
To: Communities, Housing and Planning Policy Board

On: 19 January 2021

Report by: Director of Communities and Housing Services

Heading: Disposal of land for new substation (Tannahill area, Ferguslie Park)

1. Summary

- 1.1 This report seeks the Policy Board's agreement for the disposal of a small area of Housing Revenue Account (HRA) land to SP Distribution plc ("SPD") to establish a new substation and associated cabling to facilitate the development of newbuild Council housing in the Tannahill area of Ferguslie Park.
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2. Recommendations

- 2.1 It is recommended that the Policy Board

- (i) agrees to declare the land for the substation as indicated outlined in red on the attached plan surplus (The "Property");
 - (ii) agrees to sell the Property for the substation as indicated on the attached plan to SPD; and
 - (iii) grants authority to the Head of Corporate Governance in conjunction with the Head of Property Services to conclude the disposal of the Property as detailed in this report and to grant servitude rights for cabling and access etc., as appropriate, over the areas shown coloured blue, pink and yellow on the attached plan.
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3. Background

- 3.1 The Communities, Housing and Planning Policy Board approved a housing investment strategy for the Tannahill area of Ferguslie Park in October 2018 involving the construction of newbuild Council Housing. In September 2019, the Finance, Resources and Customer Services Policy Board approved an award of contract to AS Homes (Scotland) Limited for the Design and Build of 101 new dwellings of the site of the former St Fergus' Primary School.

- 3.2 An update report to the Policy Board on 27 October 2020 noted that online consultation had taken place to enable tenants and residents to comment on design proposals for the new Council housing and that the feedback received was very positive.
 - 3.3 It had been anticipated that construction work would start the end of 2020, but there has been some slippage due to delays in finalising all pre-start requirements and work is now expected to start in March 2021. The first handovers are anticipated in spring 2022 with final completion in late 2022.
 - 3.4 An electricity substation is required to provide power to the new Council homes. It is therefore proposed that the Council will sell the land shown outlined in red on the attached plan, together with servitude rights over the areas indicated coloured blue, pink and yellow, for a price of £1. The Servitude rights granted will be subject to the normal commercial terms of making good etc.
 - 3.5 The land sale will be subject to appropriate burdens and conditions to be agreed by the Head of Property and Head of Corporate Governance.
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Implications of the Report

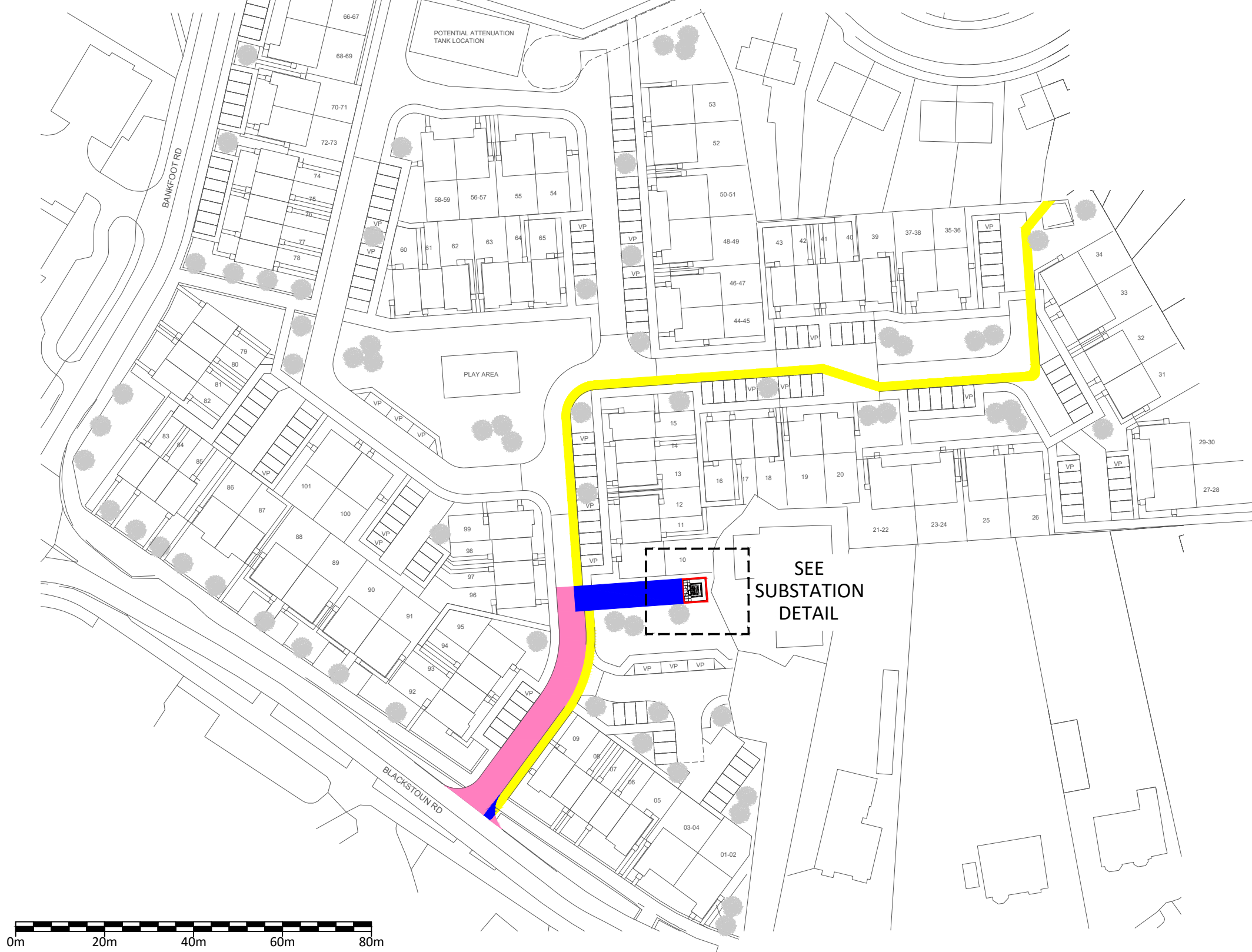
1. **Financial** – The land for the substation will be sold for £1.
2. **HR & Organisational Development** - none
3. **Community/Council Planning** –
 - *Building strong, safe and resilient communities* – The development will provide modern, high quality, energy efficient Council housing to meet the needs of current and future tenants.
4. **Legal** – disposal of land for the substation as detailed in the report.
5. **Property/Assets** - disposal of land for the substation as detailed in the 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 land will be conveyed subject to conditions to ensure it is used for a substation

