

**NORTH LANARKSHIRE COUNCIL  
REPORT**

<b>To: POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB COMMITTEE</b>	<b>Subject: NEW SUBSTATION LEASE LAND AT REAR OF 273 BONKLE ROAD, BONKLE, NEWMAINS</b>		
<b>From: ASSISTANT CHIEF EXECUTIVE INFRASTRUCTURE</b>	<b>LANDLORD: NORTH LANARKSHIRE COUNCIL</b>		
<b>Date: 23 FEBRUARY 2017</b>	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;"><b>Ref: AMR/AF</b></td> <td style="width: 50%;"></td> </tr> </table> <b>TENANT: SP DISTRIBUTION PLC</b>	<b>Ref: AMR/AF</b>	
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**1. INTRODUCTION**

- 1.1 The purpose of this report is to seek Committee approval for a new 99 year lease at the rear of 273 Bonkle Road, Bonkle to SP Distribution PLC for an electrical substation and associated servitude right of access to the substation.

**2. BACKGROUND**

- 2.1 A new substation is required as part of an ongoing programme of modernisation works by SP Distribution PLC to replace existing electrical apparatus within the Bonkle area which is no longer fit for purpose.
- 2.2 The new substation will provide householders in the Bonkle area with a more secure and sustainable electrical supply.

**3. DESCRIPTION**

- 3.1 A site has been identified for the substation, located within an area of amenity land shown shaded on the attached plan. The proposed area to be leased extends to 25 square metres (269 sq ft) or thereby.
- 3.2 A servitude right of access for pedestrian and vehicular access to the substation will also be required and the route of this is shown crosshatched on the plan.

**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:** 99 years.
  - (iv) **Legal Fees:** The Tenant will meet both parties reasonably incurred legal costs up to a maximum of £750.

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

**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 Bonkle.
- 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 99 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 Bonkle Road, Bonkle.
- 6.2 All other terms and conditions to be adjusted by the Assistant Chief Executive Infrastructure.

*pe John Gordon*

**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

Site: Battle Road

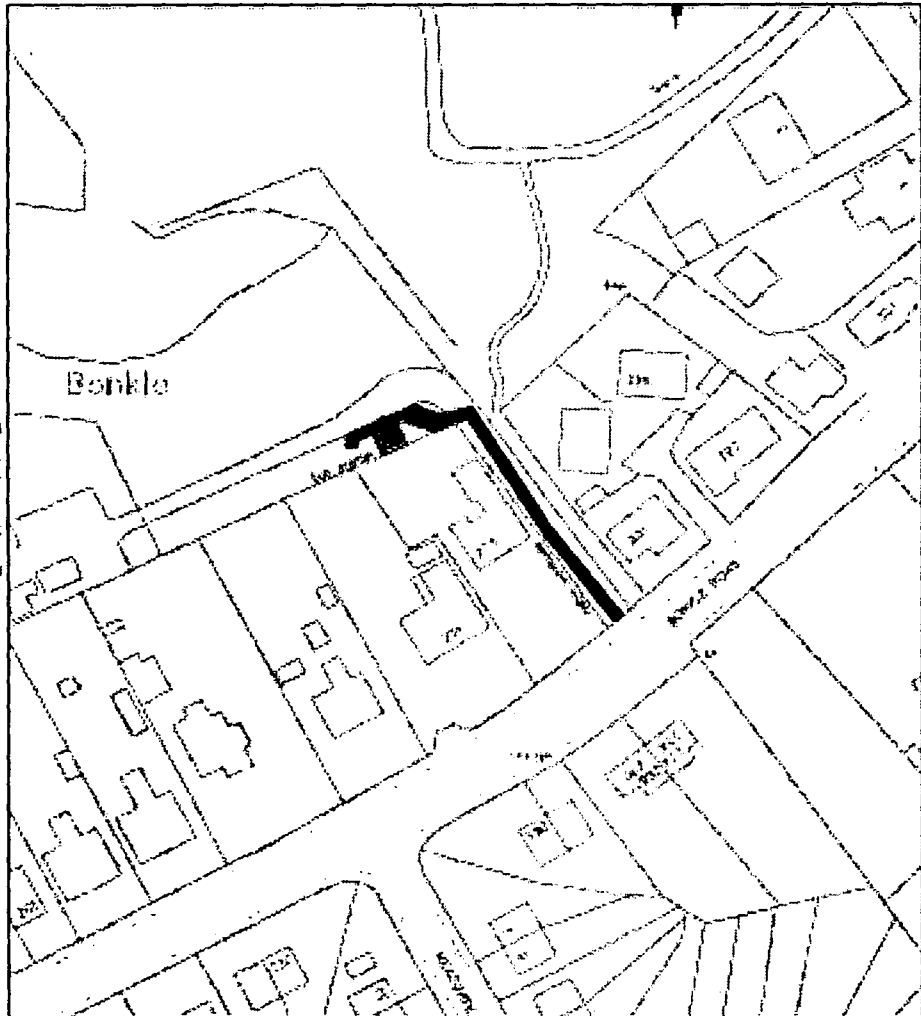
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Town: Neamains

Date: 12/01/17

## INFRASTRUCTURE



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## CARTOGRAPHIC & MAPPING SERVICES

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