

Finance and Resources Committee

10.00am, Tuesday 5 September 2017

Proposed sale of land at Saughton Road North, Edinburgh, for Electricity Substation

Item number	8.17
Report number	
Executive/routine	Routine
Wards	6 – Corstorphine/Murrayfield

Executive Summary

This report seeks Committee approval for the disposal of 564 sq.m land at Union Park, Saughton Road North, to Scottish Power Distribution PLC, together with a servitude right of access for over part of the park for laying cables. The area of land lies adjacent to an existing Scottish Power Substation. Scottish Power wish to replace the existing substation to facilitate the growing energy demands within the area. Agreement has been reached, in principle, to dispose of the land by sale which includes an excambion, whereby the site of the existing substation will be returned to Council ownership for nil consideration, once decommissioned and reinstated back to park land.

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1. Recommendations

- 1.1 It is recommended that the Finance and Resources Committee:
 - 1.1.1 Approves the sale of land to Scottish Power Distribution PLC under the terms and conditions outlined in this report and on other terms and conditions to be agreed by the Executive Director of Resources; and
 - 1.1.2 Approves the granting of a related servitude for the laying of cables.

2. Background

- 2.1 In July 1964, Scottish Power Distribution Ltd purchased 130 sqm of land at Union Park from the Council to accommodate a primary electricity substation.

3. Main report

- 3.1 Scottish Power Distribution PLC now require to upgrade and replace the existing substation to facilitate the growing demand within the local area. To ensure continuity of supply, they intend to build the new substation independently from the existing. The purchase of adjacent ground extending to approximately 564sqm will facilitate this. The area of ground and related cable servitude are shown outlined red and coloured blue on the plan attached at Appendix 1.
- 3.2 The sale of the land is proposed at £1,500 with Scottish Power Distribution PLC covering the Council's legal and administrative costs. In addition, Scottish Power will transfer ownership of the existing site to the Council for nil consideration once the substation has been decommissioned and the ground reinstated to park land.

4. Measures of success

- 4.1 The Council will benefit from a capital receipt of £1,500.
- 4.2 Continued provision of suitable electricity supply in the locality.

5. Financial impact

- 5.1 A capital receipt of £1,500 will be received in financial year 2017/18.

6. Risk, policy, compliance and governance impact

- 6.1 If the sale did not progress it could put pressure on Scottish Power Distribution PLC's ability to provide adequate energy within the locality.

7. Equalities impact

- 7.1 This report has been assessed in terms of equalities and human rights. There are currently no negative equality and rights impacts arising from this report.

8. Sustainability impact

- 8.1 The proposed sale would contribute towards Scottish Power Distribution PLC's delivery of a more efficient substation.

9. Consultation and engagement

- 9.1 The locality office and parks officers have been consulted.

10. Background reading/external references

- 10.1 None.

