

**NONSUCH PARK JOINT MANAGEMENT COMMITTEE
25 JANUARY 2016**

NONSUCH PARK – GAS PIPE

Report of the: Property & Estate Manager
Contact: Christopher Stone
Urgent Decision?(yes/no) No
If yes, reason urgent decision required:
Annexes/Appendices (attached): Plan of proposed new gas pipework
Other available papers (not attached):

REPORT SUMMARY

Southern Gas Networks are seeking an easement for the installation of a new section of gas pipework to the Nursery Lodge to replace the existing sub-deduct pipework. The replacement of sub-deduct pipework is a national project being instigated by OFGEM and the HSE.

RECOMMENDATION

That the Committee approves the installation of gas pipework by SGN from the existing main to Nursery Lodge.

Notes

1 Background

- 1.1 Following the sale of the National Grid to individual gas companies, certain sections of pipework, known as sub-deduct pipework, were not effectively transferred to the individual gas companies. Consequently these sections of pipework are without “owners” and, as such, are not properly maintained.
- 1.2 To avoid the risk this presents OFGEM are paying for individual gas companies to upgrade the sub-deduct pipework and, once upgraded, take on responsibility for future maintenance.
- 1.3 SGN propose to install a new section of pipe to replace the sub-deduct pipework which currently supplies the nursery. This will ensure an adequate and safe gas supply in the future to the Nursery Lodge.
- 1.4 The new section of pipework will connect into the existing 4” PV LP Main, which serves the Mansion House and other buildings on the site.

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- 1.5 SGN will be required to reinstate the ground following the works and to undertake the works in such a way as to minimise damage to tree roots.
- 1.6 A Plan of the proposed pipework is attached to this report.

2 Documentation

- 2.1 An Easement Deed of Grant will need to be agreed between Surrey County Council, LB Sutton, Epsom and Ewell Borough Council and Southern Gas Networks for the new section of pipeline.
- 2.2 SGN will be granted rights to travel to and from the easement strip with vehicles and plant and to carryout works of repair, maintenance and renewal to the gas pipe, making good as appropriate at their cost any damage to our land. In addition they will be granted full right of shelter, protection and vertical and lateral support from the land.

3 Risks

- 3.1 There will be a period of disruption whilst the works to install the new gas pipe take place, but these will not affect the car parking at the site.
- 3.2 There is one mature oak tree which will be at risk as a result of the works. Given this, the works will be undertaken to minimise the risk of damage with the use of tunnelling, rather than a large open trench. A five year financial indemnity will be included within the Deed of Grant, requiring SGN to pay for the removal of the tree and to replant (up to a maximum cost of £2000) if subsequent damage becomes apparent.
- 3.3 The proposals may impact on future building works in the vicinity of the pipe as consent would need to be sought from SGN to any development works over the easement strip and if consent was granted the works would need to be undertaken without damage to the pipe.

4 Finance

- 4.1 The cost for legal and surveying fees in documenting the matter will be met by Southern Gas Networks.

5 Conclusion and Recommendations

- 5.1 The JMC is asked to approve the recommendation to permit the installation of a new section of gas pipework and to enter a Deed of Grant with SGN.