

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3920
Author:	Beverley Gouveia
Department:	Development and Growth
Contact:	Beverley Gouveia (Job Title: Estates Surveyor, Email: beverley.gouveia@nottinghamcity.gov.uk, Phone: 01158762381)
Subject:	Approval of substation lease - Broadmarsh Car Park
Total Value:	Nil (Type: Nil)
Decision Being Taken:	<ol style="list-style-type: none">1. To approve a 99 year substation lease for a site located in the basement (lower ground floor) of the Broadmarsh Car Park (BMCP) - this site will house a substation not serving the BMCP.2. To approve a 99 year substation lease for a site located at ground floor level on the east side of BMCP (Middle Hill/Canal Street) - this site will house the substation and four transformers serving the BMPC.
Reasons for the Decision(s)	<ol style="list-style-type: none">1. The temporary substation is being re-located to the basement (lower ground) of the Broadmarsh Marsh Car Park (BMCP) and Western Power Distribution require a lease agreement. This substation does not provide electrical power to the BMCP.2. The substation being located on the east side of the building (Middle Hill / Canal Street) is the substation that will feed the BMCP. <p>Western Power Distribution have a standard 99 year lease agreement for all substation sites which permits them to install, operate and maintain the electrical distribution network.</p>
Other Options Considered:	Not to approve the proposed leases - this will prevent the construction and operation of the sub-station and will leave both the BMCP and surrounding area without electricity.
Background Papers:	None

Published Works:	None
Affected Wards:	Castle
Colleague / Councillor Interests:	None
Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	The decision has no impact on crime and disorder.
Equality:	EIA not required. Reasons: The decision has no impact on policy, services or function.
Relates to Council Property Assets:	Yes
Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	06/07/2020
Advice Sought:	Legal, Finance, Property
Legal Advice:	The proposals set out in the report raise no significant legal issues and are supported. It is not immediately apparent whether the proposed leases arise out of the Council's freehold or leasehold interests but Legal Services will provide support as necessary in order to complete and finalise the requisite documentation. Advice provided by Malcolm Townroe (Director of Legal and Governance) on 11/06/2020.
Finance Advice:	The approval of this decision is required to ensure the operation of the new building. The lease arrangements being entered into a typical of sub station and has £nil value to the Council. Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 15/06/2020.
Property Advice:	It is necessary to enter in to the long leases with WPD as the electricty sub stations are essential to generate the power required to operate the new building. The recommendation is fully supported. Advice provided by Richard Cox (Property Projects Manager) on 03/06/2020.

Signatures

David Mellen (Leader/ PH Regeneration, Safety and Communications)
SIGNED and Dated: 27/06/2020
Chris Henning (Corporate Director for Development and Growth)
SIGNED and Dated: 22/06/2020