
A separate report is submitted in the private part of the agenda in respect of this item as it contains details of financial information required to be kept private in accordance with Schedule 12A of the Local Government Act 1972.

Cabinet Member (Business, Enterprise and Employment)

2nd May, 2014

Name of Cabinet Member:

Cabinet Member (Business, Enterprise and Employment) – Councillor Kelly

Director Approving Submission of the report:

Executive Director - Place

Ward(s) affected:

Cheylesmore

Title:

Seven Stars Industrial Estate & Whitley Depot: Grant of Easement and Freehold Sale of land.

Is this a key decision?

No

Executive Summary:

Western Power Distribution (WPD) is recabling the high voltage link between Whitley and Hearsall Common sub-stations in order to upgrade the electricity distribution network in Coventry. To achieve this they have approached the Council, first for an easement to lay a replacement cable through Whitley Depot and secondly to purchase land at Seven Stars Industrial Estate.

Recommendations:

Cabinet Member is requested to

Approve the grant of an easement to lay and maintain a high voltage cable at Whitley Depot and the disposal of the freehold of the freehold land at Seven Stars Industrial Estate in accordance with the agreed terms reported on the private part of this agenda.

Delegate officers in both Place and Resources Directorates to complete the necessary legal documentation and collect the agreed consideration.

List of Appendices included:

A plan of the land at Seven Stars Industrial Estate shown edged red is attached.

Other useful background papers:

There are no background papers.

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Whitley Depot and Seven Stars Industrial Estate; Grant of Easement and Sale of Land

1. Context

- 1.1 Western Power Distribution (WPD) is in the process of expanding existing sub-stations at Hearsall Common and Seven Stars Industrial Estate and linking the two sub-stations with a new High Voltage cable. WPD have approached the Council, first for consent to lay a cable through Whitley Depot to replace an existing cable and secondly, purchase land comprising approximately 1 acre at Seven Stars Industrial Estate to extend the Whitley sub-station.
- 1.2 The site at Seven Stars Industrial Estate was purchased by the Council in 2002 with a view to providing additional parking and industrial space. The land has not been developed as the pressing need for additional parking and development no longer exists.

2. Options considered and recommended proposal

- 2.1 It is open to the Council to reject this approach and insist that WPD use their statutory powers to progress both transactions. Officers consider it is unlikely that this would achieve a better financial outcome for the Council. If the new cable does not replace the existing cable route in Whitley Depot this would involve routing the cable in the highway in Allard Way and London Road, adding to traffic disruption in this area.
- 2.2 Officers have considered the proposals and it is recommended that the Council proceeds to the grant the easement to WPD and sell the freehold land at Seven Stars Industrial Estate to WPD.

3. Results of consultation undertaken

- 3.1 No consultations have been undertaken.

4. Timetable for implementing this decision

- 4.1 Western Power is anxious to proceed as soon as possible and licence has therefore been granted to enter the Whitley Depot site.

5. Comments from Executive Director, Resources

5.1 Financial implications

There will be no income loss from the sale of the land at Seven Stars Industrial Estate and the deed of easement will not affect income generation from Whitley Depot.

The capital receipt will contribute towards corporate resources for this financial year, 2014-2015.

5.2 Legal implications

Officers within Place Directorate are satisfied that the consideration satisfies the Council's requirement to achieve the best value reasonably obtainable in accordance with the requirements of Section 123 of the Local Government Act 1972.

Officers within Legal Services, Resources Directorate will complete the necessary legal documentation to transfer the freehold land and enter into the deed of easement and will collect the agreed consideration upon completion.

6. Other implications

None

6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?

6.1.1 The receipts generated by these transactions will contribute towards the Council maintaining a balanced budget in the medium term, thus preserving services for the people of Coventry.

6.1.2 The sale and deed of easement will enable WPD to progress their plans to invest their plans to invest in infrastructure for the benefit of the people of Coventry.

6.2 How is risk being managed?

This proposal will help mitigate the risk of the Council being unable to maintain a balanced budget.

6.3 What is the impact on the organisation?

There will be no significant impact on the organisation.

6.4 Equalities / EIA

An equality impact assessment is a process designed to ensure that a policy, project or service does not discriminate against any disadvantaged or vulnerable people. Section 149 of the Equality Act 2010 imposes an obligation on Local Authorities to carry out an equality impact assessment when the local authority is exercising a public function.

An equality impact assessment has not been undertaken by officers as the proposal set out in this report relates to the granting of or the creation of a legal interest in the land and does not constitute a change in service delivery policy or the exercise of a public function.

6.5 Implications for (or impact on) the environment

None

6.6 Implications for partner organisations?

There are no implications for any partner organisations.

