

To: Infrastructure, Land & Environment Policy Board

On: 25 August 2021

Report by: Chief Executive

Heading: Paisley Museum – Excambion with SP Distribution PLC

1. Summary

1.1 The purpose of this report is to seek the Board's authority to declare an area of ground at the Paisley Museum surplus. This will allow the Council to enter into an Excambion (exchange of land) agreement with SP Distribution to construct a new electricity sub-station to serve the Museum and to decommission the old sub-station, returning that land to the Council. The two areas of land to be exchanged are shown on the attached plan.

2. Recommendations

2.1 It is recommended that the Board:

- i. Agrees to declare surplus the 25 square metres outlined in red on the attached drawing.
 - ii. Notes the 25 square metres will then be exchanged for the 22 square metres shown outlined in blue on the attached drawing.
 - iii. Notes the terms and conditions for the Excambion will be finalised and approved by the Head of Economy and Development in consultation with the Head of Corporate Governance in terms of the Scheme of Delegated Functions along with supplementary documentation required to complete the transaction.
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3. **Background**

- 3.1 Paisley Museum is being transformed into an international-class attraction housing the town's outstanding collections and bringing to life the stories of its people, Pattern and much more.
- 3.2 The Board will be aware that work is already under way at the Museum, the main features of which are –
- a new courtyard and entrance hall and a new wing to the west of the existing building providing step-free access through the museum to the Coats Observatory.
 - an outdoor garden, creating a new public space for the town.
 - external and internal repairs to preserve the features of the A-listed main building and the Coats Observatory.
 - an expansion of the museum into the space formerly occupied by Paisley Central Library.
 - other features including a café-restaurant and shop, dedicated learning spaces, a revamped heritage centre and an interactive weaving studio.
- 3.3 As part of the refurbishment a new, upgraded power supply is being installed and SP Distribution PLC (SPD) will construct a new substation within the Council's current title boundary.
- 3.4 Once the new substation is completed and operational, the existing substation will be decommissioned, the electrical equipment will be removed, and the land incorporated into the overall landscaping design for the Museum.

4. **Proposed terms and conditions of Excambion**

- 4.1 The Council will enter into a contract of Excambion with SPD, exchanging ownership of the 25 square metres outlined in red on the attached plan, for the ownership of the 22 square metres outlined in blue.
- 4.2 The land transferred to SPD will be subject to the same restrictions as their existing site in order to protect the Council's assets –

(ONE) the subjects will be used as an electricity substation and for no other purpose without our consent, such consent not to be unreasonably withheld.

(TWO) SPD shall maintain and, if necessary, renew with a similar type, the fencing surrounding the subjects for so long as the subjects are used as an electricity substation.

(THREE) SPD shall maintain in good condition the said fencing, the electricity installation and equipment erected on the subjects, and any ground within the fenced area but not built upon.

- 4.3 The new substation will be built and energised prior to the decommissioning of the existing substation, on completion of the excambion, the Council will grant a short-term Lease to SPD of the existing substation site for a period not exceeding 12 months, to allow for its continued operation prior to the new substation coming on line.
- a. The Council will grant a wayleave to SPD on standard terms as agreed between the two Parties, for cables routes within the Museum site.
 - b. The existing Lease to Renfrewshire Leisure will be amended to remove the area outlined in red from the Lease and to add the area outlined in blue on the attached drawing.
 - c. Each party will be responsible for their own professional and legal fees incurred in this matter.

Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** – None.
3. **Community Planning**

Children and Young People – When it reopens, the revamped museum will bring visitors into the town from throughout Scotland, the UK and abroad. It is expected to attract 125,000 visits a year - almost four times current numbers - creating huge volumes of new footfall and trade for Paisley's town centre. The revamped museum encourages children and young people as well as adults to engage with the town's rich cultural heritage.

Community Care, Health & Well-being - The revamped museum will improve educational opportunities for people within the local communities as well as aiding access to these major existing and new collections.

Empowering our Communities – The Paisley Museum Reimagined project is being co-designed in partnership with the local community and the project team have already worked with hundreds of local people and groups to capture and help tell their stories. Paisley's profile and story will reach a Scottish, UK and international stage, and provide a boost to the town's reputation, civic pride and self-confidence.

Greener - The redeveloped museum and library buildings will have improved energy efficiency.

