

POLICE AND CRIME COMMISSIONER (PCC) FOR LINCOLNSHIRE REQUEST FOR DECISION

REF: 006-2015

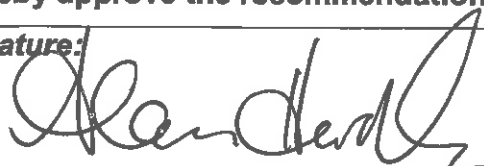
DATE: 17 February 2015

SUBJECT	DISPOSAL OF SURPLUS POLICE PREMISES																					
REPORT BY	ASSISTANT CHIEF OFFICER																					
CONTACT OFFICER	Neal Rothwell, Asset & Facilities Manager Tel 01522 558490																					
<p>EXECUTIVE SUMMARY AND PURPOSE OF REPORT</p> <p>The 2013/17 Estate Management Strategy includes the proposed disposal of a number of operational police premises. These were determined following a detailed decision conference with senior Police Officers in September 2013.</p> <p>The operational need for the premises included in this report have been subject to further review in July 2014 and were supported by the Senior Leadership Team for disposal.</p> <p>The table below details the premises proposed for disposal, their current revenue costs and potential capital receipts.</p> <p>Table 1 SUMMARY OF COST SAVINGS – Short term programme</p> <table border="1" style="margin: 10px auto; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Property</th> <th>2013/14 Revenue Costs £'s</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Sincil Bank, Park Ward, Lincoln</td> <td>4,600</td> </tr> <tr> <td>2</td> <td>Sturgate Walk, Gainsborough</td> <td>5,452</td> </tr> <tr> <td>3</td> <td>Scampton Village Hall</td> <td>0</td> </tr> <tr> <td>4</td> <td>City Centre Lincoln (St Swithens)</td> <td>0</td> </tr> <tr> <td>5</td> <td>Queensgate Annex, Spalding P.S.</td> <td>9,262</td> </tr> <tr> <td></td> <td></td> <td>19,314</td> </tr> </tbody> </table> <p>The purpose of this report is to seek approval for the release / disposal of the above premises.</p>			Property	2013/14 Revenue Costs £'s	1	Sincil Bank, Park Ward, Lincoln	4,600	2	Sturgate Walk, Gainsborough	5,452	3	Scampton Village Hall	0	4	City Centre Lincoln (St Swithens)	0	5	Queensgate Annex, Spalding P.S.	9,262			19,314
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RECOMMENDATION	Disposal of the premises summarised in Table 1 above. Please see recommendation for each property.																					

POLICE AND CRIME COMMISSIONER FOR LINCOLNSHIRE

I hereby approve the recommendation below relating to each property.

Signature:



Date:

17/02/15

A. NON-CONFIDENTIAL FACTS AND ADVICE TO THE PCC

A1. INTRODUCTION AND BACKGROUND

1. The approved Estate Strategy, Property Proposals, indicated a number of properties no longer required or fit for operational use. These were determined following the consultation process that took place in 2013 and 2014 which included a Senior Leadership Team decision conference on the 4th September 2013 and the subsequent scrutiny and consideration of the Force Senior Leadership Team and Chief Officer Group. The consultation process was concluded at a meeting of the Chief Constable, Deputy Chief Constable and the Commissioner on the 4th December 2013.
2. The Senior Leadership Team agreed to categorise the estate into 3 categories, short, medium and long term. The short term category identifies property deemed surplus to requirements and available for disposal, or release, within 2014/2015. The medium term category identifies premises to be held for 3 years and to be reviewed in 2017 and the long term category identifies premises to be held indefinitely to be reviewed in 2021. The categories were reviewed again in the summer of 2014 to inform the 2014/18 Estate Management Strategy.
3. Community Impact Assessments have been completed for each of the premises, where applicable and contained in Appendix 1. The release from operational service has been approved by the Senior Leadership Team or Chief Superintendent Gibson in respect of the West division 'leased in' premises. CIA's have not been produced for premises that have been unoccupied or non-operational for more than 12 months, as there is no impact on the community.
4. The Police & Crime Commissioner has subsequently reviewed the disposal programme and approved the disposal or release of the premises contained in table 1 above and detailed below.
5. This paper addresses the short term category only and seeks a decision in respect of the disposal of the premises contained in table 1. The running costs identified are based on the 2013/14 maintenance budget expenditure.
6. This section provides a summary of the 5 sites identified for disposal, or release and includes specific background information in respect of for each property proposed for disposal. Community Impact Assessments are contained in Appendix 1.

1. Park Ward CPO, Sincil Bank, Lincoln.

This property comprises a single office leased from Lincoln City Football Club Ltd. The lease commenced in 2007 with a 3 month termination notice period.

The premises have remained unused for some time now and Chief Superintendent Gibson has confirmed that the property remains surplus to requirements and can be released from operational policing use. As the premises have not been used for some time a CIA has not been produced.

Annual rent and running cost	£4,600
ICT costs	£0
Capital receipt	£0

Recommendation

Terminate the lease by serving a 3 month notice.



2. Gainsborough CPO, 2 Sturgate Walk.

This property comprises a semi-detached house, occupied on a licence agreement from West Lindsey District Council and is now with Acis Group Ltd, following a transfer of the housing stock. The premise was previously used as a base by the local Neighbourhood Policing Team now operating out of Gainsborough P S.

Lincolnshire Police occupy as a licensee. The Licence commenced in 1988 and can be terminated with immediate effect.

Chief Superintendent Gibson has confirmed that the property remains surplus to requirements and can be released from operational policing use and any necessary mitigating action has been identified in the Community Impact Assessment.

