers where appropriate.

Professional advice can help you understand the agreement and identify any matters that may require further discussion.

Discuss It With Your Family

Many rural properties are family businesses.

Before signing any agreement, consider discussing it with:

- your spouse or partner;
- family members involved in the property;
- anyone who may inherit or manage the property in the future.

A decision made today may have long-term implications.

Keep Good Records

It is good practice to keep:

- ✓ Copies of every agreement.
- ✓ Letters and emails.
- ✓ Notes of meetings and telephone conversations.
- ✓ Photographs where relevant.
- ✓ A diary of important dates.

Good records can be valuable if questions arise later.

Before You Sign – A Simple Checklist

Ask yourself:

- ☐ Have I read the entire agreement?
- ☐ Do I understand every clause?
- ☐ Have I obtained independent legal advice?
- ☐ Have I considered the financial implications?
- ☐ Have I discussed the agreement with my family?
- ☐ Have all my questions been answered?
- ☐ Am I making this decision without feeling pressured?

If you answer "**No**" to any of these questions, it may be worth taking more time before making a decision.

Key Points to Remember

- ✓ Never feel pressured to sign immediately.
 - ✓ Read every page carefully.
 - ✓ Ask questions until you understand the agreement.
 - ✓ Obtain independent legal and financial advice.
 - ✓ Discuss the agreement with your family.
 - ✓ Keep copies of everything.
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Coming Next

Landholder Guide No. 5

Making an Informed Decision

Our final guide looks at the importance of gathering reliable information, asking questions, seeking independent advice and making the decision that is right for you, your family and your property.

Disclaimer

This guide has been prepared by the Reddestone Wind Farm Action Group as a general educational resource.

It is not legal, financial or taxation advice. Every agreement is different and landholders should obtain independent professional advice before signing any legal document.