

To: Councillor Ed Turner, Deputy Leader and Cabinet Member for Finance and Asset Management

Date: 4 August 2023

Report of: Jane Winfield, Head of Corporate Property

Title of Report: Grant of Easement Over Land

Summary and recommendations	
Purpose of report:	To approve the Council entering into a tripartite agreement with Cowley Baldon Green Limited and Thames Water Utilities Limited for the grant of an easement over land and ancillary surrender of part of an existing lease
Key decision:	Yes
Cabinet Member:	Councillor Ed Turner, Deputy Leader and Cabinet Member for Finance and Asset Management (Councillor Brown delegated the decision to Councillor Turner on 31 July 2023)
Corporate Priority:	Enable an inclusive economy
Policy Framework:	None

Recommendations:
That the Cabinet Member resolves to:
1. Approve the outline terms negotiated in relation to the proposed grant of the easement and ancillary surrender of part of a lease as set out in Exempt Appendix 1 - not for publication; and
2. Delegate authority to the Executive Director (Development), in consultation with the Head of Financial Services and the Head of Law and Governance to approve the final form of documents, any form of payment due from the Council and enter into the transactions.

Appendices	
Appendix 1	Exempt Appendix 1 – not for publication
Appendix 2	Exempt Appendix 2 – not for publication
Appendix 3	Exempt Appendix 3 – not for publication
Appendix 4	Exempt Appendix 4 – not for publication

Appendix 5	Exempt Appendix 5 – not for publication
Appendix 6	Exempt Appendix 6 – not for publication

Introduction and background

1. Oxford City Council owns freehold land south of Grenoble Road, Oxford, part of which is currently leased to a commercial tenant.
2. Oxford City Council have been approached by a developer (Cowley Baldon Green Limited), who is proposing to develop a solar farm on land adjacent to the southern boundary of the Council's land leased by Thames Water (TW). The developer cannot proceed without securing an easement from the Council to lay services under the land currently leased to TW.
3. The easement is required for electricity cables for transmitting electricity and the like.
4. The Council has reached an agreement in principle whereby the Council's tenant will agree to surrender part of its leasehold interest to facilitate the grant of an easement to the developer across part of the surrendered land.
5. The detailed terms of the agreement reached by the Council, TW and the developer are set out in the Exempt Appendix 1.

Financial implications

6. Please see Exempt Appendix 1.

Legal issues

7. The Legal implications are set out in Exempt Appendix 1.

Level of risk

8. The Risk Register is set out in Exempt Appendix 6.

Equalities impact

It is not considered that the proposed transaction will give rise to any equalities impacts.

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Background Papers: None
