

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

**Reference Number:**

**2058**

**Author:**

**Phil Daniels**

**Department:**

**Development**

**Contact:**

**Phil Daniels**

**(Job Title: Head of Property Development, Email: phil.daniels@nottinghamcity.gov.uk, Phone: 0115 876 3488)**

**Subject:**

**Grant of 99 year lease to Western Power for relocation of sub station at Beechdale Baths**

**Total Value:**

**Nil (Type: Nil)**

**Decision Being Taken:**

**Decision to grant a 99 year lease for a peppercorn on a site area of approx 170 sq ft on land within the freehold curtilage of Beechdale Baths for Western Power to install a new electricity sub station.**

**Reasons for the Decision(s)**

**The Beechdale baths site and buildings are being readied for marketing in Autumn 2015 and thence onward disposal for redevelopment. There is currently a sub station comprising part of the existing building. This sub station serves the needs of Beechdale Baths and a large number of homes and businesses in the immediate environs.**

**The existing buildings will be demolished ( either by NCC or the eventual purchaser ). Thus It is necessary to re site the sub station to serve the future needs of the site itself ( for redevelopment ) and the wider community. This needs to happen in advance of any demolition or other redevelopment works.**

**Western Power are going to undertake these works free of charge but require a 99 year lease on a parcel of land. At an on site meeting 23rd June 2015 an appropriate site was agreed - see attached plan.**

**As the freehold interest in the whole site will be disposed of shortly it is not considered necessary to seek a shorter term income producing lease to Western Power - their providing the relocation free of charge is subject to the 99 year lease. This grant is not detrimental to the marketability of the site.**

**The relocation is essential for the sale of the site to be effected.**

**There is no scheme of delegation allowing grant of a lease interest of this kind in excess of 30 years.**

**Briefing notes documents:**

**Beechdale Road-23062015144748.pdf**

**Other Options Considered:** Do not relocate the sub station. This was rejected as it prevents demolition and redevelopment of the site.

**Background Papers:**

**Published Works:**

**Affected Wards:** Leen Valley

**Colleague / Councillor Interests:**

**Consultations:** Date: 30/06/2015  
Ward Councillors: Glyn Jenkins, Mohammed Saghir  
Both ward councillors will be sent an information e mail to ensure they have no issues with the proposal.

Date: 30/06/2015  
Other City Council Bodies: Graham Chapman and Jon Collins  
I will inform both of the proposals which I consider to be non contentious.

Those not consulted are not directly affected by the decision.

**Crime and Disorder Implications:** None

**Equality:** EIA not required. Reasons: The report does not contain proposals for new or changing policies, services or functions, financial decisions or decisions about implementation of policy development outside the council.

**Decision Type:** Officer

**Executive Decision?** Yes

Scheme of Delegation  
Reference Number or Other  
Source of Delegation:

001

Subject to Call In:

Yes

Advice Sought:

Legal, Finance

Legal Advice:

The proposals set out in the report raise no significant legal issues however steps will need to be taken to extinguish the existing lease with Western Power as well as granting a new one. This extinguishment should be by way of surrender to ensure that the legal title is cleared of this interest.

Advice provided by Malcolm Townroe (Legal Services Manager) on 30/06/2015. Advice provided by Mark Leavesley (Governance Officer) on 08/07/2015.

Finance Advice:

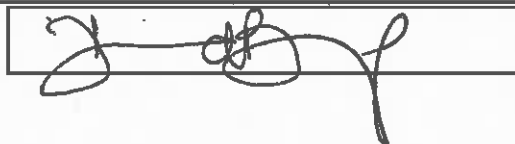
The grant of a 99 year lease to Western Power for a peppercorn for relocation of a sub station at Beechdale Baths is necessary to enable the existing buildings to be demolished and the site developed. The lease will not be detrimental to the marketability or value of the site. Western Power will carry out the relocation of the sub station at no cost to the City Council.

Advice provided by Jim Driver (Finance Service Partner) on 30/06/2015. Advice provided by Mark Leavesley (Governance Officer) on 08/07/2015.

