

NORTH LANARKSHIRE COUNCIL

REPORT

To: <b>POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB COMMITTEE</b>		Subject: <b>NEW SUBSTATION LEASE BLAIRLINN ROAD, BLAIRLINN INDUSTRIAL ESTATE,CUMBERNAULD</b>
From: <b>ASSISTANT CHIEF EXECUTIVE INFRASTRUCTURE</b>		
Date: <b>23 FEBRUARY 2017</b>	Ref: <b>AMR/AF</b>	
		<b>LANDLORD: NORTH LANARKSHIRE COUNCIL</b>
		<b>TENANT: SP DISTRIBUTION PLC</b>

**1. INTRODUCTION**

1.1 The purpose of this report is to seek Committee approval for a new 60 year lease at Blairlinn Road, Blairlinn Industrial Estate, Cumbernauld to SP Distribution PLC for an electrical substation and associated servitude right of access to the substation.

**2. BACKGROUND**

2.1 The existing substation is situated on an area of land within the ownership of Howco Group, a commercial business located at 3 Blairlinn Road, Blairlinn Industrial Estate, Cumbernauld and is housed within a large brick built building.

2.2 For a number of years, SP Distribution PLC have encountered difficulties accessing the substation for maintenance purposes as the only access is through the site owned by Howco. This has presented numerous challenges particularly in emergency situations where access is required quickly and wish to provide a new sub-station which can be easily accessed to properly serve this area of Cumbernauld.

**3. DESCRIPTION**

3.1 A site for a proposed new facility has been identified and is located within an area of amenity land as shown in red on the attached plan. The proposed area to be leased extends to 25 square metres (269 sq ft) or thereby.

3.3 A servitude right of access for pedestrian and vehicular access to the substation will be taken from Blairlinn Road.

**4. PROPOSAL**

4.1 A provisional agreement has been reached with SP Distribution PLC on the following terms and conditions:

- (i) **Rent:** £50 per annum exclusive of VAT.
- (ii) **Date of Entry:** Upon conclusion of missives or as agreed between the parties.
- (iii) **Term:** 60 years.
- (iv)/...

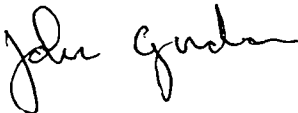
(iv) **Legal Fees:** The Tenant will meet both parties reasonably incurred legal costs.

**5. CORPORATE CONSIDERATIONS**

- 5.1 This transaction will enable SP Distribution PLC to site a new substation to provide a sustainable long term electrical supply for customers in the Luggiebank area and also provides easier access for SP Distribution PLC in the event of emergencies and for routine maintenance to the substation.
- 5.2 This report is consistent with current leasing policy dated 25 July 2011.

**6. RECOMMENDATIONS**

- 6.1 It is recommended that the Sub Committee agree to grant a new 60 year lease to SP Distribution PLC or their nominees for a substation and associated servitude for pedestrian and vehicular right of access on land at Blairlinn Road, Cumbernauld.
- 6.2 All other terms and conditions to be adjusted by the Assistant Chief Executive Infrastructure.



PP

**ROBERT STEENSON**  
**Assistant Chief Executive Infrastructure**

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: Ebbw Vale Road

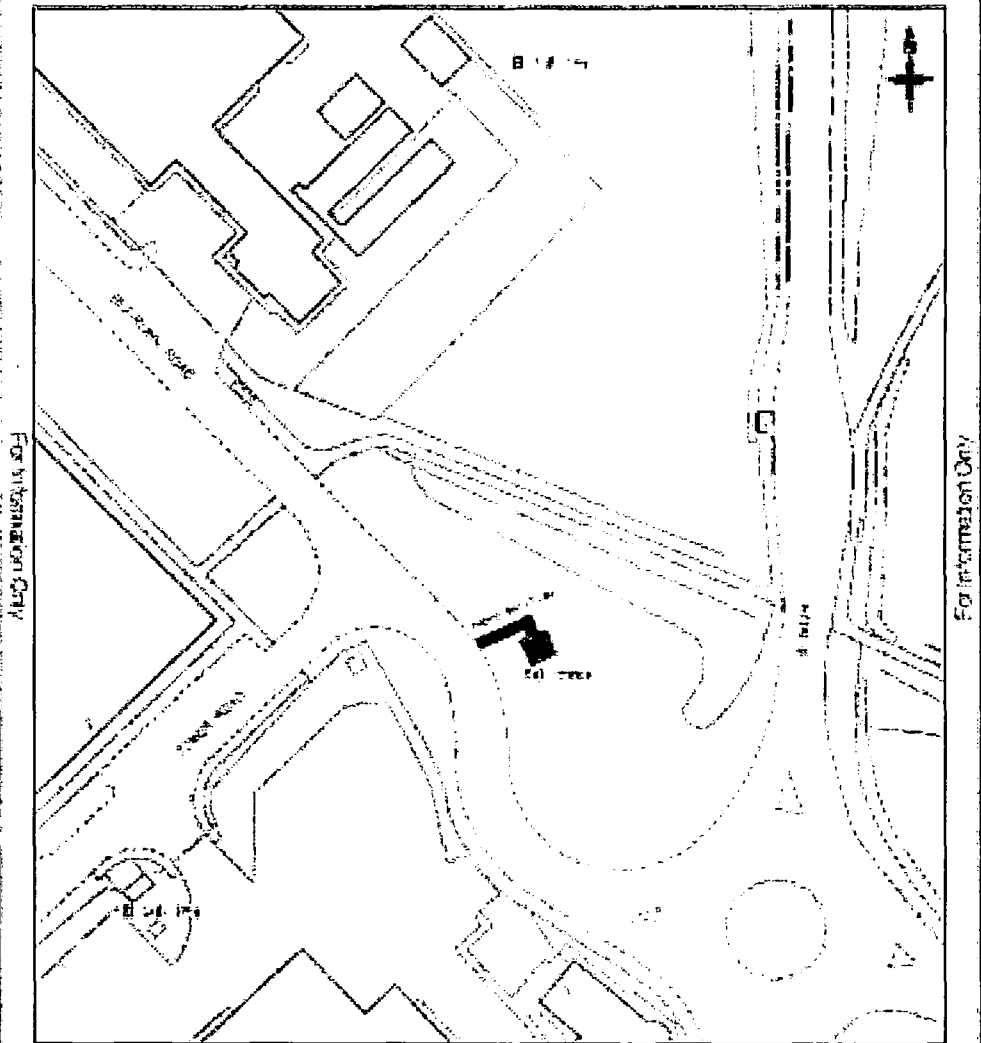
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Town: Cornhill Road

Date: 12/01/2017

## INFRASTRUCTURE



## CARTOGRAPHIC & MAPPING SERVICES

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