

## To consider new lease for Electrical Substation on the Battery – 4 March 2025

### Background

The substation directly feeds a supply to housing on Oliver's Battery Road South and Downlands Road. The previous lease generated £1,800 over 21 years (and it was paid as a lump sum at the start of the lease).

The previous lease ended in November 2022 and the Clerk had tried contacting various people at SSEN without success and eventually contacted the Managing Director on 10 February.

Two days later the Clerk was contacted by Tyler Ward, of Dalcour Maclaren, who is working on behalf of SSEN to secure the electricity network through consents and secured access.

### Progress

Tyler Ward confirmed that SSEN would like to negotiate a new lease to further the existence of the substation. In the circumstances, I was the main point of contact and met Tyler at the substation.

On 20 February 2025, Tyler sent a new Lease Heads of Terms, along with the associated Lease Plan (see attached).

The proposal includes a rental of £225 per annum and an offer of up to £1,000 to cover the legal fees.

There is a facility to include the PC's Solicitor.

### Considerations

The Landlord address. This needs to be the Clerk's address.

Is £225pa rental appropriate, given the previous rental equated to approx. £86pa. (any further increase may need reference to a land valuation and/or land tribunal).

The offer of £1,000 to cover the legal fees may be inadequate.

Select a solicitor. Weller-Headleys (now known as Wellers Law Group) were the solicitor for the Conservation area.

### Recommendations

Wellers Law Group are asked if they will be the PC's solicitor (or if not another solicitor for example Surrey Hills Solicitors) and to obtain at least an indication of their likely fees.

Obtain advice from the solicitor on any changes to the proposal, including a requirement for SSEN to cover the full cost of employing the solicitor.