

North Lanarkshire Council Report

Finance and Resources Committee

approval noting

Ref CS/IM

Date 28/05/20

Sub-Station Lease for an EV Charging Point at Strathclyde Park Watersports Centre

From James McKinstry, Head of Asset and Procurement Solutions

Email martini@northlan.gov.uk

Telephone Ian Martin
01236 632667

Executive Summary

The purpose of this report is to seek Committee approval to grant a lease to Scottish Power Energy Networks for a substation, associated equipment and servitudes for rights of access and cables to be sited at the Watersports Centre in Strathclyde Country Park.

Recommendations

It is recommended that the Finance and Resources Committee:

- 1) Grants a lease of an area of land to Scottish Power Energy Networks or their nominees to install a substation, associated equipment and servitudes for cabling and for pedestrian and vehicular right of access on land at the Watersports Centre in Strathclyde Country Park.
- 2) All other terms and conditions, including varying the location plans to be adjusted by the Head of Asset and Procurement Solutions.

The Plan for North Lanarkshire

Priority Improve economic opportunities and outcomes

Ambition statement (4) Market and promote North Lanarkshire as the place to live, learn, work, invest, and visit

1. Background

- 1.1 Transport Scotland working with Scottish Power Energy Network have provided funding for a pilot scheme to be run in two Local Authorities in Scotland. The pilot scheme has a target of providing 220 EV charging points over 30-40 sites. North and South Lanarkshire Councils are working with SPEN to provide these EV charging points across the county. This report follows on from the previous report submitted to the Finance and Resources Committee on the 12th March 2020 titled Sub Station leases for EV Charging Points at various locations. This previous report granted approval for a number of leases for substations at other locations.
 - 1.2 Working in partnership with the Scottish Government, Transport Scotland, Scottish Power Energy Networks and South Lanarkshire Council, the proposals will be developed and will result in an efficient network of community chargers across Lanarkshire.
 - 1.3 In order to facilitate these EV charging points SPEN require a number of new substations to be built. SPEN have identified an area adjacent to the Watersports Centre, the indicative location of which is shown on the plan attached at Appendix 1, for one of the sub-station locations. Transport Scotland have imposed a very tight timescale for the construction of the sub stations which can only be done when the leases have been agreed.
 - 1.4 SPEN have requested a formal lease term of 99 years which is required for standard installations.
-

2. Report

2.1 Lease Extension Proposals

Provisional agreement has been reached with Scottish Power Energy Network on the following terms and conditions:

- (i) Date of Entry : Upon conclusion of missives or as agreed between the parties.
- (ii) Term: 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 Duty

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 Council will be responsible for their Legal costs.

4.2 HR/Policy/Legislative Impact

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

4.3 Environmental Impact

One would anticipate that with the increase in EV charging points, which is as a consequence of the new substation leases being granted, and the change to electric cars there would be a positive Environmental Impact.

4.4 Risk Impact

There is a risk that the timescale imposed by Transport Scotland is too short for resolving all the Legal matters which need to be tied up. There is a risk that Transport Scotland will withdraw the funding for this project.

5. Measures of success

- 5.1 The lease of this substation site will enable the rolling out of EV Charging points across North Lanarkshire.

