

To: Infrastructure, Land & Environment Policy Board

On: 24 January 2024

Report by: Chief Executive

Heading: Disposal of Land for Substation– CWWR Bridge Supplies

1. Summary

1.1 This report seeks to obtain the Boards agreement to the disposal of property, required for the creation of an electricity substation within the land acquired for the Clyde Waterfront and Renfrew Riverside (CWRR) project.

2. Recommendations

2.1 It is recommended that the Board: -

- (i) agree to declare the property outlined in red on the attached plan (number R08-JAC-ZZ-XX-DR-KK-0019-P01) surplus (The “Property”);
 - (ii) agree to sell the Property to SP Distribution plc (“SPD”), along with servitude rights for appropriate connections, subject to the City Deal and Infrastructure Programme Director agreeing their exact location and subject to the terms and conditions detailed within the body of this report;
 - (iii) grant authority to the Head of Corporate Governance in conjunction with the City Deal & Infrastructure Programme Director to make minor alterations to the documents, (being the Disposition and Plan to reflect the final agreed substation orientation) and to conclude the disposal of the Property as detailed in this Report.
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3. Background

- 3.1 The Clyde Waterfront and Renfrew Riverside (CWRR) project comprises a new 'opening' bridge across the River Clyde; the Renfrew Northern Development Road and new cycle routes, all of which are aimed at providing improved access to development opportunities, employment, education, health and leisure locations.

The Project will link the communities of Renfrew, Yoker and Clydebank and will provide improved access to the considerable job opportunities being delivered by the Glasgow Airport Investment Area Project (GAIA), including the national development known as the Advanced Manufacturing Innovation District Scotland (AMIDS). AMIDS is already home to the new National Manufacturing Institute for Scotland (NMIS) and the Medicine Manufacturing Innovation Centre (MMIC).

- 3.2 Planning consent for the Project was granted by Scottish Ministers on 16th November 2018.
- 3.3 The Renfrewshire Council (Clyde Waterfront and Renfrew Riverside, City Deal) Compulsory Purchase Order 2018 was approved by Scottish Ministers and became operative on 4th September 2020.
- 3.4 The CWRR project provides the infrastructure for: improved traffic flows to and from the GAIA area; removal of potential increased congestion in Renfrew Town Centre; enhanced connectivity of AMIDS to Glasgow and West Dunbartonshire - thus increasing its potential for success and increased rate of employment delivery.
- 3.5 CWRR also opens currently stalled opportunities for residential development sites on the river front, which could house the families attracted by the new employment opportunities at AMIDS.

4. Current Construction

- 4.1 Work on the CWRR infrastructure started in December 2022 and to date new roads have been constructed and land prepared for the new river crossing.
- 4.2 The new opening bridge will require power supplies for smaller parts of infrastructure on both sides of the river to operate each swinging section of the bridge.
- 4.3 SPD has identified a suitable location on Meadowside Street, Renfrew to house the required substation. The location is within land acquired by the Council to facilitate the delivery of the CWRR project.

5. Provisional Terms and Conditions

- 5.1 The new electricity substation is required to provide power to smaller parts of infrastructure on both sides of the bridge.

- 5.2 The Council will sell the land shown outlined in red extending to 25 square metres or thereby at the location, together with servitude rights over the areas shaded blue, on the attached plan, for a price of £1 each. The Servitude rights granted will be subject to the normal commercial terms of making good etc.
- 5.3 The land sale will be subject to the following ground burdens:
- The Property will be used as an outdoor electricity substation with underground cables connecting thereto as described in the missives;
- 5.4 The Council will include the following restrictions on the land adjacent to the Property, in order to protect the SPD equipment:
- No buildings or permanent fixtures shall be erected within a lateral distance of 2m on either side of the proposed underground cables, with the exception of street furniture required for the safe operation of the cycleway/footway and/or the road, including, but not limited to, lighting columns, fences and guard rails;
 - No trees or deep-rooted shrubs shall be permitted to be grown within a lateral distance of 2m on either side of the proposed underground cables.
- 5.5 In the event that the new outdoor electricity substation is required to be constructed in advance of the completion of the new access roads leading to the site, the Council shall grant sufficient temporary rights of access for vehicles etc for the construction of the substation together with the installation of the associated underground cables from the public road to the Property.