Report author(s):

Name and job title:

Stewart Smith – Surveyor Manager – Commercial Property Management

Directorate:

Place Directorate

Tel and email contact:

024 7683 2825 Stewart Smith

stewart.smith@coventry.gov.uk

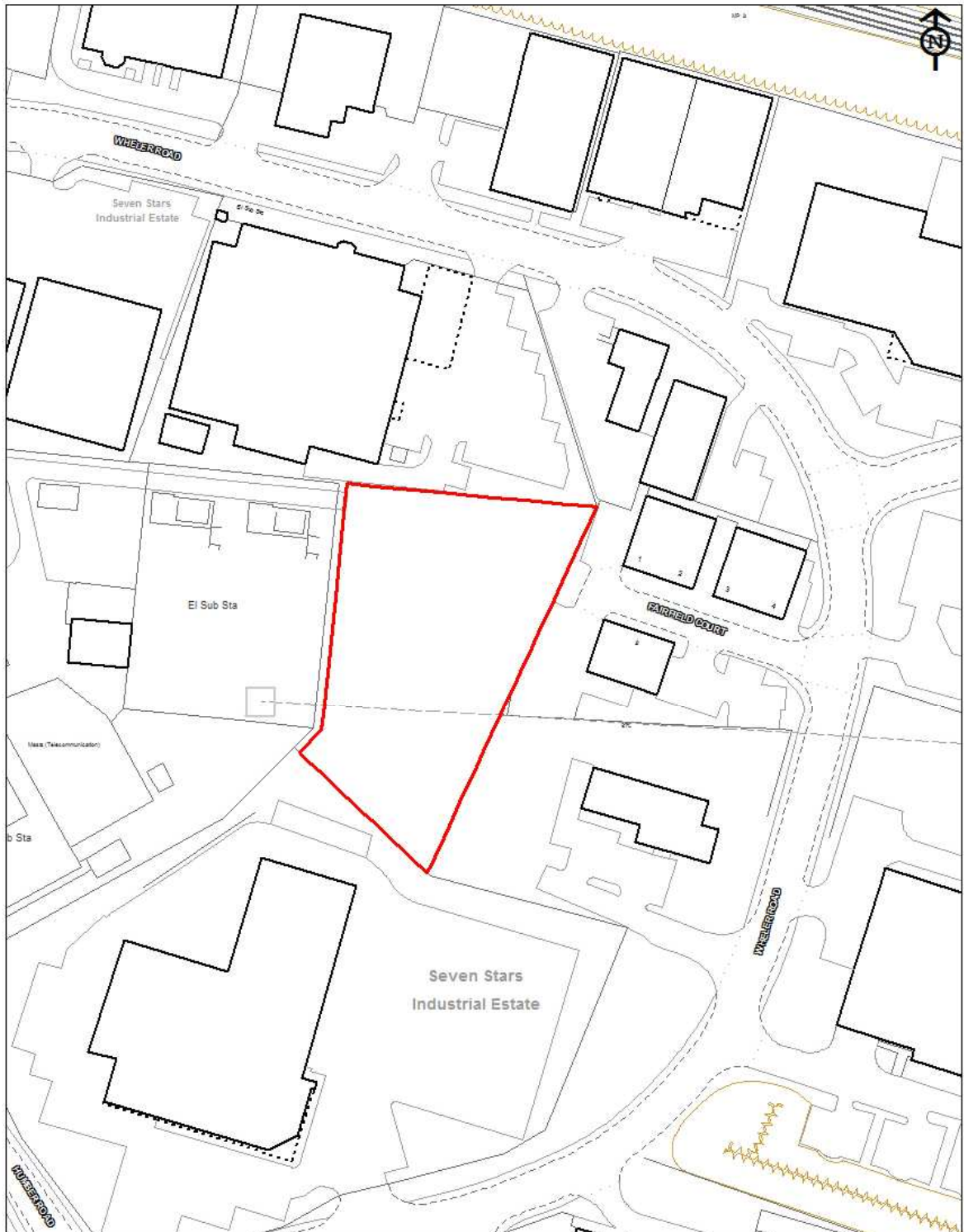
Enquiries should be directed to the above person.

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Nigel Clews	Assistant Director – Property Asset Management	Place	26/3/14	28/3/14
Other members				
Names of approvers for submission: (officers and members)				
Finance: Mark Williams	Lead Accountant Business Partner	Resources	31/3/14	31/3/14
Legal: Julie Sprayson	Principal Legal Executive – Commercial Team	Resources	01/04/14	01/04/14
Director: Martin Yardley	Executive Director	Place	17/04/14	17/04/14
Members: Councillor Kelly	Cabinet Member (Business Enterprise and Employment)		17/04/14	17/04/14

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Appendix



PLACE DIRECTORATE
 PROPERTY MANAGEMENT DIVISION
 FLOOR 9 CIVIC CENTRE 4
 MUCH PARK STREET
 COVENTRY CV1 2PY
 TEL: 024 7683 3054



Martin Yardley - Director of Place Directorate
 Nigel Clews - Assistant Director Property Asset Management

Fairfield Court Western Power Distribution

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