
To: Infrastructure, Land & Environment Policy Board

On: 9 November 2022

Report by: Chief Executive

**Heading: 175 Year Ground Lease to Scottish Power Energy Networks,
Underwood Road Depot, Paisley**

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for a long ground lease between the Council and Scottish Power Energy Networks (SPEN) as shown on the plan that accompanies this report.

2. Recommendations

It is recommended that the Board:

- 2.1 Agree to the terms and conditions that have been provisionally agreed with the Council and SPEN and authorise the Head of Corporate Governance to conclude the lease based on the terms and conditions detailed in this report.

3. Background

- 3.1 As part of the Council's investment plan to convert its current fleet to being zero emissions vehicles, SPEN have been contacted to install a new sub-station at Underwood Road Depot.
- 3.2 A feasibility study has been carried out by Renfrewshire Council and SPEN to determine costs, the power supply required and location of the sub-station.

- 3.3 It has been agreed that a sub-station within the operational depot would be more cost effective than taking this from the nearest street, Underwood Road. The sub-station should be sited next to the existing biomass system within the depot.
- 3.4 The cost of the installation will be £137,825.59 inclusive of VAT and has been approved by the Head of Operations and Director of Finance.
- 3.5 SPEN's contractor, Morrison Construction, will be managing the project on site and will provide traffic management with their being limited disruption to Underwood Road Depot.

4. **Proposed Terms and Conditions of Lease**

- The subjects shall be the land at 52 Underwood Road, Paisley, PA3 1TL as shown on plan ESC108291-(1)-002.
- The lease shall be for a period of 175 years or thereby,
- Date of entry shall be on completion of missives
- The rent shall be £1 if asked.
- The Landlord shall grant the tenant
 - All necessary cable and access rights required:
 - Combined access & cable servitude (highlighted in blue on the attached plan)
 - Vehicle and personnel access (shown pink on the attached plan)
 - 3m wide cable servitude (shown yellow on the attached plan)
 - Both parties shall be responsible for their own legal expenses in connection with this transaction.

Implications of the Report

1. **Financial** – Cost of installation - £137,825.59.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – Conclusion of Lease.
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.

Author: Louise Le Good
Louise.legood@renfrewshire.gov.uk
07483 335 786