11. **Privacy Impact** - none
12. **COSLA Policy Position** – none.
13. **Climate Risk** – the development will provide new, energy efficient Council housing.

List of Background Papers

Report to the Communities, Housing and Planning Policy Board, 27 October 2020

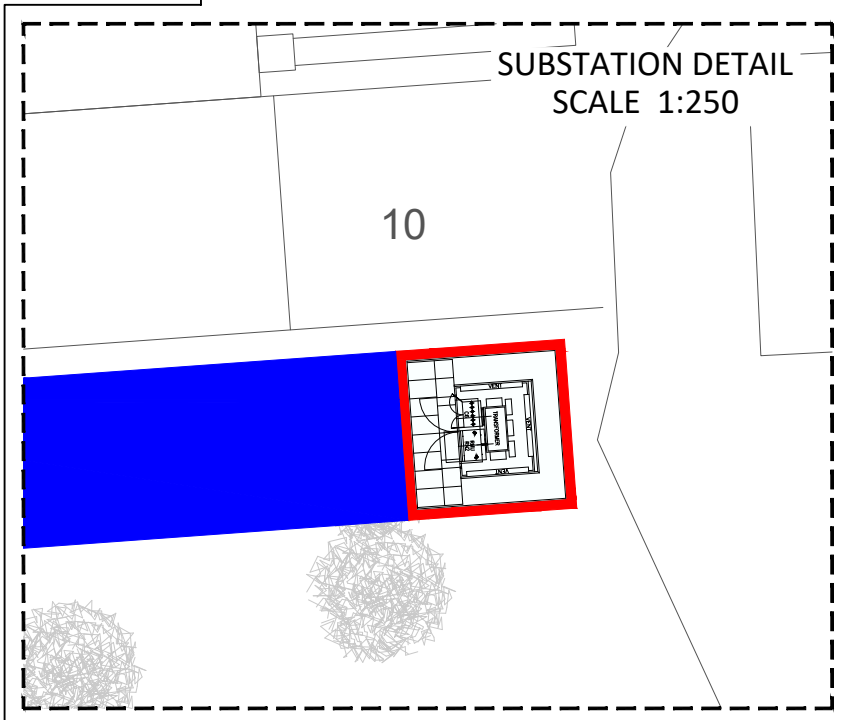
*Author: Lesley Muirhead, Planning and Housing Manager, Tel: 0141 618 6259
Email: lesley.muirhead@renfrewshire.gov.uk*




LEGEND	
	5M VEHICLE & PERSONNEL ACCESS
	2.0M CABLE SERVITUDE
	COMBINED VEHICLE ACCESS & CABLE SERVITUDE
	SUBSTATION AREA 25SQ/M OR THEREBY

O.S. GRID REFERENCE: E246868, N664346

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