

**NORTH LANARKSHIRE COUNCIL
REPORT**

To: POLICY AND RESOURCES (PROPERTY) SUBCOMMITTEE		Subject: PROPOSED SUB-STATION LEASE AT CHRYSTON HIGH SCHOOL
From: HEAD OF PROPERTY SERVICES		
Date: 12 May 2011	Ref: AMcR/FF/90014871	

1. INTRODUCTION

1.1 The purpose of this report is to seek Committee approval to grant a new 99-year lease and associated cable servitude to the tenant, SP Distribution Limited.

2. BACKGROUND

2.1 The sub-station is required to serve the newly built Chryston High School which is being constructed as part of the Schools and Centres 21 programme being undertaken by NLC Learning & Leisure Services.

3. DESCRIPTION

3.1 The area involved extends in total to 25 square metres (269 square feet) or thereby and is shown on the attached plan.

4. NEGOTIATIONS

4.1 A provisional agreement has been reached with the tenants on the following terms and conditions:-

- (i) **Tenant:** SP Distribution Ltd
- (ii) **Lease Term:** The term of the new lease will be 99 years.
- (iii) **Rental:** As the sub-station is to be provided for the benefit of the school, the rent shall be £1 per annum, if asked.
- (iiv) **Date of Entry:** To be confirmed.
- (v) **Leased Area:** 25 square metres or thereby.
- (vi) **Terms and Conditions:** All other terms and conditions to be in accordance with the standard lease terms for industrial/commercial ground leases.

5. CORPORATE CONSIDERATIONS

- 5.1 The installation of the sub-station will provide a power supply to the new Chryston High School.
- 5.2 This lease is of benefit to the Council in that it will facilitate and support an important Council project.

6. RECOMMENDATION

- 6.1 It is recommended that the Subcommittee agrees to the granting of a lease within the boundary of Chryston High School for a 99-year period along with associated cable servitude to the tenant, SP Distribution Limited.
- 6.2 All other terms to be adjusted by the Head of Property Services.



IAN NISBET
Head of Property Services
CAB

Members seeking further information on the contents of this report are asked to contact Ian Nisbet, Head of Property Services, on 01236 616305.



LOCATION PLAN - For Information Only

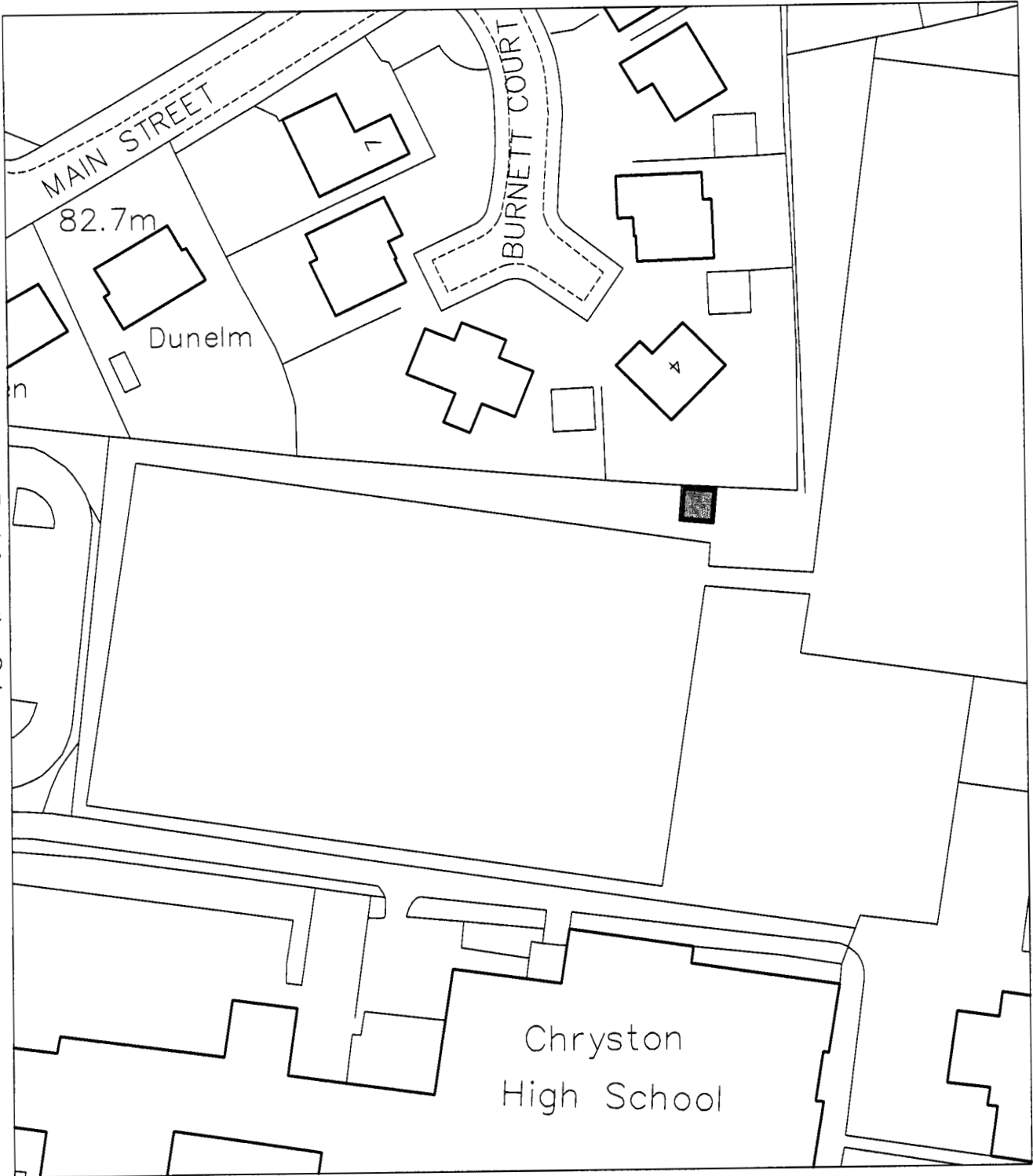
Title: Chryston High School

Scale 1:NTS



Town: Chryston

Date: 28/04/11



Property Services

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