

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	4553
<b>Author:</b>	John West
<b>Department:</b>	Growth and City Development
<b>Contact:</b>	John West (Job Title: Estates Surveyor, Email: john.west@nottinghamcity.gov.uk, Phone: 01158763086)
<b>Subject:</b>	New lease at Eastcroft Depot, London Road
<b>Total Value:</b>	£1 (Type: Revenue)
<b>Decision Being Taken:</b>	<p>To agree to the grant of a new 51-year lease for a substation adjacent to the Medway Building, Eastcroft Depot (London Road, Nottingham). Standard terms are to be used, in line with other lettings for substations.</p> <p>The lessee will be Western Power Distribution (East Midlands) plc (Company Reg. No. 2366923) whose registered office is at Avonbank, Feeder Road, Bristol, BS2 0TB, and the consideration will be a single payment of £1.</p>
<b>Reasons for the Decision(s)</b>	<p>In order to provide additional capacity to the site, NCC have made a request for Western Power to provide a new substation. This will exclusively serve the depot site, and support electric vehicle charging points as well as providing additional capacity on site.</p> <p>The proposed lease term is consistent with Nottingham City Council's head lease, which it takes from the Bridge Estate. It is within the head lease terms to enter into leases of this nature with statutory undertakers without consent of the Bridge Estate, and the lease length is co-terminus with the head lease.</p>
<b>Briefing notes documents:</b>	CA883655 Rev A.pdf
<b>Other Options Considered:</b>	The option of not agreeing to the new lease was rejected as these are standard terms and the matter supports the council's objectives on site.

<b>Background Papers:</b>	None
<b>Published Works:</b>	Leaders Key Decision ref.3202, 26/06/2018
<b>Affected Wards:</b>	Meadows
<b>Colleague / Councillor Interests:</b>	None
<b>Consultations:</b>	<p><b>Date: 22/11/2021</b></p> <p><b>Other City Council Bodies:Neighbourhood Services Senior Leadership team</b></p> <p>Confirmation was given to the group over the location, cable routes and lease terms. No objections were raised and the matter was supported.</p>
	<p><b>Date: 16/11/2021</b></p> <p><b>Other:Andy Whitley, Energy and Sustainability</b></p> <p>As the matter support the aims and objectives of the Energy and Sustainability team, no objections were raised to the proposed terms of the lease.</p>
	Those not consulted are not directly affected by the decision.
<b>Crime and Disorder Implications:</b>	There are no crime and disorder implications
<b>Equality:</b>	EIA not required. Reasons: Not a new or changing policy
<b>Relates to Council Property Assets:</b>	Yes
<b>Decision Type:</b>	Portfolio Holder
<b>Subject to Call In:</b>	Yes
<b>Call In Expiry date:</b>	17/03/2022

<b>Advice Sought:</b>	<b>Legal, Finance, Property</b>
<b>Legal Advice:</b>	<b>From the information provided and on the understanding that the letting will be to the relevant statutory undertaker on standardised terms, the proposed transaction does not appear to raise any significant legal issues of concern. Advice provided by Mick Suggett (Team leader: Conveyancing) on 02/02/2022.</b>
<b>Finance Advice:</b>	<b>As Nottingham City Council have made the request for Western Power to provide a new substation on this site, there is only a £1 charge for the lease, which is the amount of this decision. (It should be noted that when Western Power make a request for a substation the usual lease cost is only a one-off fee of £2,500 plus fees of £800). Advice provided by Susan Tytherleigh (Senior Finance Manager) on 17/01/2022.</b>
<b>Property Advice:</b>	<b>This is a decision to facilitate essential power infrastructure. The terms of the lease are standard sub-station terms and therefore there are no issues of concern. Advice provided by Beverley Gouveia (Team Leader: Disposals and Development) on 09/02/2022.</b>
<b>Signatures</b>	<b>David Mellen (Leader/ PH Strategic Regeneration Communications)</b>
	<b>SIGNED and Dated: 10/03/2022</b>
	<b>Sajeeda Rose (Corporate Director of Growth &amp; City Development)</b>
	<b>SIGNED and Dated: 10/03/2022</b>