

**PROPOSED SURRENDER OF EXISTING LEASE AND GRANT OF NEW LEASE FOR A NEW ELECTRICITY SUBSTATION AND UNDERGROUND CABLES AT DOBBS WEIR CARAVAN PARK**

Presented by the Director Corporate Services

**EXECUTIVE SUMMARY**

This report seeks Member approval to the surrender of an existing 99 year lease and subsequent grant of a new 99 year lease for a replacement substation and associated underground cables serving the Dobbs Weir Campsite by Eastern Power Networks plc. The new substation is to be relocated and upgraded to serve the additional operational needs of the campsite business at present run by Lee Valley Leisure Trust Limited.

**RECOMMENDATIONS**

- Members Approve:
- (1) surrender of the existing 99 year lease and the grant of a new 99 year lease by the Authority to Eastern Power Networks plc;
  - (2) subject to (1) above an application be submitted to the Secretary of State for consent to the disposal; and
  - (3) subject to (1) and (2) above the signing and sealing of all necessary legal documentation.

**BACKGROUND**

- 1 Electricity to the campsite is currently supplied by a 90kVA service via a lease to the Eastern Electricity Board dated 4 May 1983 with 66 years unexpired. The existing service is now inadequate to supply the operational needs of the campsite and needs to be upgraded to a 380kVA service via a new substation building and new 11kv cables. In addition the site of the present substation is to be moved further away from the banks of the adjacent riverbank to mitigate the chance of the apparatus being damaged by flooding.
- 2 The UK Power Networks upgrade works are a requirement of the Final Phase Caravan Park Construction Project. The current 90kVa supply is no longer

suitable for the greatly enhanced site and power requirements. The upgrade works will enable the site to be operated at full capacity whilst also allowing for any further upgrade works that may be required in the future.

3. The new substation's location is shown coloured blue on the attached plan at Appendix A to this report. The route of the new underground cables are shown by a black dotted line coloured brown, while the access over which the plant and machinery of the proposed lessee will have rights is the current road serving the campsite.
4. On surrender of the current lease the new lease will be simultaneously granted to Eastern Power Networks plc, successor to the current lessee for a new term of 99 years at a premium of £1 on a full repairing and insuring basis with rights to access the apparatus to install, replace, repair and maintain.

#### **ENVIRONMENTAL IMPLICATIONS**

5. There are no environmental implications arising directly from the recommendations in this report.

#### **FINANCIAL IMPLICATIONS**

6. There are financial implications arising directly from the recommendations in this report. The Authority is bearing the cost of constructing the concrete plinth on which the new substation will be located and digging of the trenches necessary to place the underground cable run to the connection point in Essex Road, but these costs form part of the Final Phase Dobbs Weir Construction Project and have been allowed for accordingly within the budget already approved for those works.
7. There is no rent payable on the existing lease or on the proposed new lease.

#### **HUMAN RESOURCE IMPLICATIONS**

8. There are no human resource implications arising directly from the recommendations in this report.

#### **LEGAL IMPLICATIONS**

9. There are legal implications arising directly from the recommendations in this report. Under S21 of the Lee Valley Regional Park Act 1966 the Authority is able to grant leases in excess of 7 years with the consent of both Members and the Secretary of State.