Implications of the Report

1. **Financial and Legal** – The Council has a valuation report from an internal registered valuer and the land could reasonably be sold for between £127,000 - £150,000 per acre, as part of a larger disposal. This would value each 25 square metres (0.006 acre) to be transferred to SPD currently at circa £762 - £900.

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 disposal is reasonable as the best consideration is well below the £10,000 threshold. The benefits to Renfrewshire and its residents of attracting occupiers to the AMIDS site includes the high-quality jobs and training in manufacturing skills that will be created and thereafter, high quality businesses and investment will be attracted to the surrounding location thereby creating further high-quality jobs. The Council’s position is also protected by the use restrictions and provisions detailed at clause 5.3 and 5.4 above.

2. **HR & Organisational Development** – Not Applicable.

3. **Community/Council Planning** –

- *Our Renfrewshire is thriving* – The opening bridge will help regenerate the Clyde Waterfront as an attractive riverside and urban area that supports existing and promotes new residential, industrial, commercial, business, retail and leisure opportunities.

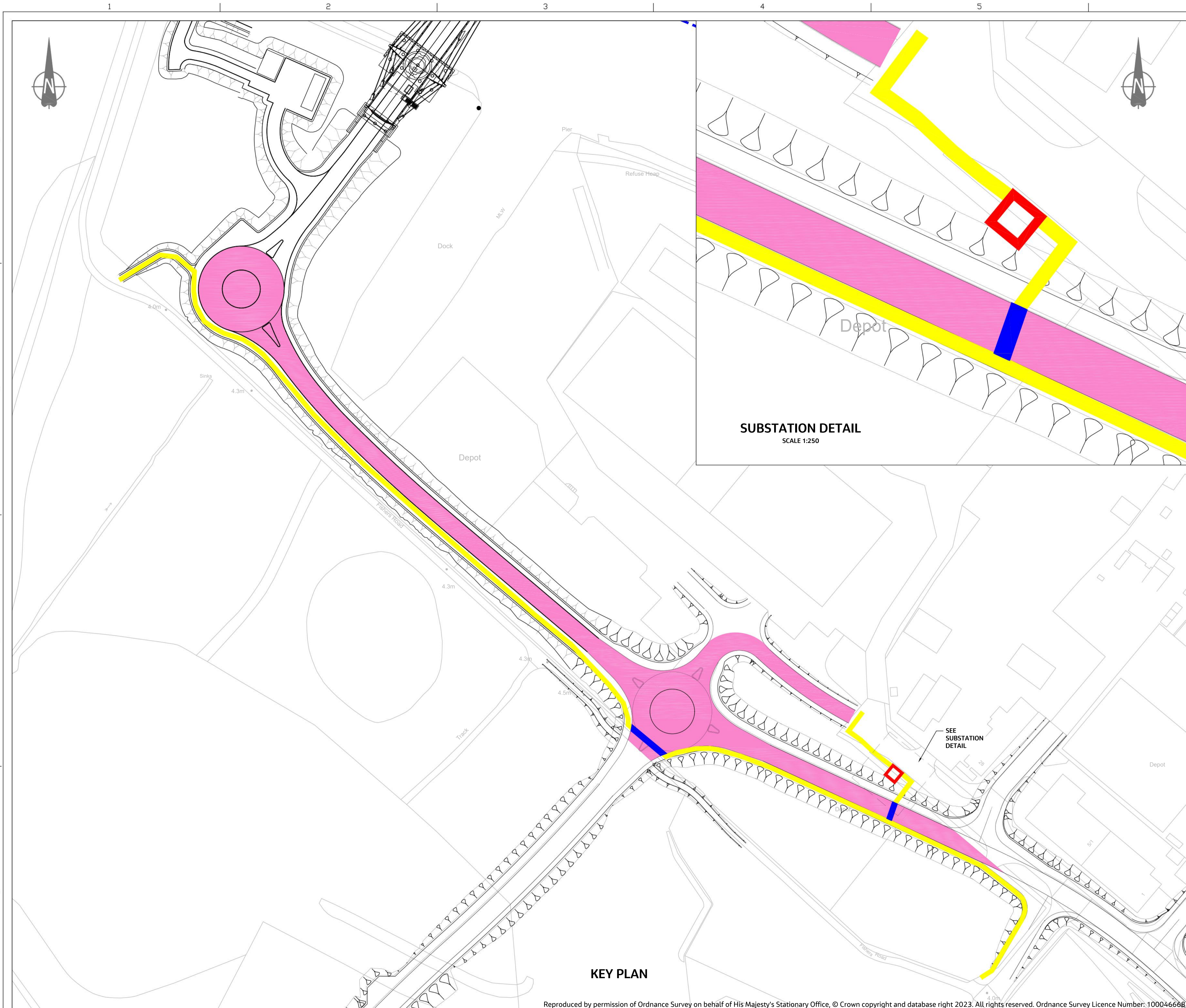
The project will better link communities and businesses on both sides of the river to a number of key locations including the Clyde Riverside, the Advanced Manufacturing and Innovation District Scotland (AMIDS), Clydebank, Renfrew, Paisley Town Centre and Braehead Centre. The project will help improve the attractiveness of the vacant, derelict and underused sites that offer immense potential for development of new and enhanced commercial, business and housing uses. Improved connections between key educational and health centres would also improve educational and health opportunities for people within the local communities as well as aiding employees to access these major employment centres. Projects outcomes are envisioned to reduce traffic congestion in Renfrew town centre and aid in improving air quality.