Stephen S. Moir

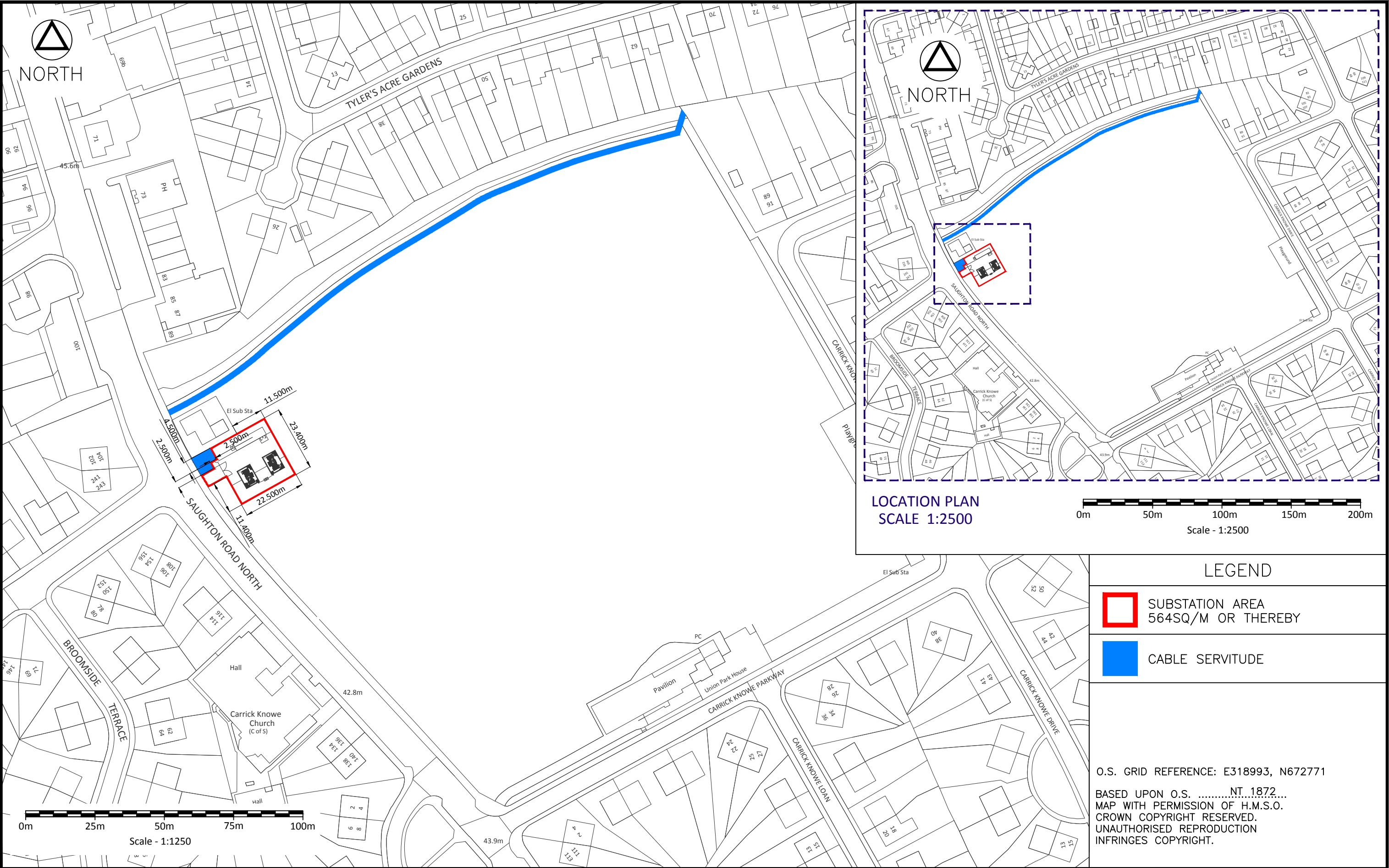
Executive Director of Resources


Contact: Amanda Fraser, Estates Surveyor

E-mail: amanda.fraser@edinburgh.gov.uk | Tel: 0131 529 5931

11. Appendices

Appendix 1 – Location Plan



Rev	Date	Drawn	Check'd	Appr'd	<div><div><div>SP ENERGY NETWORKS</div><div>55 FULLARTON DRIVE, CAMBUSLANG, GLASGOW G32 8FA</div><div>TELEPHONE: 0845 270 0785</div></div></div>	Client	Drawn	Check'd	Appr'd	Scale	Date	Project	Status	
C	28.06.17	JLR	CF	CF		JLR	KJ	KJ	1:1250	27.01.17	DRUMBRAE UPRATING 6.6kV TO 11kV SAUGHTON RD NTH PRIMARY SUBSTATION	SUBSTATION	A3	
SCALE CHANGED FROM 1:500 TO 1:1250 TO SHOW ENTIRE CABLE SERVITUDE						SECTION 6			ScottishPower Reference: 5701080027		Title SUBSTATION ACQUISITION PLAN	Drg. No. UC-NA 8261-(1)-002-02	Rev. C	