

DERBYSHIRE COUNTY COUNCIL
CABINET MEMBER MEETING FOR
COUNCIL SERVICES

3 October 2013

Report of the Director of Property

Proposed Sub-station Site at Cressyfields, Alfreton

1. Purpose of the Report

Approval is sought to the grant of a lease of land for the siting of a new electricity sub-station site at Cressyfields, Alfreton.

2. Information and Analysis

The site at Cressyfields is owned by the Council and was formerly used by the former Social Services Department for the provision of day care.

This use has now ended, the site has been cleared and the Council has entered into an agreement with a housing provider to construct "Extra-Care" housing on the land.

The electricity distributor for the area, Western Power has assessed the energy requirements for the scheme and has confirmed that a new sub-station will be necessary.

Agreement has been reached with Western Power and it is proposed that Derbyshire County Council grant a 21 year lease of the site, measuring 4m x 4m (shown edged red in the plan) at a commuted sum of £1.00 if demanded.

Wilmot Dixon, the Contractor for the Extra Care development is prepared to construct the small "building" in which the electricity cabinet can be housed. It is also understood that Wilmot Dixon will pay Western Power's legal fees incurred in the preparation of the lease

3. Council's Commitment

The grant of the lease will enable the construction of an electricity substation which will serve a new Extra Care facility. The development will provide houses for older people, fulfilling the Council's pledge to provide a "Derbyshire that Cares".

PUBLIC

4. Legal Considerations

The County Council has entered into an Agreement for Lease with a housing provider on the Cressyfields site and the lease will be granted when development of the extra care housing on the site is completed. It is intended that the housing provider will take the lease of the site with the sub-station lease in place.

5. Other considerations

In preparing this report the relevance of the following factors has been considered; financial, prevention of crime and disorder, equality and diversity, human resources, environmental, health and transport considerations.

6. Key Decision

NO

7. Call-in

Is it required that call-in be waived for any decision on this report? **NO**

8. Background Papers

n/a

9. OFFICER RECOMMENDATION

That approval be given to the grant of a lease of land for the construction of a sub-station site on the terms contained in the report.

JEREMY GOACHER
Director of Property

