

DERBYSHIRE COUNTY COUNCIL
CABINET MEMBER MEETING FOR
COUNCIL SERVICES

3 OCTOBER 2013

Report of the Director of Property

Lease of land at Market Street, Clay Cross

1. Purpose of the Report

Approval is sought to grant a lease of land for the provision of an electricity sub-station at Market Street, Clay Cross along with a right of access to the sub-station to allow future servicing.

2. Information and Analysis

The County Council owns land on Market Street, Clay Cross which was the site of the former Infant and Junior schools. Once the schools relocated to new premises the Market Street site was earmarked for 'Extra Care' housing. The project is currently under construction and as part of the infrastructure upgrade, an additional electricity substation will be required to supply the new housing units.

Western Power Distribution PLC is prepared to carry out the works required, as it is the statutory provider for the area, but an area of land is required to house the equipment. The Council has identified a suitable location acceptable to both parties on its site, so a lease to Western Power has been agreed in principle for 21 years (with an option to renew for a further 21 years) at a commuted rent of £1.00 along with a right of access over the land shaded on the attached plan.

The area required measures approximately 4m x 4m shown edged and hatched on the attached plan. The company constructing the residential units are also constructing a small building to house the equipment and it is understood that it will pay Western Powers' legal fees incurred in the preparation of the lease.

3. Council's Commitment

The new sub-station will power homes for older people which enables the Council to fulfil 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 Market Street site and the lease will be granted when development of the extra care housing on the site is complete. 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

Plan attached.

9. OFFICER RECOMMENDATION

That the Cabinet Member approves grant of a lease to Western Power Distribution for a sub-station on land off Market Street, Clay Cross on the terms contained in this report along with a right of access over the land shown shaded to allow future servicing of the sub-station..

JEREMY GOACHER
Director of Property

