

**NORTH LANARKSHIRE COUNCIL
REPORT**

To: POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB COMMITTEE	Subject: LEASE RENEWAL ELECTRICAL SUB-STATION, OUR LADY'S HIGH SCHOOL, MOTHERWELL
From: HEAD OF CORPORATE PROPERTY & PROCUREMENT	TENANT: SP DISTRIBUTION PLC
Date: 8 SEPTEMBER 2016	
Ref: DM/AF	

1. INTRODUCTION

- 1.1 The purpose of this report is to seek Committee approval for the renewal of the existing lease in respect of an electrical sub station which serves Our Lady's High School in Motherwell.

2. BACKGROUND

- 2.1 The existing lease agreement for the sub station, which is held by SP Distribution PLC, expired in June 2003 and currently continues from year to year under tacit relocation.
- 2.2 SP Distribution PLC are seeking to renew the lease and add an area of ground (shown hatched on the attached plan) to their existing leased area. The area requested will allow for the installation of a chamber outwith the current boundary. This is required to upgrade the connection to the High School.

3. DESCRIPTION

- 3.1 The land is located off Annan Street as shown in pink on the attached plan.
- 3.2 The proposed area to be leased extends to 47.7 square metres (513.4 sq ft) or thereby (shown shaded of the attached plan). The existing palisade fencing will be extended to secure the additional area.
- 3.3 Vehicular and pedestrian access to the sub-station is taken via Annan Street. The leased area will have a minimal impact on the remaining council owned land in this area.

4. PROPOSAL

- 4.1 Provisional agreement has been reached with SP Distribution PLC's land agent to renew the lease for the premises on the following main terms and conditions:

- (i) **Rent** The annual rental will be £1.00 per annum (exclusive of VAT)

- (ii) **Date of Entry** 8 June 2017 or as mutually agreed between the parties and subject to termination of the existing lease.
- (iii) **Term** The lease term shall be 60 years from the date of entry. The lease term is representative of the expected lifetime of the equipment within the sub-station.
- (iv) **Legal Fees** Both parties shall bear their own legal fees relating to this transaction.

All other terms and conditions to be agreed by the Head of Corporate Property & Procurement.

5. CORPORATE CONSIDERATIONS

- 5.1 It is considered good estate management practice to secure a long term electrical supply for a Council school.
- 5.2 This report is consistent with current leasing policy dated 25 July 2011.

6. RECOMMENDATIONS

- 6.1 It is recommended that the Committee agrees to grant a lease to SP Distribution PLC in respect of an electrical sub station serving Our Lady's High School on the terms set out in section 4 above.
- 6.2 All other terms of conditions to be adjusted by the Head of Corporate Property & Procurement.



JOHN GORDON
Head of Corporate Property & Procurement

Members seeking further information on the contents of this report are asked to contact Mary Anne Robb, Business Manager (Estates) on 01236 632667.

LOCATION PLAN - For Information Only

Title: Our Lady's High School

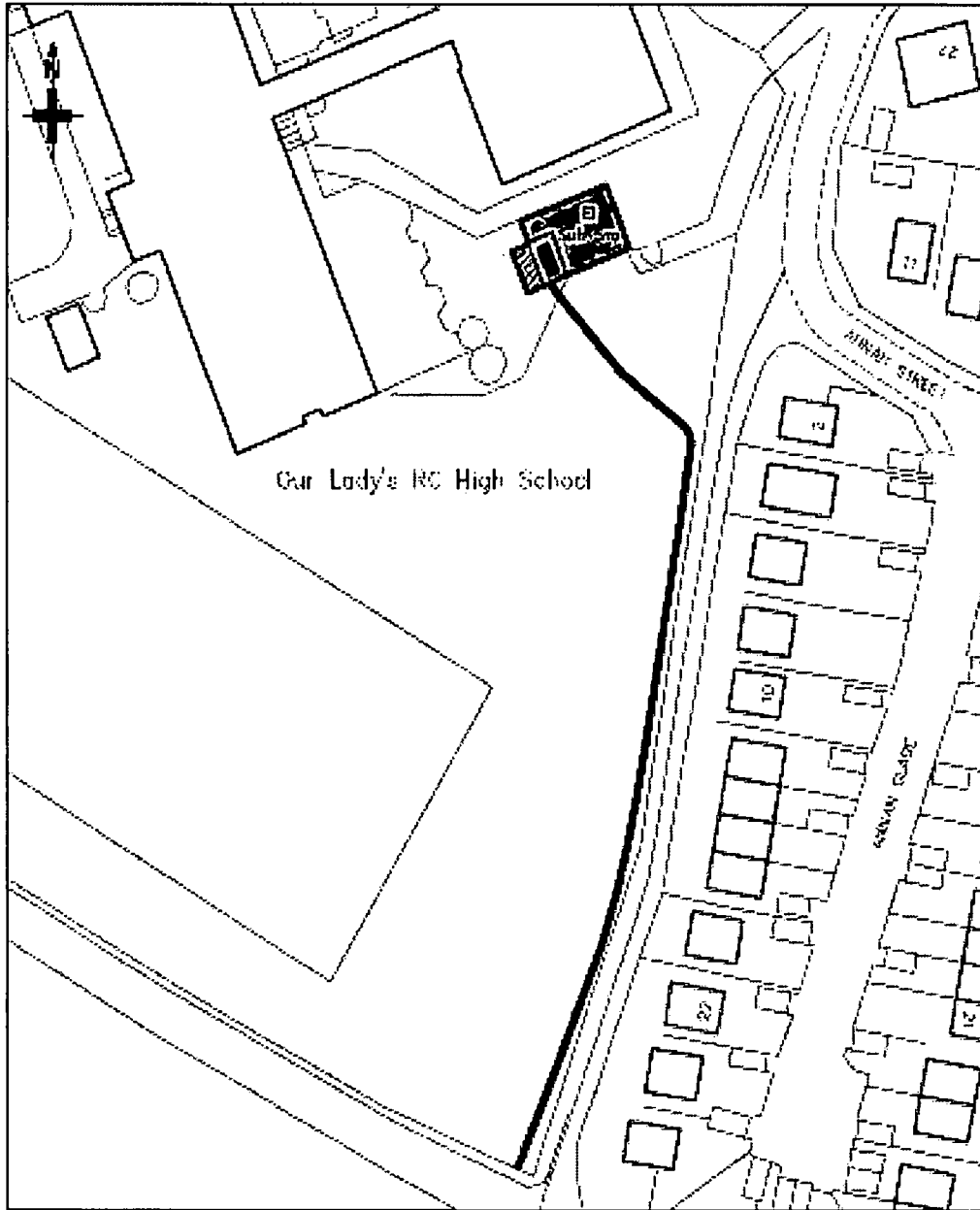
Scale 1:NTS



Town: Motherwell

Date: 28/07/16

ENVIRONMENT & ESTATES



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