

Report

Report to:	Housing and Technical Resources Committee
Date of Meeting:	19 June 2024
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Proposed Lease of Ground at Our Lady of Lourdes Primary School, East Kilbride G75 0AG in Favour of Scottish Power Energy Networks (SPEN)
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1. Purpose of Report

1.1. The purpose of the report is to: -

- ◆ seek approval to grant a 99-year lease of ground at Our Lady of Lourdes Primary School, East Kilbride in favour of Scottish Power Energy Networks (SPEN)
- ◆ approve the grant of a right of access to the substation and for the laying of associated cables in favour of Scottish Power Energy Networks (SPEN)

2. Recommendation(s)

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

- (1) that a 99-year lease of ground at Our Lady of Lourdes Primary School, East Kilbride is granted to Scottish Power Energy Networks (SPEN) on the main lease terms and conditions outlined in section 4 of this report;
- (2) that consent is granted to Scottish Power Energy Networks (SPEN) to construct a substation and that all necessary rights are granted to maintain the substation and the cables serving the substation, as shown on the attached plan; and
- (3) that the Executive Director (Housing and Technical Resources), in consultation with Head of Administration and Legal Services, if appropriate, be authorised to conclude all matters in respect of the grant of lease and to enter into the necessary legal agreements on terms which are in the best interests of the Council.

3. Background

- 3.1. Our Lady of Lourdes Primary school is being converted to run solely on electricity and the replacement of gas fired boilers requires an increased electrical supply. The installation of the Air Source Heat Pumps also requires additional electricity to replace the existing hot water tank.
- 3.2. These measures will reduce carbon emissions from the school energy use. As a result of the new technologies the existing electricity supply is insufficient for the refurbished school and a new substation is required.
- 3.3. The substation requires to be constructed on the ground extending to 25m² shown on the attached plan, which is owned by South Lanarkshire Council.
- 3.4. SPEN are seeking a 99-year lease to allow for the construction of a substation and associated cabling.

- 3.5. It is an essential requirement of the Primary school refurbishment that the lease to SPEN is granted to allow the construction of the substation to provide a sufficient power supply at this location.
- 3.6. The substation is exclusively to service the primary school and is not serving the wider area, therefore, there is no rental charge.

4. Proposal

4.1. It is proposed that the lease terms and conditions are as follows: -

1. The lease will be to Scottish Power Energy Networks (SPEN).
2. The period of the lease will be for 99 years.
3. Date of entry is to be agreed.
4. The rent is to be £1 per annum.
5. The subjects shall be used for construction and operation of the electricity substation.
6. In addition, the tenants, their agents, and contractors will have a right to lay, maintain, inspect, repair, and renew underground cables, pipes and ducts serving the substation.
7. Each party will be responsible for their own legal fees and expenses.
8. The substation is solely to facilitate the primary school refurbishment.

5. Employee Implications

5.1. There are no employee implications.

6. Financial Implications

6.1. Due to the Council's requirement for the substation, a nominal rental is applicable, however, each party will be responsible for their own legal fees incurred in relation to the lease.

7. Climate Change, Sustainability and Environmental Implications

7.1. The granting of the ground lease and installation of the substation will contribute to the reduction in the use of fossil fuel and contribute to the Council's climate change and carbon reduction targets.

8. Other Implications

8.1. If the lease is not approved, at this location the primary school will have an insufficient power supply and the project cannot proceed.

9. Equality Impact Assessment and Consultation Arrangements

9.1. Planning consent is not required as the proposal is classified as a permitted development. Education Resources and Housing and Technical Resource have requested that this lease be granted to facilitate the primary school refurbishment in accordance with their contract.

9.2. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function, or strategy and, therefore, no impact assessment is required.