Jobs and the Economy – a £79m boost for the local economy over 30 years, with 138 jobs supported during construction, and 48.5 jobs per year through revenue and visitor spending; new footfall for the town centre, pulling people up the High Street, and bringing new trade into surrounding businesses.

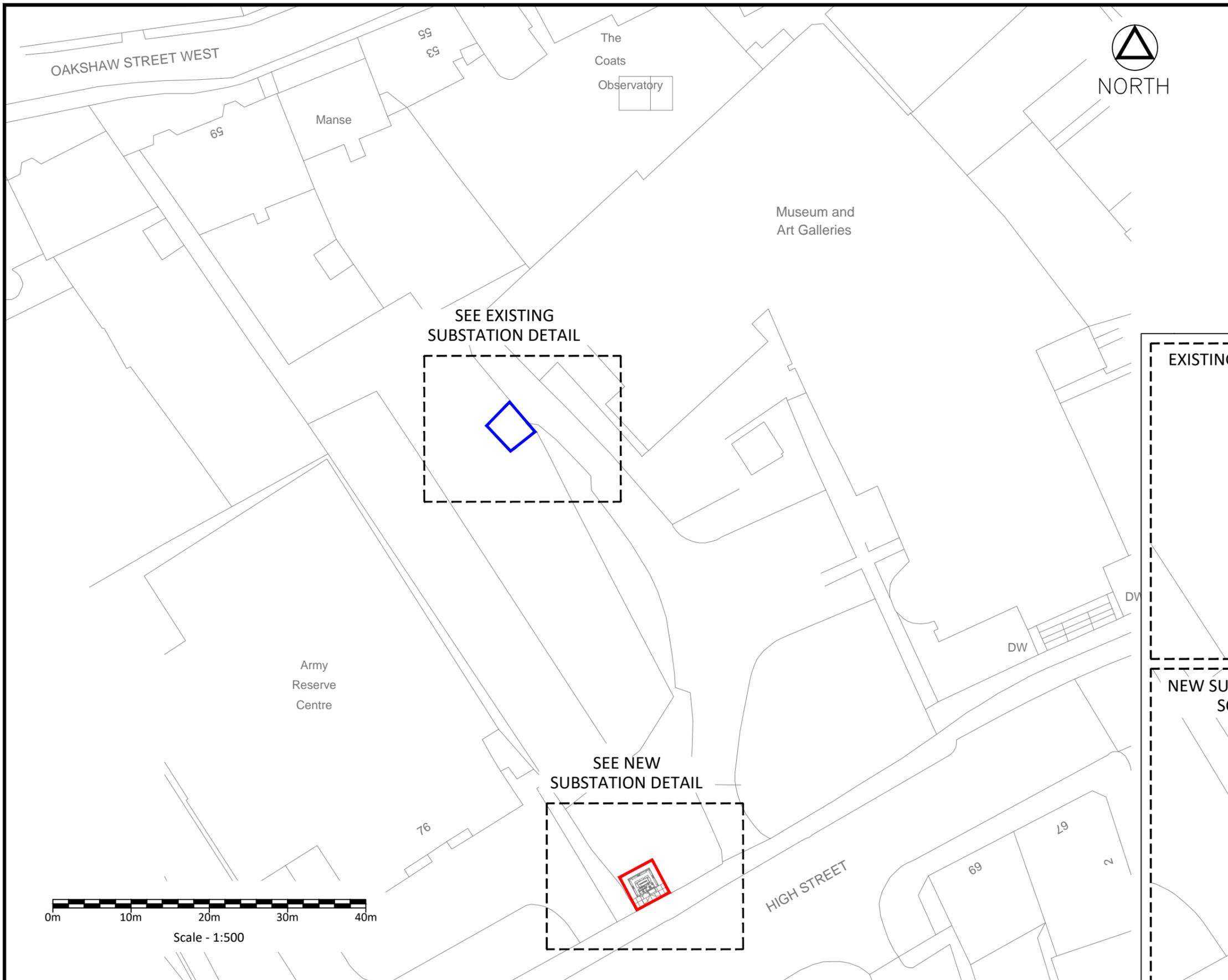
Safer and Stronger – None.

4. **Legal** – Excambion, short term Lease and wayleave required.
5. **Property/Assets** – As per report.
6. **Information Technology** – None.
7. **Equality & Human Rights**
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. Required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – None.
11. **Privacy Impact** – None.
12. **Cosla Policy Position** – Not applicable.
13. **Climate Risk** – None.

