

CABINET



Report subject	Installation of Combined Heat and Power Unit, The Club at Meyrick Park
Meeting date	30 September 2020
Status	Public Report
Executive summary	The club at Meyrick Park wish to install a Combined Heat and Power Unit (CHP) in order to deliver savings on electricity, heat and carbon generation.
Recommendations	It is RECOMMENDED that: <ul style="list-style-type: none">- As representative trustees of the Five Parks Trust, to grant letter of authority to allow the CHP to be secured at the Land Registry as per the terms of the contract between EuroSite Power Limited (the supplier/installer) and the Club Company (Group) Limited (the tenant)- As representative trustees of the Five Parks Trust, to grant a licence to alter for the installation of the CHP
Reason for recommendations	To enable the tenant to install the CHP Unit and secure the environmental benefits associated with the scheme.

Portfolio Holder(s):	Cllr Felicity Rice
Corporate Director	Kate Ryan, Corporate Director Environment and Community
Report Authors	Sam Munnings, Estates Operation Manager
Wards	Talbot & Branksome Woods;
Classification	For Decision

Background

1. The Club Company (Group) Limited (tenant) has a lease for land at Meyrick Park, from the Council for 99years from October 1995.
2. The tenant wishes to install a Combined Heat and Power Unit (CHP) to provide its electricity and heat. Such systems have been shown to reduce energy bills and reduce carbon footprint.
3. The CHP will be contained within a secure, sound and weatherproof steel container, located in the rear area of the tenant's car park. There will be no structural alterations to the existing buildings on site.
4. As the CHP will be sited within the area already leased to the tenant, there will be no loss of open space available to the public.
5. The contract between the supplier of the CHP (EuroSite Power Ltd) and the tenant requires the tenant to obtain consent from the Council (as landlord) to enable the supplier to make an application to the Land Registry for a restriction to be entered on the relevant property title. This will ensure that the tenant cannot dispose of EuroSite's interest in the site without their knowledge.
6. In addition, the terms of the lease with the Council requires a licence for alteration which would include the installation of the CHP unit.
7. This land is held in the Five Parks Trust and the Council holds the land as open space for the recreation and enjoyment of the public. As such, Cabinet need to make decisions in respect of this land as representative trustees of the Five Parks Trust.

Options Appraisal

8. Refuse permission – There are environmental benefits to allowing the scheme and specific cost benefits to the tenant. The proposal is in line with the Council's objectives on climate change and the declared climate emergency. As the proposal supports the Council's objectives, refusing permission has been rejected.

Summary of financial implications

9. There will be no direct financial benefit to the Council as a result of the scheme. There is no capital input required from the Council.
10. The tenant will be covering the Council's Legal and Professional fees in relation to the matter. Therefore, the decision will be cost neutral.

11. The agreement between the EuroSite and tenant is such that there will be no ongoing liability to the Council, financial or otherwise, should the tenant cease trading for any reason.

Summary of legal implications

12. This Cabinet Decision is being sought as the land forms part of the Five Parks Trust. As such, Cabinet need to make these decisions as representative trustees of the Trust.
13. The Council's Legal department will be instructed to enter into a letter of authority to enable the charge on the property title at the Land Registry, and to provide the licence for alteration.

Summary of human resources implications

14. There are no human resources implications associated with this decision.

Summary of sustainability impact

15. The installation of a heat source pump will help the tenant to reduce the carbon footprint of the site and improve their environmental credentials.

Summary of public health implications

16. There are no public health implications associated with this decision.

Summary of equality implications

17. There are no equality implications associated with this decision.

Summary of risk assessment

18. The only risk associated with the decision would be if the tenant ceased trading with liability falling to the Council. This has been mitigated by the agreement between the EuroSite and tenant, which confirms that there would be no ongoing liability to the Council if the tenant ceased trading before the end of their contract term with the Council in 2094.

Background papers

None

Appendices

None