

Individual Executive Decision Notice

Report title	Grant of Easement to the Electricity Network Company at Carder Crescent Bilston	
Decision designation	GREEN	
Cabinet member with lead responsibility	Councillor John Reynolds City Economy	
Wards affected	Bilston East	
Accountable director	Keren Jones – Service Director City Economy	
Originating service	City Development Team	
Accountable employee(s)	Simon Lucas	Senior Regeneration Officer
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Report to be/has been considered by	n/a	

Summary

The granting of an easement over Council land to the Electrical Network Company is required from an existing electricity sub station within the garage court at Carder Crescent to the new housing development on Bilston Urban Village (Plots F and N), currently being developed by Kier Living Ltd.

Recommendation(s) for action or decision:

That the Cabinet Member for City Economy, in consultation with the Service Director, City Economy,

1. Approves the granting of an easement in favour of the Electricity Network Company as described in this report and as shown on the plan attached.

1.0 Background

- 1.1 Kier Living Ltd are currently building the first phases of residential development on Bilston Urban Village on plots F and N, situated fronting Dudley Street, Bilston. The development comprises 78 units and Kier are making good progress in both construction and sales of the development.
- 1.2 The closest point at which an electrical connection to the new development can be made is from an existing electricity sub-station situated within the garage court of Carder Crescent.
- 1.3.1 New cables have already been laid under a licence granted to PowerOn but these cannot be energised until an easement has been signed and sealed in favour of the grantee, the Electricity Network Company Ltd.

2.0 Proposal

- 2.1 The garage court and the access to it, on which the easement is situated, is within the Housing portfolio and there already exists a 60 year lease, granted in 1958 to allow for access to existing cables. This current lease does not allow for the laying of new cables and therefore an easement for these new cables is required.
- 2.2 The existing electricity sub station, indicated on the attached plan, is situated on land in the freehold ownership of Western Power Distribution. The proposed easement confers similar rights to the existing lease and, save for the fact that the easement continues in perpetuity, it does not represent a detrimental position from the Council's perspective.

3.0 Financial implications

- 3.1 There are no direct financial implications from granting the easement and it is not considered to represent a detrimental position to the Council. [ES/19042017/I]

4.0 Legal implications

- 4.1 The completion of an easement is required before an electrical connection to the new properties is energised and before any sales can be concluded. RB/29032017/U

5.0 Equalities implications

- 5.1 Not applicable to this report.

6.0 Environmental implications

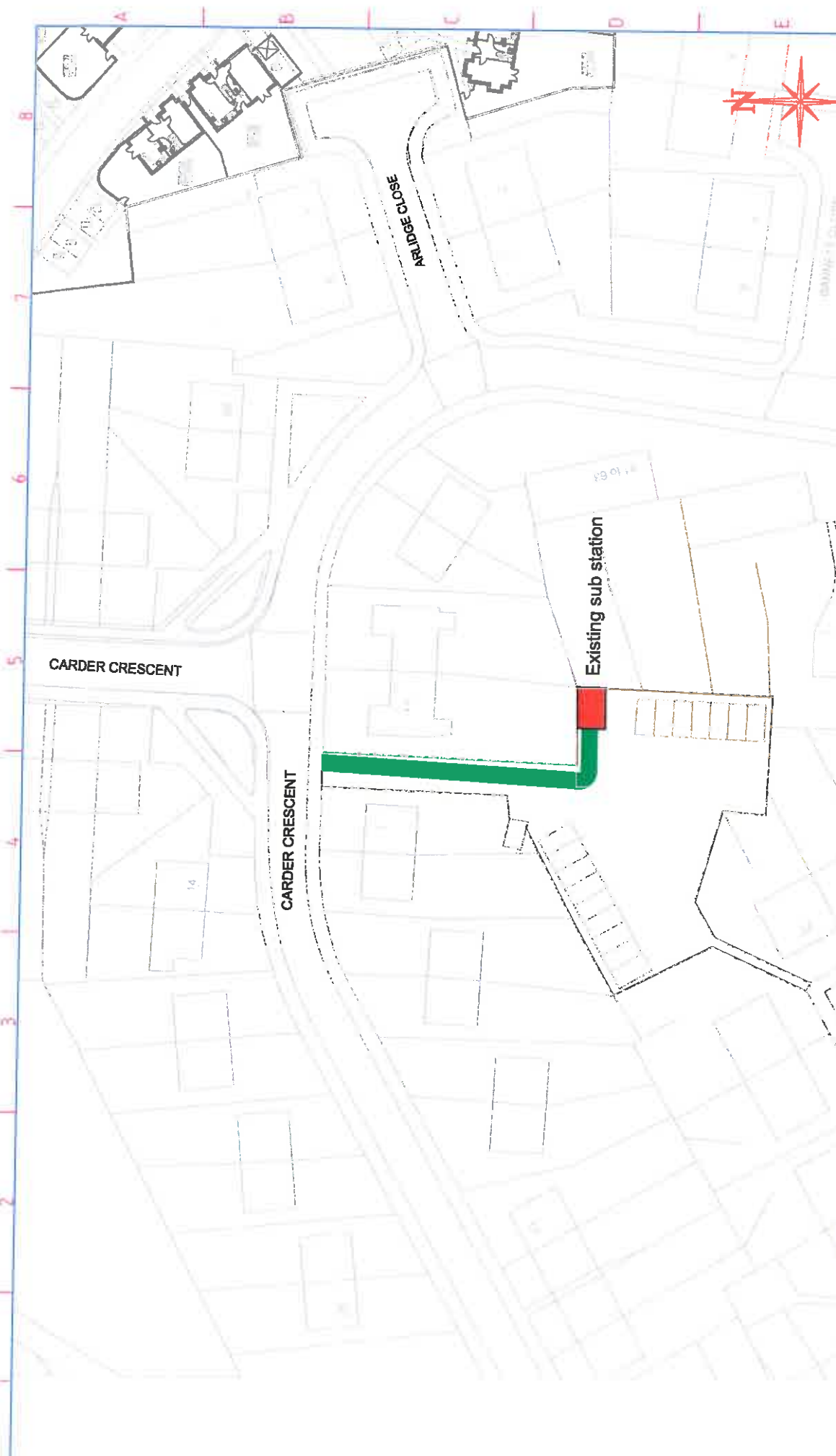
- 6.1 No environmental implications identified.



7.0 Human resources implications

7.1 None identified.

8.0 Corporate landlord implications

8.1 The proposal is very unlikely to have any implications for the Council's property portfolio given the presence of an existing electricity substation and the need to provide permanent access to the site.



Drawing Scale : 1:500 O.S. REF : 394977, 295780 Network Number : TBC Project Number : P-0072819 Drawing Number : P-0072819-DWG-901	 the electricity network co Developer : KIER PARTNERSHIP HOMES Location : CARDER CRESCENT, BILSTON, WEST MIDLANDS, WV2 4 DS	This electrical design has been carried out by: Power On Connections Ltd, on behalf of, Engineering Manager The Gas Transportation Company Ltd Tel : 01359 240363 Bury St Edmunds Suffolk IP30 9UP Fax : 01359 244398 www.gtc-uk.co.uk All cables and equipment used on this design are to be in accordance with GB standards.  Electricity Networks Company Ltd	Legend Site boundary Access / Cable Essment	Rev	Revision Note	Date	Drawn by/Approved
				0	Original Drawing	13/12/16	S.BROWN / F.PICKERING

SHEET A3