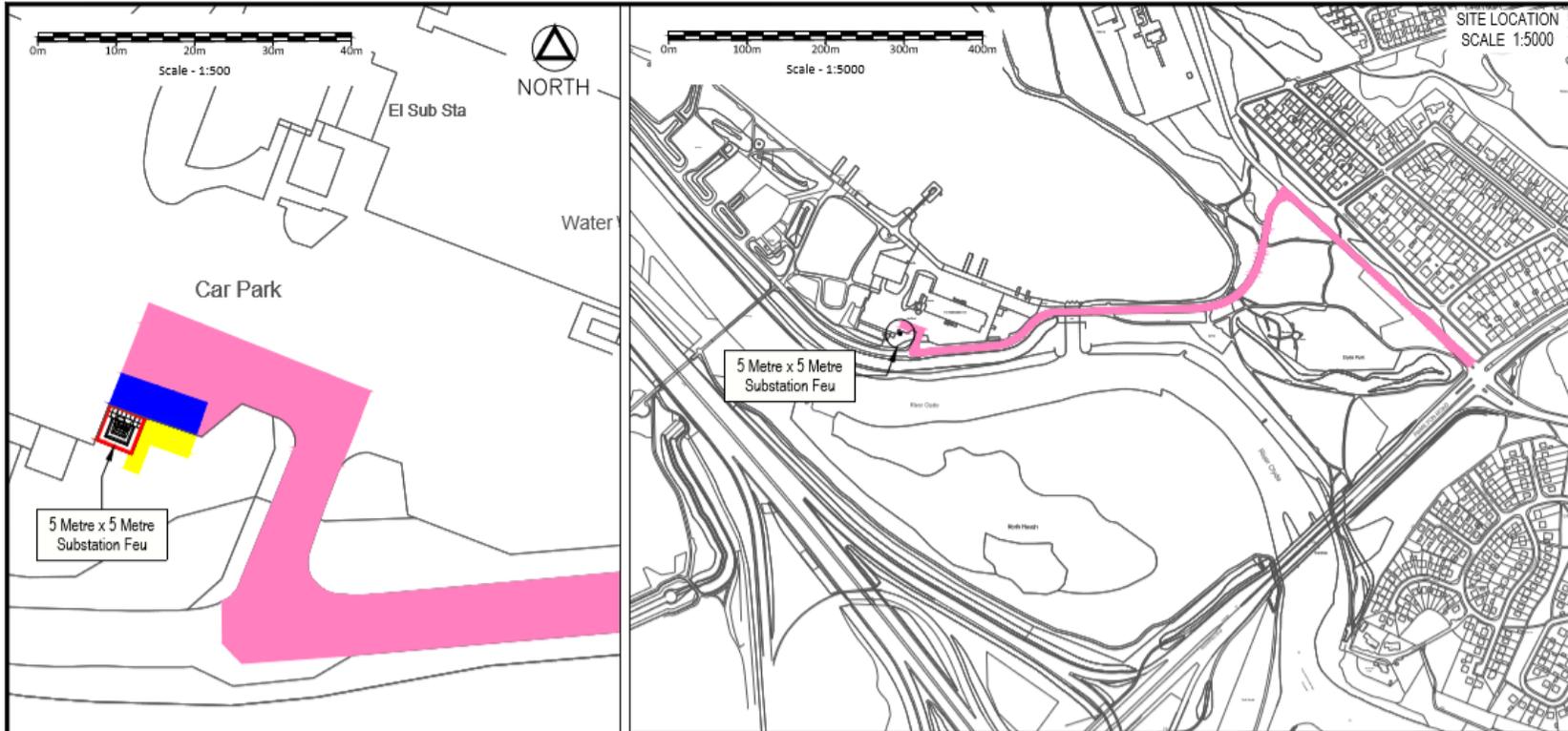
6. Supporting documents

- 6.1 Appendix 1 shows an indication of where this sub-station site may be located.



JAMES MCKINSTRY
Head of Asset and Procurement Solutions

Appendix 1 – Watersports Centre, Strathclyde Park



ELEVATIONS

FRONT ELEVATION
1:100

SIDE ELEVATION
OPPOSITE SIDE IDENTICAL
1:100

REAR ELEVATION
1:100

LEGEND

- COMBINED VEHICLE ACCESS & CABLE SERVITUDE
- SUBSTATION AREA 25SQ/M OR THEREBY
- 5M VEHICLE & PERSONNEL ACCESS
- CABLE SERVITUDE

O.S. GRID REFERENCE: E273220, N656510
 BASED UPON O.S.NS.7356...
 MAP WITH PERMISSION OF H.M.S.O.
 CROWN COPYRIGHT RESERVED.
 UNAUTHORISED REPRODUCTION
 INFRINGES COPYRIGHT.

Rev	Date	Drawn	Checked	App'd	<p>55 FULLARTON DRIVE, CAMBUSLANG, GLASGOW G32 8FA</p> <p>TELEPHONE: 0845 270 0785</p>	Drawn	Checked	App'd	Scale	Date	Project	Status			
A	17.03.20	JLR	DJ	DJ		DGR	DJ	DJ	1:500	05.03.20	PROJECT PACE - J1 WATERSPORTS CENTRE	LEASE	A3		
ACCESS EXTENDED DRAWING RE-SCALED						ScottishPower Reference: 614833340						File: SUBSTATION LEASE		Orig. No. 614833340-(1)-002-27	Rev. A