Stephen Gibson
Executive Director (Housing and Technical Resources)

8 May 2024

Link(s) to Council Values/Ambitions/Objectives

- Accountable, effective, efficient, and transparent

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: -

Joanne Forbes, Head of Property Services

Ext: 4073 (Tel: 01698 454073)

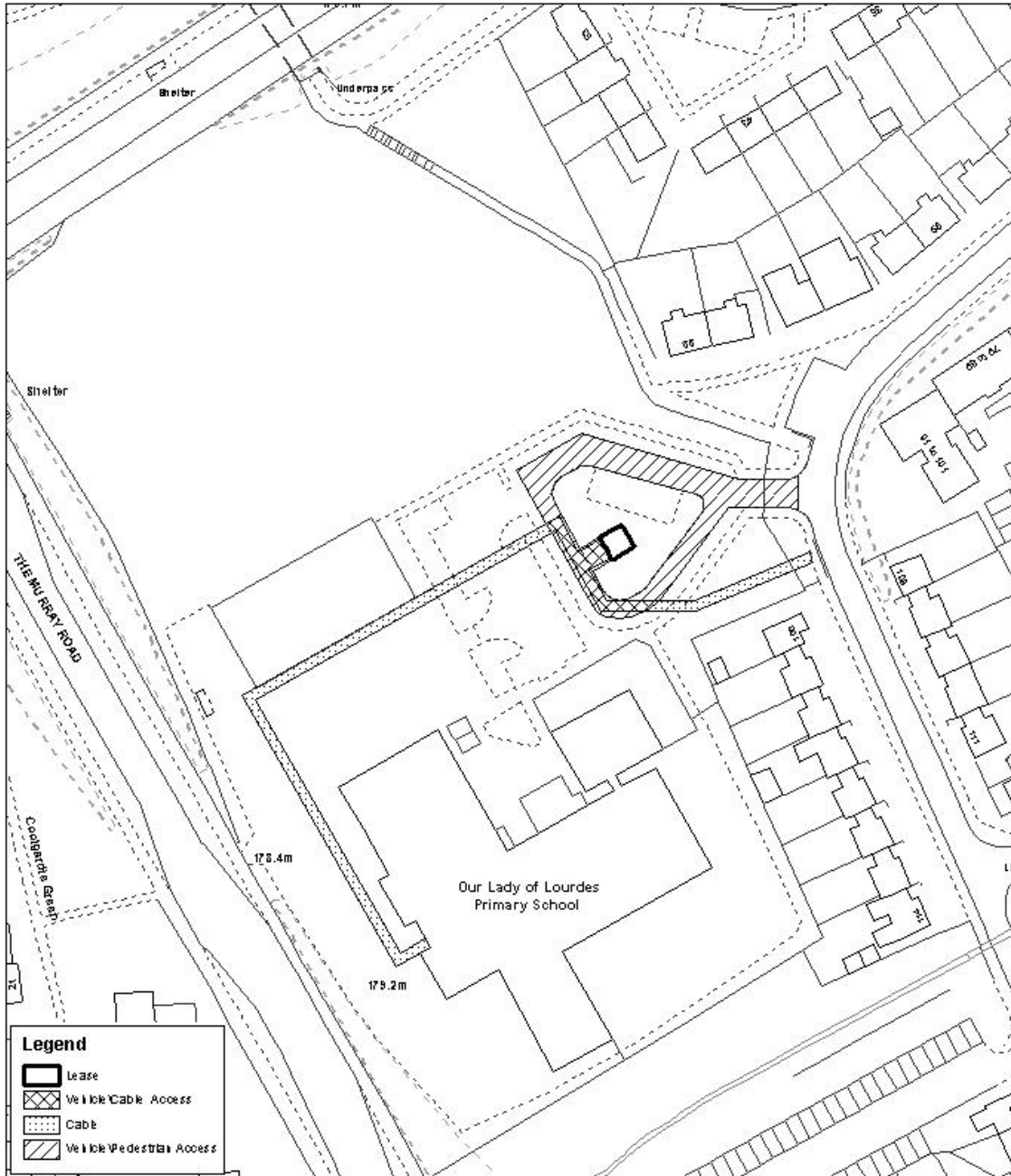
email: joanne.forbes@southlanarkshire.gov.uk

LOCATION PLAN - For Committee Purposes Only

Our Lady of Lourdes Primary School
Carnegie Hill
East Kilbride



HOUSING AND TECHNICAL



Ordnance Survey



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Ordnance Survey 100020730.

Outline in Black 25 sqm or thereby

DATE: 08/05/2024