

Cabinet – 14 January 2009

Older People's Services Re-Provision – Proposed Lease to Central Networks for Site at Northgate

Portfolio: Councillor Adrian Andrew, Deputy Leader and Regeneration
Councillor Barbara McCracken, Social Care, Health and Housing

Service: Property Services

Wards: Aldridge Central and South

Key decision: Yes

Forward plan: Yes

1. Summary of report

- 1.1 To facilitate the development of the site at Northgate by Housing 21 as part of the Older People's Re-Provision Project, Central Networks need to erect a substation on the site and lay associated cables.
- 1.2 The required lease is for 99 years, which is a key decision in accordance with the Contract and Procedure Rules.

2. Recommendations

Cabinet is recommended to:

- (i) approve the grant of a 99-year lease, for a nominal premium, to Central Networks West PLC for the erection of a substation on the Northgate site and the granting of associated easements for cables.
- (ii) note that the location of the substation will be in accordance with any planning requirements and the lease will only be completed once any necessary planning permission is obtained.

3. Background information

- 3.1 Housing 21 are in the process of building the new Extra Care Facility at Northgate as part of the Older People's Re-Provision Project. To get electricity to the site they have now identified a need for a new substation with associated easements.
- 3.2 The Lease needs to be signed by the Landowner and Housing 21 has, therefore, asked the Council to enter into the Lease on their behalf.

- 3.3 Once the Extra Care Facility is completed, a 125-year lease to Housing 21 will be completed, subject to the lease to Central Networks.
- 3.4 Development Control has indicated that planning permission may be required for the substation. The location and design of the substation and associated cables will be considered as part of the planning process and, only once any necessary permission has been obtained, will the lease be granted.

4. Resource considerations

- 4.1 **Financial:** The Council will receive a nominal premium because it services a Council-initiated development.
- 4.2 **Legal:** The Council's Legal Services will be instructed to complete the necessary legal documentation.
- 4.3 **Staffing:** None arising from this report

5. Citizen impact

The grant of a Lease will enable the development of a high quality facility for older people.

6. Community safety

The development of the land in Northgate has been considered through the planning process.

7. Environmental impact

The grant of a Lease will result in the development of high quality residential accommodation.

8. Performance and risk management issues

- 8.1 **Risk:** The failure to grant Central Networks a Lease will prevent the development of the site by Housing 21 and will lead to the Council being unable to fulfil its obligations under the Older Persons Re-provision Project Agreement.
- 8.2 **Performance Management:** The re-provision of the Older People's Services is a key element in the drive to improve the performance rating of adult social care in Walsall.

9. Equality implications

The grant of a Lease will ensure the appropriate services for older people are available within the Aldridge Central and South Ward.

10. Consultation

Consultation has been undertaken through the Older People's Re-provision of Residential and Day Care Services Project.

Background papers

None

Author

Ann Llewellyn
Principal Estates Surveyor
☎ 01922 652034
✉ llewellyna@walsall.gov.uk

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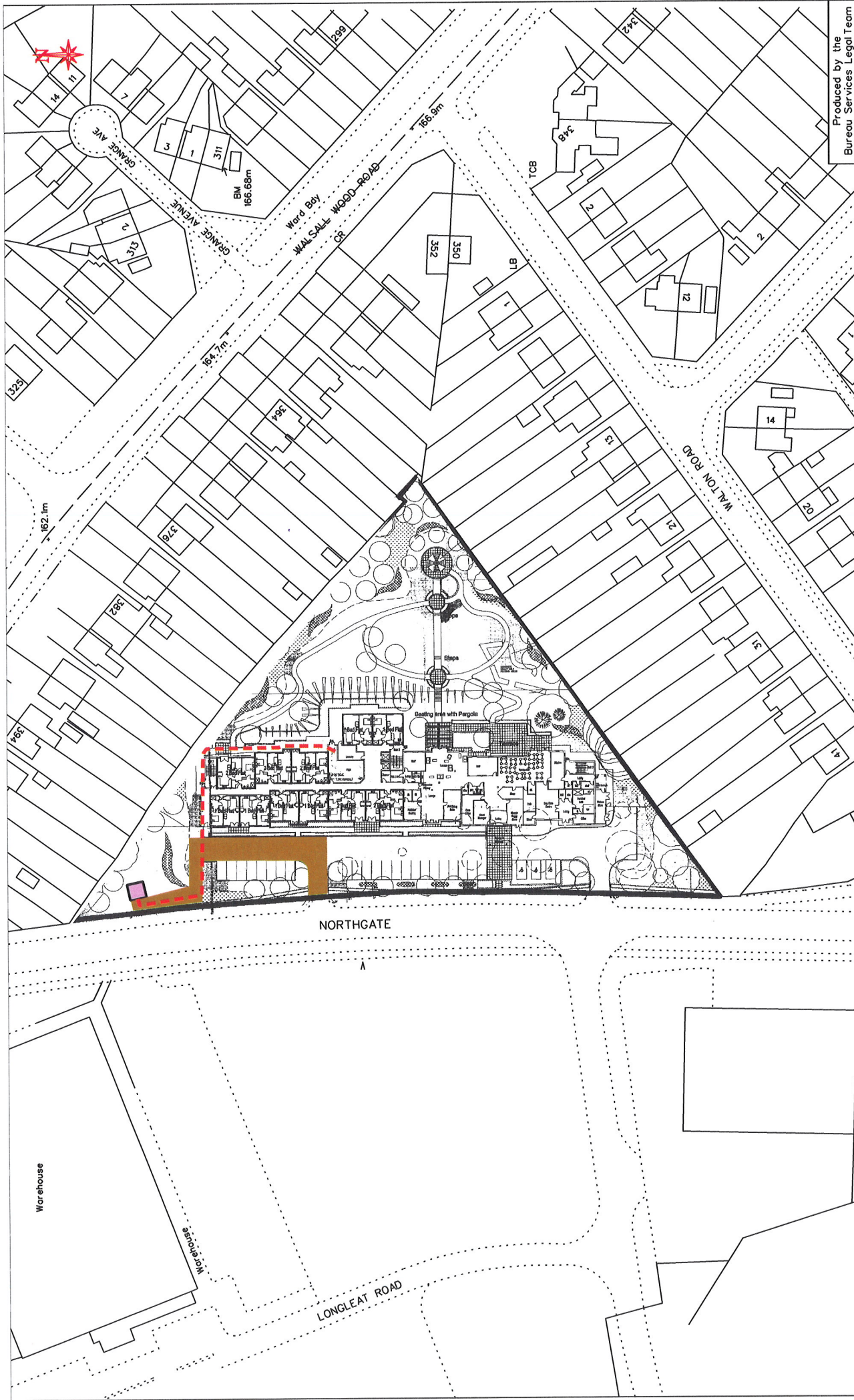
Tim Johnson
Executive Director
Regeneration & Performance
14 January 2009

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Councillor Adrian Andrew
Deputy Leader
Regeneration
14 January 2009

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David Martin
Executive Director
Social & Inclusion
6 January 2009



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Legend
SUBSTATION SHOWN 4.0m X 4.0m
ACCESS SHOWN
EASEMENT FOR CABLES

PERMANENT EASEMENT
NORTHGATE REHAB CENTRE
ALDRIDGE

SCALE	1:1250
DATE	27/06/2008
DRAWN	R-JEAVONS
GRID REF.	SK053024
TRACKER	330105181
APPROVED	