

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:	22.12.14
Officers present:	HELEN KING, Cfo .

Received in OPCC Date:	DEC 2014	OPCC Ref:	EXE 0015/14
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Title: Sale of land at Melton Mowbray – part of former Melton Mowbray Police Station
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Summary of Issue:

When the former Melton Mowbray Police Station was sold in 2003 for redevelopment, part of the site was retained for access purposes to land and buildings owned by the County Council. The Council has now declared that such land and buildings are surplus to their requirements and agreement has been reached with a third party to redevelop the site, including the land in the ownership of the PCC, as a retail store and pub/restaurant, subject to planning approval being obtained.

In light of the above, discussions have been held with the Council in order to determine the proportion of the sale price, the PCC will receive for the inclusion of its land in the total scheme.

The size of the development site is 3.03 acres, of which the Police ownership extends to 0.29 acres which represents 9.57% of the site. Accordingly it has been provisionally agreed that the PCC will receive a similar proportion of the capital sum obtained for the site. The sum agreed for the sale of the site is £3,050,000 which equates to £291,885 being 9.57% of that figure. However, there is a provision in the draft contract that in the event the site development costs exceed an agreed figure, the total consideration for the land will be adjusted accordingly. It is unlikely that abnormal site costs will be encountered to such an extent that the disposal will not proceed, given that buildings had already constructed on the land. However, should serious development problems be encountered that significantly affect the sale price the matter would be referred back to the PCC for further consideration.

Notwithstanding the above, the successful disposal of this unused land which would have no value if not for its amalgamation with the Council's ownership and subsequent redevelopment represents a not inconsiderable capital receipt to the PCC.

Recommendations presented:

It is recommended that the terms for the sale of the PCC land at Melton Mowbray as reported above, are approved.

Key discussion points at meeting

It was resolved that :

The sale be approved

OFFICE OF PCC APPROVAL

Chief Executive or 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

Helen King

Date 22/12/14.

Publication Scheme

Decision of Monitoring Officer:

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

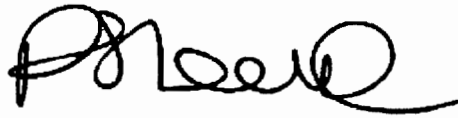
It is appropriate to publish this record of decision made by the Police and Crime Commissioner : **Yes**

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

It is appropriate to publish details of the decision by the Police and Crime Commissioner for Leicestershire : **Yes**

Reasons for any non Publication (referencing appropriate legislation): None



Signature

Name

PAUL STOCK

Date

22/12/14

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

22¹²/14