

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2841
Author:	Pippa Hall
Department:	Development
Contact:	Pippa Hall (Job Title: Senior Estates Surveyor, Email: pippa.hall@nottinghamcity.gov.uk, Phone: 0115 8763602)
Subject:	The Granting of a Lease for a New Substation at Nottingham Bus Depot
Total Value:	£0 (Nil) (Type: Nil)
Decision Being Taken:	To surrender part of the existing lease at Nottingham Bus Depot and grant a new lease on part of this site for the purposes of providing a new substation to power a gas compressor to supply new gas buses on the site.
Reasons for the Decision(s)	A lease for the site needs to be agreed between NCC and the proposed tenant in order to allow for the electrical substation to be powered which in turn will mean the gas pressurisation system for the site can be powered. This is for the proposed gas buses which are due to be implemented into the NCT bus network.
Other Options Considered:	Not grant the Lease for the substation on the site. This option has been rejected due to the need for the substation on the site to assist with the gas pressurisation for the buses at the bus depot.
Background Papers:	N/A
Published Works:	N/A
Affected Wards:	Dales

**Colleague / Councillor
Interests:**

**Any Information Exempt
from publication:**

Yes

Exempt Information:

**Description of what is
exempt:**

The negotiations of the lease are confidential as well as the plans for the site and heads of terms for the negotiations as they will reveal the Councils business dealings.

An appendix (or appendices) to this decision is exempt from publication under the following paragraph(s) of Schedule 12A of the Local Government Act 1972

**3 - Information relating to
the financial or business
affairs of any particular
person (including the
authority holding that
information).**

The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it reveals sensitive property negotiations for the site.

**Documents exempt from
publication:**

2017.04.13 Heads of Term (Bus Station Substation).pdf, 2017.04.10 Plan 1 (Bus Depot Substation).pdf, 2017.04.10 Plan 2 (Bus Depot Substation).pdf, 2017.04.10 Plan 3 (Bus Depot Substation).pdf

Consultations:

Those not consulted are not directly affected by the decision.

**Crime and Disorder
Implications:**

EIA not required.

Equality:

EIA not required. Reasons: Reasons: This is not a new or changing policy, service or function. The decision adheres to all Council Equalities Policies.

**Relates to Council Property
Assets:**

Yes

Decision Type:

Portfolio Holder

Subject to Call In:

No

The call-in procedure does not apply to the proposed decision because the delay likely to be caused by the call in process would seriously prejudice the Council's or the public's interests. The Chair of the Overview and Scrutiny Committee (or Vice-Chair) in his/her absence has been consulted and agreed both that the decision proposed is reasonable in all circumstances and that it should be treated as a matter of urgency.

Person Consulted: Cllr Brian Parbutt

Consultation Date: 20/04/2017

Nottingham City Transport have a ground lease which expires Sept 2019 on land at Lower Parliament street. They need to install a new electricity sub station on site to power a gas compressor to supply gas to a fleet of new gas powered buses. SSE the electricity supplier will only install power to the substation if they have a long lease on this site so we have agreed a new 99yr term. The issue is the sub station is to be in use by the end of April.

Advice Sought:

Legal, Finance, Property

Legal Advice:

Legal Services will carry out all due diligence in respect of the surrender of part of the existing lease and prepare all documentation for the grant of the substation lease including giving due consideration to the relationship between the two tenants and their respective rights and reservations (if appropriate). Advice provided by Rebecca Becroft (Solicitor) on 19/04/2017.

Finance Advice:

There is no rental obtained from leasing a New Substation at Nottingham Bus Depot. Advice provided by Mandy Bryce (Senior Commercial Business Partner)

Property Advice:

This is a property decision and due consideration has been undertaken before undertaking this decision. Advice provided by Pippa Hall (Senior Estates Surveyor) on 20/04/2017.

Signatures

Jon Collins (Leader of the Council)

SIGNED and Dated: 11/05/2017

David Bishop (Deputy CE, CD for Development and Growth)

SIGNED and Dated: 02/05/2017