
To: Infrastructure, Land & Environment Policy Board

On: 22 January 2020

Report by: Chief Executive and Director of Finance & Resources

**Heading: Disposal of Land to SP Distribution Plc – Proposed substation site at
Hunter Street, Paisley for new electric vehicle charging points**

1. Summary

- 1.1 This report seeks to obtain the Board's agreement to the disposal of land to Scottish Power Distribution plc by way of sale for a proposed substation site at Hunter Street, Paisley for the installation of new electric charging points.

2. Recommendations

It is recommended that Infrastructure, Land and Environment Policy Board:

- 2.1 Agrees to declare the property as detailed in the body of this report surplus;
- 2.2 Agrees to sell the property to SP Distribution plc ("SPD") as appropriate, along with servitude rights for appropriate connections, subject to the terms and conditions detailed within the body of this report;
- 2.3 Notes the exact size and location of the substations will be determined, once detailed design work has been finalised;
-

3. **Background**

- 3.1 The Council was offered a grant of £645,000 from Transport Scotland towards the cost of installing electric vehicle charging infrastructure in Paisley, Johnstone, Renfrew, Bridge of Weir and Houston.
- 3.2 Installation of the Electric Vehicle Chargers at Hunter Street Paisley is due to commence on site in February 2020 and be operational during the first half of 2020.

4. **Provisional Terms and Conditions**

- 4.1 One new outdoor electricity substation site with connecting underground cables are required to provide supplies to the Hunter Street Car Park and new EV Charging Points.
- 4.2 Hunter Street Substation - the Council will sell land, extending to 25 square metres or thereby, together with servitude rights as required, for a price of £1, to SP Distribution PLC ("SPD").
- 4.3 The land transactions will be subject to the following ground burdens:
- The property will be used as an outdoor electricity substation with underground cables connecting thereto;
 - The date of entry shall be deemed to be the date Missives are concluded whereon SP Distribution Plc shall be granted vacant possession of the site.

Implications of the Report

1. **Financial and Legal** –The current value of the land (i.e. before any investment in utility infrastructure) is £1,500 based on 25 square metres to be transferred to SPD. Section 74(2A) of the Local Government (Scotland) Act 1973 ("the 1973 Act") permits the Council to dispose of land for less than the best consideration where either the best consideration that can reasonably be obtained is less than the threshold amount (£10,000), or the difference between that consideration and the proposed consideration is less than the marginal amount (25% of the best consideration). In this instance the Authority is satisfied the disposals are reasonable as the best consideration for each is well below the £10,000 threshold. The benefits to Renfrewshire and its residents of attracting electric vehicles users to the Hunter Street site includes improved air quality and attracting visitors to the surrounding locations and businesses.
2. **HR & Organisational Development** – N/A
3. **Community Planning** –

Creating a sustainable Renfrewshire for all to enjoy - working in partnership with the community to deliver a cleaner Renfrewshire. Reducing carbon emissions, through provision of public accessible electric vehicle charging points promoting the usage of electric vehicles.

4. **Legal** - Disposal of the property as outlined in the body of the report. Best Value duty has been considered and this transaction is compliant. State Aid has been considered and the transfer of this Property is not State Aid.
5. **Property/Assets** – As per this report
6. **Information Technology** – none.
7. **Equality & Human Rights** - 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. If 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** – The Property is conveyed subject to development conditions to ensure the land is used for infrastructure to support EV Charging Points.
11. **Privacy Impact** – none.
12. **Cosla Policy Position** – N/A.
13. **Climate Risk** – none.

Author: Stephen Heron Facilities Manager, Environment & Infrastructure
e-mail: stephen.heron@renfrewshire.gov.uk