- *Reshaping our place, our economy and our future* - The completed CWRR infrastructure will provide connectivity and access to new and existing jobs for people in our communities and across the Glasgow City Region.
- *Tackling inequality, ensuring opportunities for all* - the employment related community benefit commitments create job opportunities for all but targeted at hard to reach citizens through liaison with Invest in Renfrewshire and similar Glasgow City Region employability services.
- *Creating a sustainable Renfrewshire for all to enjoy* - The completed CWRR infrastructure will help enable active travel and improve access to public transport links for people in our communities.
- *Working together to improve outcomes* - The CWRR project includes works within the boundaries of 3 local authorities: Renfrewshire Council; West Dunbartonshire Council and Glasgow City Council. The Council has worked closely with these other Glasgow City Region Member Authorities and Peel Ports, the Harbour Authority to take the project forward. By linking the communities of Renfrew, Yoker and Clydebank the CWRR project will provide improved connections between key educational and health centres, such as: Queen Elizabeth University Hospital; Golden Jubilee Hospital; West College Scotland (Clydebank and Paisley Campuses) and West of Scotland University.

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** -
 - (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.
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 outdoor electricity substations. Failure to provide the required land to SPD will lead to lack of supply and the new bridge will not function.
11. **Privacy Impact** – None.
12. **Cosla Policy Position** – Not Applicable.
13. **Climate Risk** – project has been designed based on the climate change parameters applicable at the time. The project has been designed in accordance with PAS 2080 which aims to reduce embedded carbon within the project development.

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GENERAL NOTES

KEY

	5M VEHICLE AND PERSONNEL ACCESS
	COMBINED VEHICLE ACCESS AND CABLE RIGHTS
	2M CABLE RIGHTS
	SUBSTATION AREA 25SQ/M OR THEREBY

- NOTES**
1. THIS DRAWING IS NOT TO BE USED IN THE WHOLE OR PART OTHER THAN FOR THE INTENDED PURPOSE AND PROJECT AS DEFINED ON THIS DRAWING. REFER TO THE CONTRACT FOR FULL TERMS AND CONDITIONS.
 2. DO NOT SCALE FROM THIS DRAWING
 3. SERVIDE RIGHTS AND ACCESS ROUTES SHOWN ARE INDICATIVE ONLY. EXACT DETAILS OF ACCESS RIGHTS AND SERVIDES WILL BE CONFIRMED BY SCOTTISH POWER ENERGY NETWORKS IN DUE COURSE.

P01	S3	04/01/24	FIRST DRAFT	JMcC	CP
REV	SUIT	DATE	DESCRIPTION	BY	APP

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**CLYDE WATERFRONT AND RENFREW RIVERSIDE
 SUBSTATION ACQUISITION
 MEADOWSIDE STREET, RENFREW PA4 8SR**

DESIGN:	DRAWN:	CHK:	APP:
CP	JMcC	CP	CP

SCALE: NTS
 DATE: 04/01/2024
 PROJ: B2423300
 DWG: R08-JAC-ZZ-XX-DR-KK-0019
 SHEET: 1 of 1 REVISION: P01 SUITABILITY: S3

KEY PLAN

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