



Portfolio Holder Report

The portfolio holder will make a decision on this item after seven days have elapsed (including the date of publication).

Report of:	Portfolio Holder	Date of publication
Marianne Hesketh, Service Director Performance and Innovation	Councillor Alan Vincent, Resources Portfolio Holder	25 April 2019

Relocation of Electricity Substation at the Mount, Fleetwood

1. Purpose of report

- 1.1 To declare the land outlined in red on the attached plan as surplus to the council's operational requirements.
- 1.2 To seek approval to dispose of the freehold title of the land area required for the new electricity substation.

2. Outcomes

- 2.1 The new substation will enable the existing substation within the park, adjoining the gatehouse, to be decommissioned and the Lodge restored including the basement areas.

3. Recommendations

- 3.1 That approval is given to the declaration of the land as surplus.
- 3.2 That the freehold disposal of the new substation site be approved and the land transferred to Electricity North West Ltd.

4. Background

- 4.1 As part of the ongoing Heritage Lottery works at the Mount, Wyre Council asked for the substation to be relocated away from the Lodge. This needs to be done before the Lodge can be refurbished, as it is joined on the side of the building. The substation was referred to in the Street Scene, Parks and Open Spaces Portfolio Holder Portfolio Holder report dated 20 September 2018. At 5.3 of this report it was referred to that "The key purposes include the restoration of the Lodge and relocation of the

electricity substation. A significant stage in the restoration, the relocation will require a ‘land swap’ of that currently occupied by the substation returned to the park and the disposal of land proposed for the substation.”

4.2 The proposed Heritage Lottery works to the Lodge involve digging down below ground level to expose the basement rooms.

4.3 The proposed location of the new substation is on the boundary of the park. When the new substation is commissioned it will be able to take over the function of the existing substation and allow this to be demolished, which will in turn then allow the Lodge to be restored.

5. Key issues and proposals

5.1 There is no potential for a revenue or capital receipt from the proposed disposal as the council has requested the relocation of the substation. The proposed disposal will allow part of the park to be returned to the council when the existing substation is decommissioned and demolished, essentially a ‘land swap’. Each party will bear its own professional fees associated with the transaction.

5.2 Notices in accordance with section 123 Local Government Act 1972 have been published in the Blackpool Gazette on 19 and 26 September 2018 and no objections were received.

6. Delegated functions

6.1 The matters referred to in this report are considered under the following Executive Function delegated to the Resources Portfolio Holder (as set out in Part 3 of the Council’s Constitution): “To consider the Council’s strategic direction in relation to asset management including (a) any matters relating to the sale, lease or tenancy of land or buildings, or the grant of any other right over land, beyond the powers delegated to the Head of the Built Environment.”

Financial and legal implications	
Finance	There are no financial implications arising directly from this report.
Legal	The Council is required to advertise proposed disposals of public open space under section 123(2A) of the Local Government Act 1972, in a local newspaper for two consecutive weeks and any objections considered. The adverts should then be followed by a reasonable consultation period. As such, a representation period of 21 days from the publication date of the last advertisement was provided. The Portfolio Holder must consider any representations received during this period along with other material considerations.

	If the recommendations set out in this report are approved the council will need to enter into the appropriate legal agreement.
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Other risks/implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x
community safety	x
equality and diversity	x
sustainability	x
health and safety	x

risks/implications	✓ / x
asset management	✓
climate change	x
ICT	x
data protection	x

Processing Personal Data

In addition to considering data protection along with the other risks/ implications, the report author will need to decide if a 'privacy impact assessment (PIA)' is also required. If the decision(s) recommended in this report will result in the collection and processing of personal data for the first time (i.e. purchase of a new system, a new working arrangement with a third party) a PIA will need to have been completed and signed off by Data Protection Officer before the decision is taken in compliance with the Data Protection Act 2018.

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List of background papers:		
name of document	date	where available for inspection
None		

List of appendices:

Appendix 1 - Site Plan – Proposed substation site edged red.