#### **RISK MANAGEMENT IMPLICATIONS**

10. There are no risk management implications arising directly from the recommendations in this report.

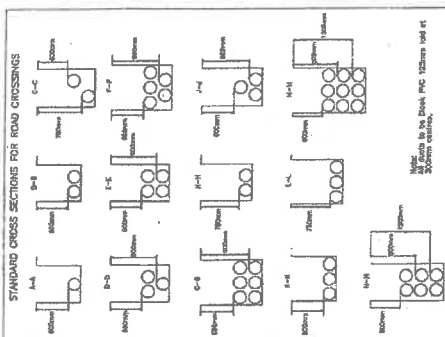
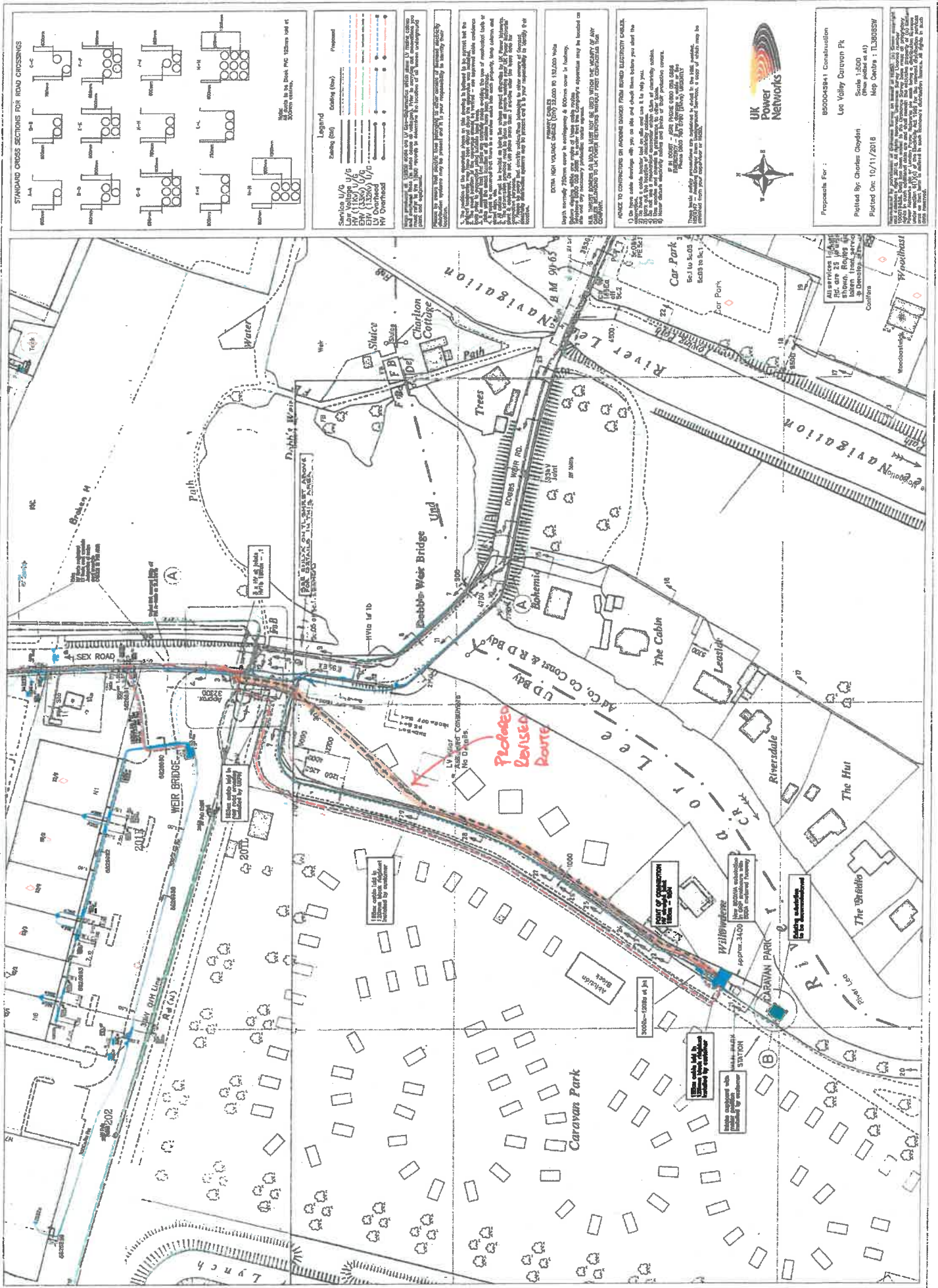
#### **EQUALITY IMPLICATIONS**

11. There are no equality implications arising directly from the recommendations in this report.

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**APPENDIX ATTACHED**

Appendix A Plan showing the location of the new substation and the underground cable route



**Legend**

Service U/G	Code(s) (No)	Present
Low Voltage U/G	---	---
11kV U/G	---	---
33kV U/G	---	---
66kV U/G	---	---
132kV U/G	---	---
Overhead	---	---
Overhead	---	---

1. The position of the proposed lines in this drawing is shown to be in general but the actual position may vary slightly from the drawings shown. The drawings are for information only and are not to be used for construction purposes. The drawings are for information only and are not to be used for construction purposes. The drawings are for information only and are not to be used for construction purposes.

**UK Power Networks**

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