

OFFICER DECISION NOTICE



Reading
Borough Council
Working better with you

This notice is to be used for the following types of officer decisions. (Select one option).

A. Decisions taken by officers under a specific express delegation from Council or a Committee.

B. Decisions taken by officers under a general delegation from Council or a Committee, which relates to (i) a permission or a licence, or (ii) the rights of an individual, or (iii) a contract or expenditure over which materially affects that relevant local government body's financial position.

1. Title of decision:	4 x Substation Leases – SSE - Boroughwide
2. Date of the decision:	24 August 2023
3. The decision maker:	Charan Dhillon, Assistant Director Property and Asset Management

4. Decision details:

Renewal / formalisation of continued occupation via new leases of land at Albert Road Recreation Grounds, Kings Meadow Recreation Grounds, Balmore Walk and Hills Meadow Recreation Grounds with SSE. The leases will be for 40-year terms with varying rents, as set out in Appendix B – Heads of Terms.

5. Reasons for the decision:

The existing leases for the substations expired between 2003 and 2008 and are current held via periodic tenancy. The leasehold title of the substations needs to be registered and formalised.

6. Alternative options considered (if any) and rejected:

Terminate the leases and instruct SSE to remove the substations.

7. List of confidential or exempt Background Papers:

None

8. Any other matters taken into consideration:

Legitimate expectation of consultation

Procedural requirements

Public Health implications

Environmental or Climate Change

<input type="checkbox"/> Health and Safety	<input checked="" type="checkbox"/> Risk Management implications
<input type="checkbox"/> Transparency of Information (FOI etc)	<input type="checkbox"/> Privacy Impact Assessments
<input type="checkbox"/> Human Rights Act Duties	<input type="checkbox"/> Equality Impact Assessment
<input type="checkbox"/> Corporate Parenting	<input type="checkbox"/> Community Safety
<input checked="" type="checkbox"/> Regulatory duties	<input type="checkbox"/> EU withdrawal
<input type="checkbox"/> Armed Forces Covenant	<input type="checkbox"/> Other

Details of the matters taken into account:

Open Space adverts are required due to the sub-station being located on registered open space. Reading Borough Council will fund the open space adverts as SSE have refused to do so, however have agreed to pay a higher annual fee to compensate. Upon agreement of this ODN, officers will begin the advertisement process.

9. Legal consideration

Key legal issues regarding the terms of the leases and the Council's section 123 of the Local Government Act 1972 obligation to obtain the best consideration that can be reasonably obtained in the market for the disposal of the properties by way of long leases has been considered. We can confirm that we have had legal advice and that Legal Services are happy for the Council to proceed with the transaction.

10. Financial considerations

This ODN represents a small additional income stream to the council of an additional £1,050 per annum, there are no additional financial implications.

11. Internal consultations

Street Scene and Leisure teams consulted due to location of the land and various access matters.

Sections 13- 18: To be completed only for Decision A (express delegation from a Committee)

12. The name of the Committee:	
13. Date of the meeting:	
14. Minute number:	
15. The delegation given by the Committee:	
16. The name of any member of the committee who declared a conflict of interest in relation to the decision:	
17. Any councillor or officer required to be consulted prior to the exercise of this delegation and details of their response.	

