

POLICE AND CRIME COMMISSIONER FOR LEICESTERSHIRE DECISION RECORD

To be completed in cases where a decision is required

DECISION OF POLICE AND CRIME COMMISSIONER Date: 17/10/13 Officers present: Robert Vickers
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Received in OPCC Date:	OPCC Ref: EXE 0026 / 13
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Title: New Parks and Belgrave Police Stations

Summary of Issue:

The former Police Authority decided in May 2012 to release New Parks and Belgrave Police Stations for sale on the open market. However, the land on which the stations were constructed was acquired from Leicester City Council who imposed covenants on both sites. These effectively restricted their use to policing purposes only in the case of Belgrave, and policing and community use for New Parks. Accordingly it was necessary to agree a release of these covenants with the Council in order that both properties could be used for any purpose and sold as such.

After lengthy negotiations with the Council, terms have been provisionally agreed for the release of the covenants. In respect of Belgrave, the Council will receive 8% of the capital sum received for the sale of the property and in respect of New Parks, the Council will receive 20% of the capital sum received. The difference in percentages reflects the difference in valuation terms with regard to the difficulty in developing the Belgrave site as opposed to the New Parks site as determined by the legal documentation when the sites were sold.

Since these terms were agreed, the Council have indicated that they would be interested in acquiring the New Parks Station. Accordingly, it has been further provisionally agreed that the Council can acquire the Station at market value with the benefit of a 20% reduction in such value. This, in effect, reflects the earlier agreement where we would have paid the Council 20% of the disposal figure on the open market. This arrangement is clearly subject to the agreement between us and the Council as to the current open market value. As such, it has been provisionally agreed that the Council will pay the net figure of £187,500 (gross £234,375) for the property. This compares favourably with our property advisers (APB, Chartered Surveyors of Leicester) who recommended that if placed on the open market, this should be at a figure of offers around £250,000. APB further advised that the location is not ideal and demand for commercial premises in this area is limited which would impact on value. In addition, by selling directly to the Council we are avoiding the need to market the property and therefore, agents fees.

In terms of a replacement beat office for the Belgrave area, the Council have agreed that we can use a large office in the Belgrave Neighbourhood Centre on Belgrave Road for a period of five years for a capital sum of £10,000, which is the price we would normally pay for this type of beat office arrangement. I have requested an

option for a further five years but it is unlikely that the Council will agree to this. As such, upon renewal of the five year agreement, should the Council require an excessive figure we would decline such renewal. From experience we have had little difficulty in securing suitable beat offices and as such we would seek an alternative location at the end of the five years. In respect of New Parks I have been advised that it will be necessary to seek a replacement beat office and this work is ongoing.

Recommendations presented:

It is recommended that the terms provisionally agreed as outlined above are approved.

Key discussion points at meeting

It was resolved that :

OFFICE OF PCC APPROVAL

Chief Finance Officer:

I have been consulted about the proposal and confirm that appropriate advice has been taken into account in the preparation of this report. I am satisfied that this is an appropriate request to be submitted to the Police and Crime Commissioner

Signature

Name



Date

10/11/13

Publication Scheme

Decision of Monitoring Officer:

As Monitoring Officer for the Office of Police and Crime Commissioner for Leicestershire I have determined that :

It is appropriate to publish this record of decision made by the Police and Crime Commissioner : Yes / ~~Part Redacted~~ / ~~No~~

It is appropriate to publish the contents of the assessment of the decision by either of the senior post holders in the Office of the Police and Crime Commissioner for Leicestershire (i.e. either the Chief Executive or Chief Finance Officer) :
Yes / ~~Part Redacted~~ / ~~No~~

It is appropriate to publish details of the decision by the Police and Crime Commissioner for Leicestershire : Yes / ~~Part Redacted~~ / ~~No~~

Reasons for any non Publication (referencing appropriate legislation):

Signature 

Name PAUL STOCK

Date 16/10/13

Police and Crime Commissioner for Leicestershire

Having received the advice set out above and reviewed relevant documentation my decision in regard of this matter is:

Supported / ~~Not Supported~~

Signature 

Date 17/10/13

