

Report

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Report to:	Finance and Information Technology Resources Committee
Date of Meeting:	16 March 2010
Report by:	Executive Director (Finance and Information Technology Resources)

Subject:	Lanark Common Good - Proposed Primary Sub Station, Lanark
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ detail a proposal that has been received for South Lanarkshire Council to sell land at Whitelees Road, Lanark, currently part of an area leased to Lanark United Football Club, to S P Distribution Limited for the development of a primary electricity sub station.

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that approval is given to Regeneration Services to negotiate the variation of the lease to Lanark United Football Club
- (2) that approval is given to Regeneration Services to negotiate the sale of the land at Whitelees Road, Lanark to S P Distribution Limited.

3. Background

- 3.1. At reorganisation, South Lanarkshire Council inherited a property at Whitelees Road Lanark, from Clydesdale District Council. The property had been held by Clydesdale District Council in the Lanark Common Good Fund and this arrangement was continued by South Lanarkshire Council.
- 3.2. The land is currently part of an area leased to Lanark United Football Club until 14 May 2020 for the purposes of a football ground and the tenant has confirmed that they are prepared to vary their lease agreement to exclude this area.
- 3.3. The whole property is recorded in the account of Lanark Common Good Fund at a value of £2.372 million.

4. Power Supply

- 4.1. In May 2008, during discussions regarding the development of the new Lanark Swimming Pool, the Council was made aware that there was no spare electricity supply capacity within the Lanark area. S P Distribution Limited had a requirement for an additional primary sub station to serve Lanark but had been unable to identify a suitable location. The Council (Enterprise Resources) assisted by identifying a number of sites.

- 4.2. S P Distribution Limited assessed each location in terms of engineering and supply requirements and identified the site at Whitelees Road as the most suitable in operational terms. In July this year, they received planning permission for the development of the sub station and they have now approached the Council with a view to purchasing the land at Whitelees Road.
- 5. Adjoining Site**
- 5.1. The land adjoining the proposed primary sub station is also held in the Common Good Account and has potential for future development, although a receipt is unlikely in the current economic climate.
- 5.2. If the primary sub station is not provided in the near future, then there will not be sufficient capacity to provide electricity to any new developments within the Lanark area including the adjoining site.
- 5.3. Accepting the proposal allows South Lanarkshire Council to generate a receipt for an asset that is not required for operational reasons and ensures that there is sufficient power supply within the Lanark area for future developments to take place.
- 6. Employee Implications**
- 6.1. None.
- 7. Financial Implications**
- 7.1. Accepting the proposal will result in a small capital receipt of £1,000 for Lanark Common Good but the primary sub station will make the adjoining site developable and increase its value.
- 8. Other Implications**
- 8.1. None.
- 9. Equality Impact Assessment and Consultation Arrangements**
- 9.1. This report does not introduce a new policy, function or strategy or recommend a change of existing policy, function or strategy and therefore no impact assessment is required. Consultation has taken place with Legal Services and Regeneration Services.
- 9.2. A copy of this report has been sent to the Royal Burgh of Lanark Community Council.

Linda Hardie

Executive Director (Finance and Information Technology Resources)

15 February 2010

Link(s) to Council Values and Objectives

- ◆ Value: Accountable, effective and efficient

Previous References

None

List of Background Papers

None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Jackie Taylor, Corporate Finance Manager

Ext: 5637 (Tel: 01698 455637)

E-mail: jackie.taylor@southlanarkshire.gov.uk