



Report for Officer Executive Decision

Date: 1 June 2021

Title: Land at Western Avenue, Buckingham - BM313481 – Buckinghamshire Council – Infrastructure Update

Relevant councillor(s):

- H Mordue – CON - Buckingham East
- A Osibogum – CON - Buckingham East
- W Warren– CON - Buckingham East
- Cllr John Chilver

Author and/or contact officer: Sheila Aldred

Ward(s) affected: Buckingham East

Recommendations:

Buckinghamshire Council to agree a 99 year Lease for land at Western Avenue to Western Power Distributions for a one off payment of £2,500 + VAT, to house of a new Electricity Substation as part of Western Power Distributions requirement to meet future electricity needs around Buckingham.

Reason for decision:

The current electricity supply is via a nearby substation which is close to obsolescence and is in poor condition. Western Power Distribution are required to place the new transformer in a nearby location to avoid any interruptions to the supply of electricity in the local area.

Buckinghamshire Council were offered a land swap, but due to the size of the building, its location and previous use, we declined this offer and proposed a lease for the site for the new substation.

Authority to take this decision:

This transaction does not constitute a Key Decision. However, the Cabinet Member for Property alongside local members are being consulted.

Other options available, and their pros and cons:

1. To sell the land. This was proposed, but the offer was £2,600 and due to the difference in values, a long leasehold was preferable for the Council.
2. Not to lease the land. This would be politically sensitive as we would be obstructing the improvement of power supply to residents. WPD could also invoke their statutory powers.

Conflicts of interest:

There are no known conflicts of interest.

Key Risks:

Refusal to engage with Western Power Distribution could result in a missed opportunity to meet key infrastructure requirements.

Legal and financial implications:

Western Power Distribution will be requested to cover the legal fees for both parties.

If approved Buckinghamshire Council will receive a one-off payment of £2,500 + VAT and retain the freehold of the land.

The area is currently maintained by Buckinghamshire Council, so there will be a very small saving on maintenance costs.

Exemption from publication:

No

Background papers

Held by Property & Assets

Lead Officer: Robert Daniels

Signed: 

Date: 08/06/21

Director Property & Assets: John Reed

Signed: 

Date: 22-06-2021

(Where there is a financial implication to the OED)

Finance Lead Officer: Mark Preston

Signed: *M. Preston*

Date: 17/06/2021