Signatures:

David Bishop (Deputy Chief Exec/Corp Dir Dev & Growth)

Signature:

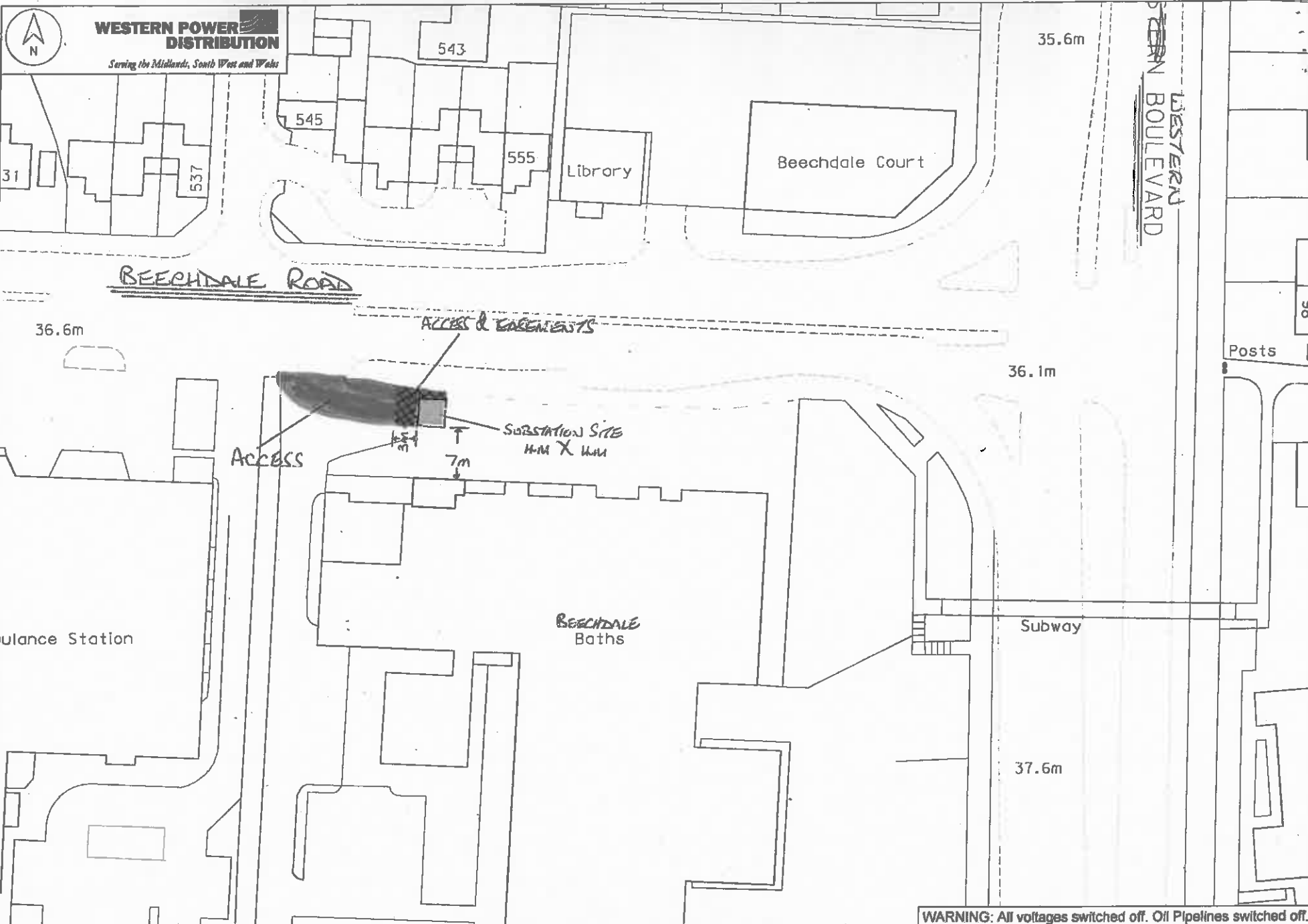


Date:

8-7-15

PUBLISHED - 08/07/15  
LAST DATE  
FOR CALL-IN - 15/07/15





**WESTERN POWER DISTRIBUTION**  
*Serving the Midlands, South West and Wales*



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

PLOT CENTRE: 454371.712,340695.847

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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