Annual rent and running cost	£4,712
ICT cost	£740
Capital receipt	£0.0



Recommendation

Terminate the licence with immediate effect.

3 Scampton CPO, (Village Hall)

This property comprises a single room in the village community centre initially used by the Community Beat Team and PCSO but is now used for storage purposes only. It has not been used for operational policing services for some time.

Lincolnshire Police occupy as a licensee. The Licence commenced in 2009 and can be terminated with immediate effect pending 3 month notice period.

Chief Superintendent Gibson has confirmed that the property remains surplus to requirements and can be released from operational policing use

No savings realisable.

Recommendation

Terminate the licence with immediate effect pending 3 month notice period

No picture on file

4. City Centre (Lincoln) CPO, (St Swithens House).

This property comprises 3 rooms on the ground floor of St Swithens House Lincoln and is leased from Lincoln City Centre Partnership. The property was originally used for local policing purposes but is no longer used and officers operate from Lincoln West Parade police station.

The sub lease to Lincolnshire Police expires 24th December 2014.

Chief Superintendent Gibson has confirmed that the property remains surplus to requirements and can be released from operational policing use. As the facility has not been used for some time a Community Impact Assessments (CIA) has not been produced.

No savings realisable

No picture on file

5 Queensgate Annex, Spalding Police Station

The Queensgate Annex was purchased in 2010 as expansion accommodation for the Spalding Police Station. The building has never been occupied by Lincolnshire Police and following the closure of custody suite the demand for this accommodation has diminished.

The SLT have confirmed that the premises remain surplus to operational requirements and can be released. As the property has never been occupied by Lincolnshire Police a CIA is not necessary.

An independent market valuation has been obtained and an offer received. An offer has been received, which accords with the market value assessment. A capital receipt is anticipated but not disclosed in the open section of this document as it is considered commercially sensitive.

Annual running cost	£9,262
Annual ICT cost	£0.0

Recommendation

Disposal of the property.



A2. LINKS TO POLICE AND CRIME PLAN AND PCC'S STRATEGIES / PRIORITIES

- 1 This disposal programme supports the Police & Crime Plan through the reduction of unnecessary cost incurred and thus supports the Police & Crime Plan objective to provide a 'fair deal for the people of Lincolnshire'.
- 2 The initiative to release unnecessary costs to be diverted to support front line policing also contributes directly to 'reducing crime' and providing 'Police services that are there when you need them'.
- 3 The transfer of premises to other public sector organisations (Parish Council) for community benefit, including flexible police use, supports community safety working and the sharing of public assets in support of strong local communities.

B. FINANCIAL CONSIDERATIONS

A capital receipt is anticipated but has not been disclosed in the open section of this document as it is considered commercially sensitive. Annual revenue saving of circa £19,314pa, based on 2013/14 expenditure are anticipated.

C. LEGAL AND HUMAN RIGHTS CONSIDERATIONS

[This should include the legal powers the PCC has for making the decision]

Section 6 of the Police Act 1996 requires the Police & Crime Commissioner of Lincolnshire Police to secure the maintenance of an effective and efficient Police Force for its area.

The Police & Crime Commissioner of Lincolnshire Police may under Section 123 of the Local Government Act 1972 dispose of land held by it for a consideration not less than the best that can be reasonably obtained.

D. PERSONNEL AND EQUALITIES ISSUES

None.

E. REVIEW ARRANGEMENTS

Not required.

F. RISK MANAGEMENT

The Senior Leadership Team (SLT) review of the estate, as part of the Estate Strategy development, in the context of operational policing needs concluded that the premises identified in table 1 are surplus to requirements. The subsequent Community Impact Assessments, where necessary, confirm that the closure of the premises identified offer no risk to the standard of policing in the locations concerned.

G. PUBLIC ACCESS TO INFORMATION

Information in this form along with any supporting material is subject to the Freedom of Information Act 2000 and other legislation. Part 1 of this form will be made available on the PCC's website within one working day of approval. However, if release by that date would compromise the implementation of the decision being approved, publication may be deferred. An explanation for any deferment must be provided below, together with a date for publication.

Is the publication of this form to be deferred? No

If Yes, for what reason:

Until what date:

Any facts/advice/recommendations that should not be made automatically available on request should not be included in Part 1 but instead on the separate part 2 form.

Is there a part 2 form? Yes

If Yes, for what reason:

The detailed descriptions of property contain Restricted and 'commercial in confidence' information.

ORIGINATING OFFICER DECLARATION

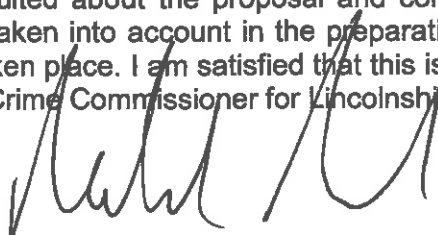
	Initial to confirm
Originating Officer: ACO Resources recommends this proposal for the reasons outlined above.	TT-28
Financial advice: The PCC's Chief Finance Officer has been consulted on this proposal.	JBF
The CC's Chief Finance Officer has been consulted on this proposal.	AY
Monitoring Officer: The PCC's Monitoring Officer has been consulted on this proposal	J
Deputy Chief Constable: The Deputy Chief Constable has been consulted on this proposal	WR

OFFICER APPROVAL

Chief Executive

I have been consulted about the proposal and confirm that financial, legal and equalities advice has been taken into account in the preparation of this report. Consultation outlined above has also taken place. I am satisfied that this is an appropriate request to be submitted to the Police and Crime Commissioner for Lincolnshire.

Signature:



Date: 17/2/2015