

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3008
Author:	Jeremy Bryce
Department:	Development and Growth
Contact:	Jeremy Bryce (Job Title: Surveyor, Email: jeremy.bryce@nottinghamcity.gov.uk, Phone: 01158763082)
Subject:	Grant of a new 99 year lease at Withern Road, Nottingham
Total Value:	£1 (Type: Revenue)
Decision Being Taken:	<p>To agree a single payment of £1 being the commuted rent for this new 99 year lease for an electricity sub-station site adjacent to 2 Withern Road, Strelley, Nottingham NG8 6FJ. These are the standard agreed terms for a new sub-station if it is for the benefit of the Council.</p> <p>To agree the surrender of the existing sub-station lease, letting number 02924/02, granted 16 June 2009.</p>
Reasons for the Decision(s)	<p>The existing sub-station site adjacent to 2 Withern Road is not physically large enough to accommodate the new equipment needed to deliver the increased capacity required by the Councils HRA scheme known as Stepney Court. This development replaces the current 30 unit sheltered housing scheme with a new 37 unit sheltered housing scheme with a library. Western Power Distribution want to relocate the current substation to a new site adjacent, this requires the granting of a new long lease.</p>
Briefing notes documents:	Stepney Court.pdf
Other Options Considered:	<p>Not to agree the new lease terms. This option was rejected as the new sub-station is needed to replace the previous one on site which had insufficient capacity for the Councils' new development.</p> <p>Agree the new lease on the agreed terms, a commuted sum of £1 for a 99 year lease. The recommended option.</p>
Background Papers:	None

Published Works:	None
Affected Wards:	Aspley
Colleague / Councillor Interests:	None
Consultations:	<div>Date: 14/09/2017</div> <div>Ward Councillors: Graham Chapman, Carole Mcculloch, Patience Ifediora</div> <div>Ward councillors consulted 14 September 2017</div>
	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	None
Equality:	EIA not required. Reasons: This report proposes no changes to current policy or services.
Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	22/11/2017
Advice Sought:	Legal, Finance
Legal Advice:	The proposals set out in the report raise no significant legal issues and, on the basis of the rationale outlined, are supported Advice provided by Malcolm Townroe (Director of Legal and Governance) on 20/10/2017.
Finance Advice:	<div>The granting of the lease is in the interests of the Council in supporting the new sheltered housing development on Strelley Road as described in the report. The decision has no financial implication.</div> <div>Advice provided by Julie Dorrington (Senior Accountant (Housing Revenue Account)) on 14/09/2017.</div>
Signatures	<div>Jon Collins (Leader of the Council)</div> <div>SIGNED and Dated: 10/11/2017</div> <div>David Bishop (Deputy CE, CD for Development and Growth)</div> <div>SIGNED and Dated: 15/11/2017</div>



**WESTERN POWER
DISTRIBUTION**

Serving the Midlands, South West and Wales

29
23

BRADFIELD
ROAD

WITHERN
ROAD

82.4m

**EXISTING SUBSTATION
TO BE REMOVED IF THE
NEW SITE IS AGREED**

**PROPOSED NEW
SUBSTATION
SITE**

El
Sub
Sta

Broxtowe Children's
Centre

BRADFIELD
ROAD

80.0m

STRELLEY ROAD

76.6m

TCBs

LB

WARNING: All voltages switched off. Oil Pipelines switched off.

PLOT CENTRE: 452656.735,342182.422

PLEASE NOTE: This plan ONLY shows assets owned by Western Power Distribution.
Electricity assets owned by IDNO's (Independent Network Operators) MAY be present in this area.
Information is given as a guide only and it's accuracy cannot be guaranteed.

DRAWN BY:

SCALE 1:500

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