List of Background Papers

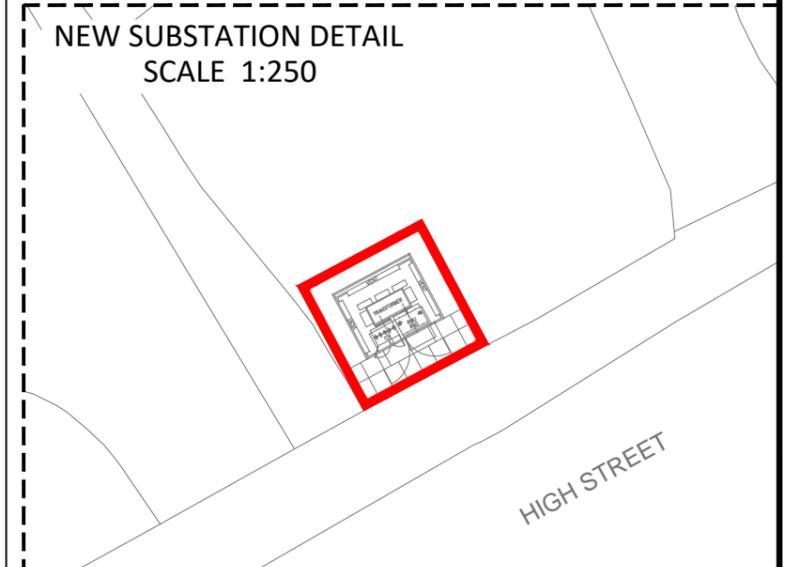
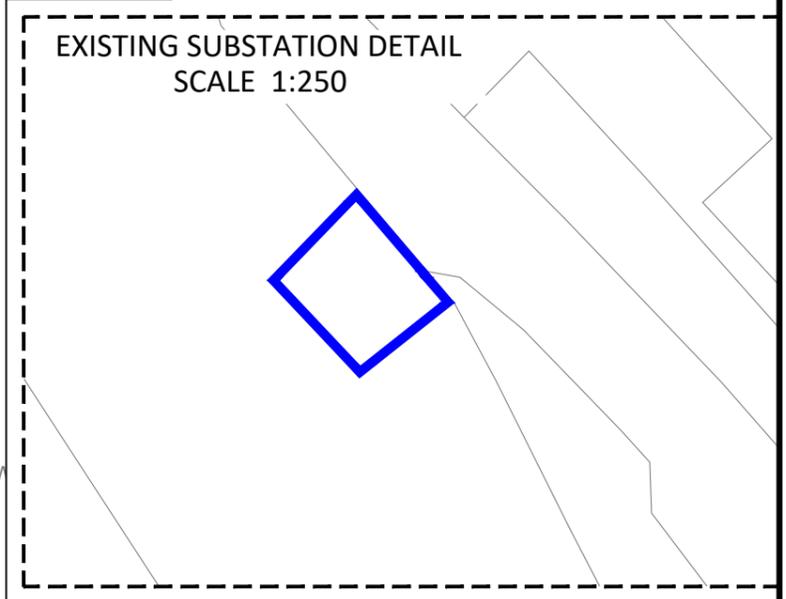
- (a) None

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LEGEND	
	NEW SUBSTATION AREA 25SQ/M OR THEREBY
	EXISTING SUBSTATION AREA 22SQ/M OR THEREBY

O.S. GRID REFERENCE: E247897, N663945
 BASED UPON O.S.NS.4763...
 MAP WITH PERMISSION OF H.M.S.O.
 CROWN COPYRIGHT RESERVED.
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Rev	Date	Drawn	Check'd	Appr'd

SP ENERGY NETWORKS

55 FULLARTON DRIVE,
CAMBUSLANG,
GLASGOW
G32 8FA

TELEPHONE: 0845 270 0785

Client

Drawn	Check'd	Appr'd	Scale	Date
SJH	-	-	1:500	25.02.20

ScottishPower Reference:
ESC 91683

Project
**PAISLEY MUSEUM
AND ART GALLERIES**

Title
**SUBSTATION
LEASE**

Status	Rev.
PURCHASE	-

Drg. No.
ESC 91683-(1)-002-01