

Report

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Report to:	Housing and Technical Committee
Date of Meeting:	4 October 2017
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Sub-Station Lease at Glebe Place, Cambuslang
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request approval to grant a 99 year lease of ground at Glebe Street, Cambuslang to SP Distribution Plc
- ◆ in addition, to approve the laying of the cables and to grant a servitude right of access in favour of SP Distribution Plc to access the sub-station and associated cables for maintenance and inspection

2. Recommendation(s)

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

- (1) that a 99 year lease of ground at Glebe Street, Cambuslang be granted to SP Distribution Plc on the main lease terms and conditions outlined in section 4 of this report;
- (2) that consent be granted to SP Distribution Plc to construct the sub-station and a servitude right of access be granted to maintain and inspect the cables serving the sub-station, 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. SP Distribution Plc has approached the Council to lease land to construct a new sub-station. The existing substation in the area is old and requires to be replaced. This new substation will ensure residents in this area of Cambuslang have a continued electricity supply.
- 3.2. The sub-station requires to be constructed on the ground extending to 25 square metres, shown on the attached plan, which is owned by South Lanarkshire Council and held in the Community and Enterprise Planning Account.
- 3.3. SP Distribution Plc requires a 99 year lease to site their sub-station and associated cabling.
- 3.4. It is an essential requirement of SP Distribution Plc that the lease for the sub-station is executed prior to energising the sub-station for supply of power to the surrounding area.

4. Proposal

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

1. The lease will be for 99 years from the date of entry.
2. The rent is to be £100 per annum payable in arrears on 11 November.
3. The subjects shall be used for construction and operation of the electricity sub-station, in addition, SP Distribution Plc will have a right to lay, maintain, inspect, repair and renew underground cables, pipes and ducts serving the sub-station.
4. SP Distribution Plc will be responsible for payment of the Council's reasonable Legal expenses.

5. Employee Implications

5.1. There are no employee implications.

6. Financial Implications

6.1. There are no financial implications within the proposal as the legal expenses will be met by SP.

7. Other Implications

7.1. By granting this lease the Council ensures SP Distribution Plc can develop the new sub-station and sustain the supply of electricity to the Cambuslang Area. In addition, it grants SP Distribution Plc future occupation of the site with an obligation to maintain the site and their apparatus.

7.2. By not proceeding, there is a risk that SP Distribution Plc cannot be held contractually responsible for constructing the sub-station that may have a detrimental impact on the future power supply in the area.

8. Equality Impact Assessment and Consultation Arrangements

8.1. Consultation was carried out with Community and Enterprise Resources Planning Section regarding the proposal and the requirement for this new sub-station is essential to assist with the continued power supply in the area.

8.2. 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.

Daniel Lowe

Executive Director (Housing and Technical Resources)

5 September 2017

Link(s) to Council Values/Objectives

- ◆ Efficient and effective use of resources
- ◆ 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:-

Joanne Forbes, Estates Manager

Ext: 5139 (Tel: 01698 455139)

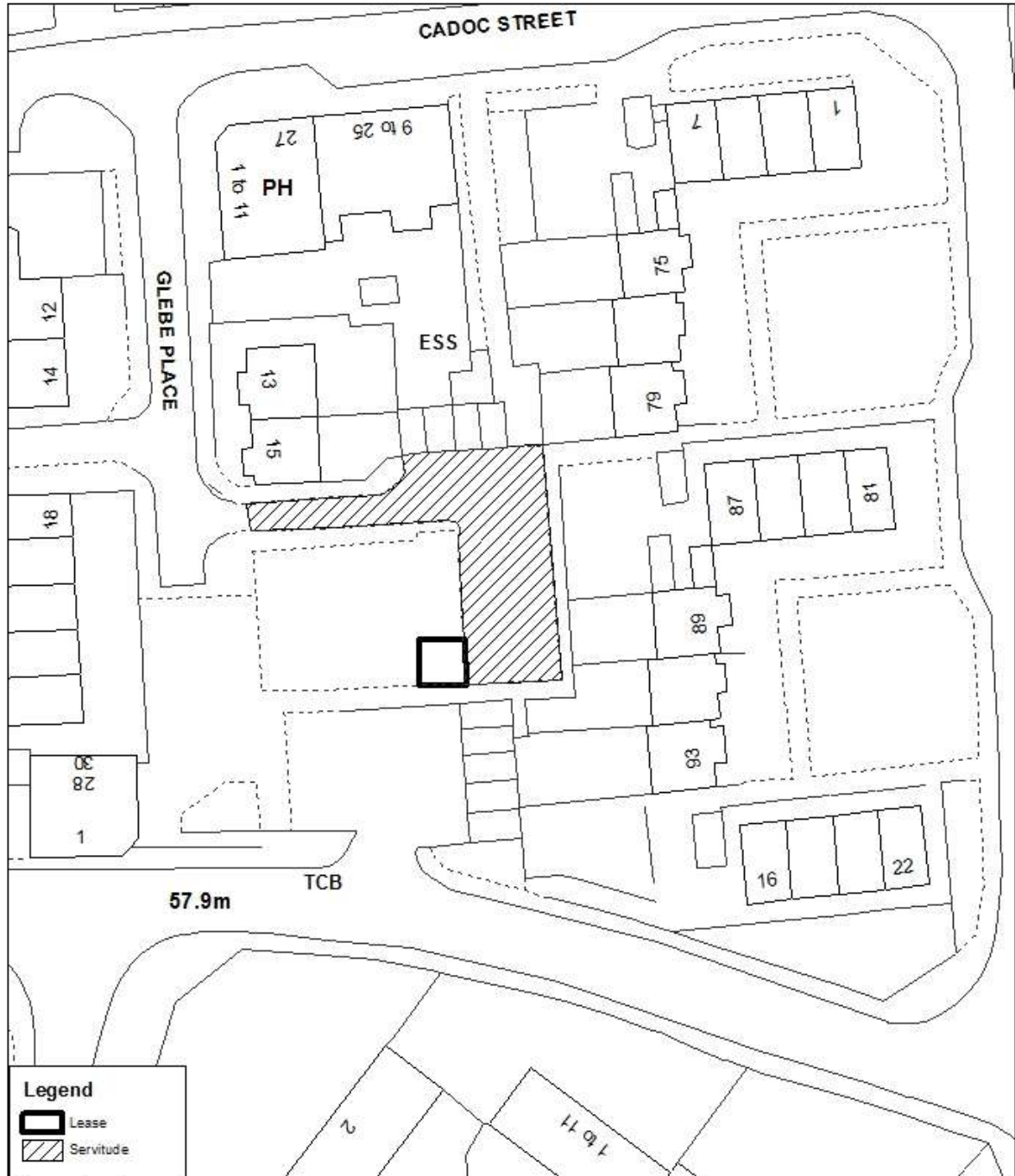
email: joanne.forbes@southlanarkshire.gov.uk

LOCATION PLAN - For Committee Purposes Only

Glebe Place
Cambuslang



PROPERTY SERVICES



Ordnance Survey



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Ordnance Survey 100020730.

Contents outlined in Black 25 sqm or thereby

DATE: 24/08/2017