

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

REF: 19-2015

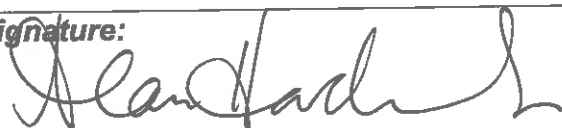
DATE: 28 May 2015

SUBJECT	DISPOSAL OF SURPLUS POLICE PREMISES						
REPORT BY	ASSISTANT CHIEF OFFICER (Resources)						
CONTACT OFFICER	Neal Rothwell, Head of Asset & Facilities Management 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 Heckington CPO was subject to a further review in July 2014, by the Senior Leadership Team, where it was confirmed that the premises remain surplus to requirements and should be released from operational use.</p> <p>Further consultation with the local Parish Council took place in April 2015 where no objections to the proposal to dispose of the facility were received.</p> <p>The table below details the current revenue costs of the Heckington premises.</p> <table border="1"> <thead> <tr> <th></th> <th>Property</th> <th>Typical current Revenue Costs £'s</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Heckington CPO</td> <td>£4,023</td> </tr> </tbody> </table> <p>The purpose of this report is to seek approval for the disposal of the Heckington CPO premises.</p>			Property	Typical current Revenue Costs £'s	1	Heckington CPO	£4,023
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1	Heckington CPO	£4,023					
RECOMMENDATION	Disposal of the Heckington CPO premises to Mill View Medical Centre based on open market value.						

POLICE AND CRIME COMMISSIONER FOR LINCOLNSHIRE

I hereby approve the recommendation below relating to each property.

Signature:



Date:

28/05/15

A. NON-CONFIDENTIAL FACTS AND ADVICE TO THE PCC

A1. INTRODUCTION AND BACKGROUND

1. The approved Estate Strategy identifies a number of properties that are no longer required or are no longer 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 schedule by the Force Chief Officer Group.
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 (CIA) have been completed for each of the premises and are contained in Appendix 1. The release from operational service has been approved by the Senior Leadership Team and the CIA confirms that closure of the station will have a negligible or no detrimental impact on Policing in the local community.
4. The Police & Crime Commissioner has subsequently reviewed the disposal programme and approved the disposal of the Heckington CPO premises following further consultation in April 2015 with Heckington Parish Council.
5. This paper addresses the Heckington CPO only which is a short term category premises and seeks a decision in respect of the disposal of the premises. The running costs identified are a reflection of the average cost of running the Heckington CPO over the past 24 months.
6. Below is an overview of the Heckington CPO and includes specific background information in respect of the property. Community Impact Assessments are contained in Appendix 1.

2. Heckington CPO, Sleaford Rd.

1. The property is freehold and comprises a small Community Police Office of a standard design template consisting of a single office with a toilet, store, kitchenette and a garage. In total 35 sqm on a 0.11 acre site.
2. The facility was more recently, on a temporary basis, used as a base for specific police operations. The SLT have confirmed that the premise is now surplus to operational requirements and can be released from operational policing use. The Community & Policing Panel received notice of the intention to close the premises at their meeting held on the 18th February 2015 whereat no objections were raised. The CIA has recorded that there will be no negative impact on the delivery of policing in the village of Heckington.

3. The Parish Council were consulted separately in April 2015 and confirmed that they have no objections to the disposal of the premises to the Mill View Medical Centre.
4. The Mill View Medical Centre is located adjacent to the Heckington CPO and have confirmed that they still remain interested in purchasing the premises. Their intention is to convert the property into a Pharmacy.
5. An independent valuation has been obtained to establish the market value of the property. This valuation accords with the offer received from the Mill View Medical Centre. This proposal meets the criteria for disposal, as contained in the Lincolnshire Police Property Disposal Guiding Principles, section 1.2.1, 'that the property no longer makes a positive contribution to the delivery of operational Policing services'.

Annual running cost: £3,283
ICT cost: £740

Capital receipt:
Not disclosed as this information is considered commercially sensitive.

Recommendation

Disposal of the property.



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

- 1 This disposal 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'.

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 information. Annual revenue savings of circa £4,023.00pa 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 Heckington CPO is surplus to requirements. The subsequent Community Impact Assessment confirms that the closure of the premises identified offer no risk to the standard of policing in the locality.

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: Contains commercially sensitive information.

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

ORIGINATING OFFICER DECLARATION

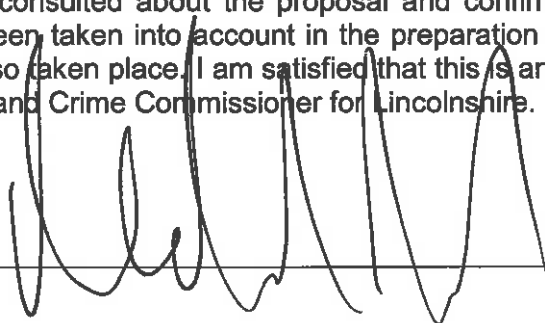
	Initial to confirm
Originating Officer: ACO Resources recommends this proposal for the reasons outlined above.	H.E.S.
Financial advice: The PCC's Chief Finance Officer has been consulted on this proposal.	af
The CC's Chief Finance Officer has been consulted on this proposal.	AF
Monitoring Officer: The PCC's Monitoring Officer has been consulted on this proposal	SD
Chief Constable: The Chief Constable has been consulted on this proposal	NR

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: 27/5/15