

North Lanarkshire Council Report

Finance and Resources Committee

approval noting

Ref DM/IM

Date 13 March 2019

Electrical Link Pillar Lease at St Edwards and Tollbrae Shared Campus, South Biggar Road, Airdrie

From James McKinstry, Head of Asset and Procurement Solutions

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Executive Summary

The purpose of this report is to seek Committee approval to grant a lease extension to Energetics Electricity Limited for the existing electrical pillar and associated servitude right of access at St Edwards and Tollbrae shared campus, Airdrie.

Recommendations

It is recommended that the Finance and Resources Committee:

- 1) Grants a lease extension to Energetics Electricity Limited or their nominees for the existing electrical link pillar site and associated servitude for pedestrian and vehicular right of access on land at the St Edwards and Tollbrae shared campus.
- 2) All other terms and conditions to be adjusted by the Head of Asset and Procurement Solutions.

Supporting Documents

Council Business Plan to 2020

The following priority supports the Council's business plan to 2020:

- Improve economic opportunities and outcomes.
- Support all children to realise their full potential.

Appendix 1

Proposed Link Pillar site location plan.

1. Background

- 1.1 An electrical link pillar was installed to serve the new school site and act as an interface between SP Energy Networks' existing sub station infrastructure and Energetics Electricity Limited equipment who supply the electrical services to the shared campus. The site and servitude route are shown in the plan attached at Appendix 1.
- 1.2 Energetics Electricity Limited requested that a formal lease term of 99 years, which is required for standard installations. Due to the time constraints surrounding the school build programme and committee consent deadlines Energetics Electricity Limited agreed to progress on an initial 10 year lease to complete the electrical installation allowing the construction of the school site to proceed.
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2. Report

2.1 Lease Extension Proposals

Provisional agreement has been reached with Energetics Electricity Limited on the following terms and conditions:

- (i) Date of Extension: Upon conclusion of missives or as agreed between the parties.
- (ii) Term: Unexpired term of 99 years from the date of conclusion.
- (iii) 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 Asset & Procurement Solutions.

3. Equality and Diversity

3.1 Fairer Scotland

There is no requirement to carry out an assessment in this regard.

3.2 Equality Impact Assessment

There is no requirement to carry out an assessment in this regard.

4. Implications

4.1 Financial Impact

The loss of potential revenue due to loss of land is negligible, the installation and servitude is essential for the school's future electricity supply.

4.2 HR/Policy/Legislative Impact

There are no known HR/Policy/Legislative impacts to be considered.

4.3 Environmental Impact

An environmental survey has been carried out as part of the school construction programme of works.

4.4 Risk Impact

There are no specific risk impacts arising out of the proposal.

5. Measures of success

- 5.1 The extension of the electrical link pillar lease will assist in providing long term essential electrical services to the school and provide greater security for the continued supply.
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A handwritten signature in black ink, appearing to read "James McFadden", with a long horizontal flourish extending to the right.

Head of Asset and Procurement Solutions

Appendix 1

45409

JQ

LOCATION PLAN - For Information Only

Title: South Biggar Road

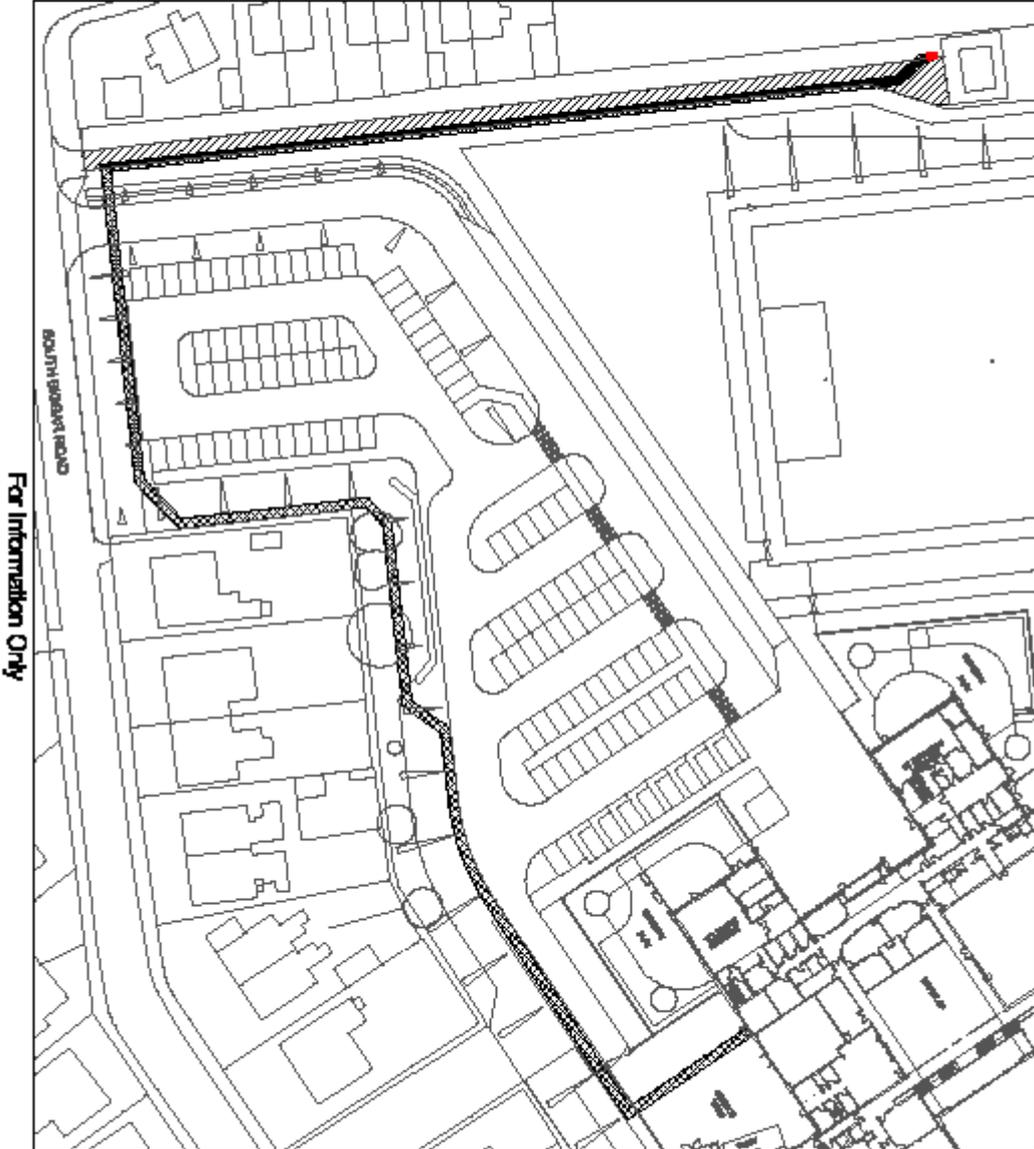
Scale 1:NTS



Town: St Edwards / Tollbrae Campus

Date: 24/01/19

ENTERPRISE & COMMUNITIES



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