

Committee	FINANCE COMMITTEE
Date	15 February 2021
Agenda Item	7e

To consider the cost of sending deeds to Land Registry to prove ownership of Chapel Street car park, in order to move forward the installation of 2 fast charging electric car charging points in Chapel Street Car park

The project to install 2 fast charging electric car charging points was put forward and approved in February 2020. At that time, it was agreed to move forward to the survey stage with the installation company Instavolt.

Recap of what is planned with Instavolt

Instavolt provide the DC fast chargers only, but agree that this is the way to go. They have carried out an initial assessment of Chapel street carpark, and see it as a viable site, and have said that they would be interested to install 2 single chargepoints. They suggest that the area by the river would be best and will find out where the nearest 3-phase electricity supply is located. Cost of connection is with Instavolt. A DC rapid charger can charge up to 80% of an electric car battery in 30 minutes. Instavolt would also want to enter into a 15/20 year agreement, where HTC would either receive 10% of the profit or a base rent, whichever is the higher. They have stated that the normal time needed from conception to installation is 4 to 5 months. Breakdown is fully covered by them. Instavolt would cover the total cost of installation and maintenance for the whole period of our 20-year agreement. They see us as landlords because we own the land, and that is why they pay the rent or profit share, whichever is higher. But the installation belongs to them This is a completely different scheme to the one we first looked at, and does not involve applying for a grant or paying anything upfront.

HTC requested moving to the survey stage in February 2020, and Instavolt came back to HTC stating that we had to prove ownership of the carpark with Land Registry. An application was duly made in February 2020 to Land Registry, and since then there has been a very long wait. Land Registry appear not to have addressed the issue until December 2020, but then requested further documents.

The matter has also been pursued with our solicitors, who have found a deedbox which they have held for many years for HTC, in which there are relevant deeds. They sent us the Conveyance of 1983, which we have forwarded to Land Registry. They are still requesting further documents.

Summary from solicitors

When I went through the box of deeds initially I thought the main root document would be the Conveyance dated 23 May 1983. However, within that I saw there is reference to further documentation. I managed to find the originals of the further documentation in the box which includes the following:

- a. Lease (expired) dated 21 August 1980*
- b. Deed of Grant dated 21 August 1980*
- c. Licence dated 10 June 1982*
- d. Deed of Grant dated 17 October 1988*
- e. Deed of Grant dated 6 April 1984 (referred to on one of the documents listed above)*

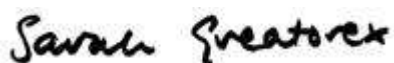
Is this something you would like us to put together and piggyback off your current application or would you like me to arrange for the deeds we hold to be sent on to you?

As there have been stories that the Land Registry have destroyed original deeds (luckily this has never happened for me), I propose that instead of sending them original deeds we can send to them two sets of certified copies of the deeds (provided we meet their list of requirements) which some prefer to do to be 'on the safe side'.

*Unfortunately, the certified copy route is an option that the Land Registry only offer to conveyancers at this time and the firm/I would be required to submit a certificate along with the certified copies to the Land Registry as part of the Land Registry's process. We can also submit the Land Charges Search (and any accompanying documentation that may be required) within the bundles of deeds to the Land Registry. This should then satisfy their outstanding requisitions. If the Land Registry have further requisitions once they have sight of these further deeds we can attend to these in due course. Our fees for carrying out this work would be **£750 plus VAT** and disbursements (such as the Land Charges search(es)).*

In order for HTC to proceed with the project, it will be necessary to send the documents held at our solicitors to Land Registry, by the method suggested – certified copies – the cost will be £750 +VAT. In the current budget (20-21) there is a sum of £2000 set aside under the heading "Climate change" in the Environment budget. In addition, there is £5000 in the car park budget set aside for Electric vehicle charging. Some of these amounts could be used to move the project forward.

Recommendation : that HTC approves the expenditure of £750 + VAT to send the certified copies of the car park documents to Land Registry.



Sarah Greateorex Town Clerk