

DECISION NO: PCCG-2016-020	
<u>OFFICE OF POLICE AND CRIME COMMISSIONER</u>	
LEAD CHIEF OFFICER:	Mr Nigel Stephens Assistant Chief Officer Resources
TITLE:	Estate Strategy – Purchase Police HQ Land - Llantarnam Business Park
DATE:	1 March 2016
TIMING:	Not Applicable
PURPOSE:	For information
1.	<u>RECOMMENDATION</u>
1.1	It is recommended that Gwent Police proceed with the second preferred option evaluated in the Business Case which is the purchase of Plots C2 and C3, Llantarnam Business Park.
1.2	It is also recommended that an offer for a third area of land (C1) also on Llantarnam Business Park is also placed which, if accepted, will be the site of the Fleet Workshops.
2.	<u>INTRODUCTION & BACKGROUND</u>
2.1	A business case for new Headquarters accommodation and facilities was approved in June 2015 with a recommended option for a new HQ location at Lakeside Court, Llantarnam.
2.2	The investigations into the Lakeside Court option included a flood risk report which established this site was not viable for the purposes planned.
2.3	The next preferred option was the purchase of two greenfield plots (known as C2 and C3) on the Llantarnam Business Park.
2.4	In addition, there is a third plot (known as C1) which is situated near to plots C2 and C3 and would be ideal for fleet workshops. Although a business case has not been developed for the new workshops we do know that it will be necessary to re-provision the workshops from the current HQ plot. Purchasing this plot would be desirable.
2.5	The Flood Risk assessment for Plots C2 and C3 have been completed and these confirm these plots meet our requirements. This is detailed at Annex 1.
3.	<u>ISSUES FOR CONSIDERATION</u>
3.1	The owner of the three plots is the Welsh Government and there has been liaison through their agents.
3.2	The District Valuer is comfortable with the valuations placed on each plot.
3.3	The plots are presented on the drawing at Appendices 2 and 3.
4.	<u>NEXT STEPS</u>


4.1	The next steps are to formally submit the offer on the land with one offer being for Plots C2 and C3 and a separate offer for plot C1.
5.	<u>FINANCIAL CONSIDERATIONS</u>
5.1	<p>The purchase price to be offered (exclusive of Value Added Tax) is:</p> <ul style="list-style-type: none"> • Plot C1 - £250,000 • Plot C2 - £300,000 • Plot C3 - £200,000 <p>The total capital cost detailed in the business case for Headquarters is £15.8m with the planned funding source being from reserves.</p>
6.	<u>PERSONNEL CONSIDERATIONS</u>
6.1	There are no personnel considerations.
7.	<u>LEGAL IMPLICATIONS</u>
7.1	The legal implications are being considered by Joint Legal Services who are engaged and represented on this project.
8.	<u>EQUALITIES AND HUMAN RIGHTS CONSIDERATIONS</u>
8.1	This project/proposal has been considered against the general duty to promote equality, as stipulated under the Strategic Equality Plan and has been assessed not to discriminate against any particular group.
8.2	In preparing this report, consideration has been given to requirements of the Articles contained in the European Convention on Human Rights and the Human Rights Act 1998.
9.	<u>RISK</u>
9.1	The risk element of the work to consider the suitability of the land for HQ premises will be investigated as part of the site development process and the procurement of the land and buildings.
9.2	There are many risk elements that will include the potential for flooding, the quality of the ground for construction and the Searches with statutory bodies to locate footpaths, easements or underground services. The land and buildings will not be procured until these risks have been fully evaluated
10.	<u>PUBLIC INTEREST</u>
10.1	This is not a Public Document.
10.2	The release of this information into the public domain could impact on the value of land and building that are not owned by the OPCC Gwent.
11.	<u>CONTACT OFFICER</u>
11.1	Mr Kieran McHugh, Head of Estate and Facilities
12.	<u>ANNEXES</u>
12.1	Appendix 1 – Flood Risk Report from Atkins Global January 2016.

12.2	Appendix 2 – Marketing Information Plots C1, C2 and C3
12.3	Appendix 3 – Drawing to show the locations of plots C1, C2 and C3.

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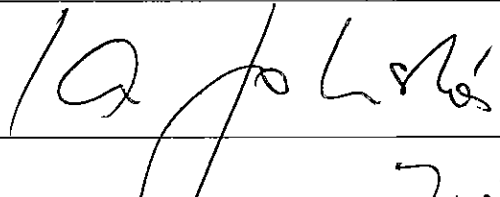
Consultation:	Tick to confirm (if applicable)
Financial The Chief Finance Officer has been consulted on this proposal.	✓
OPCC The Chief of Staff has reviewed the request and is satisfied that it is correct and consistent with the PCC's plans and priorities.	✓
Legal The legal team have been consulted on this proposal.	N/A
Equalities The Equalities Officer has been consulted on this proposal.	N/A

Chief of Staff:
I have been consulted about the proposal and can confirm that financial, legal, equalities etc... advice has been taken into account in the preparation of this report.
I am satisfied that this is an appropriate report to be submitted to the Police and Crime Commissioner for Gwent.

Signature:


Date: 02/03/16

Police and Crime Commissioner for Gwent
I confirm that I have considered whether or not I have any personal or prejudicial interest in this matter and take the proposed decision in compliance with the Code of Conduct.
The above request has my approval.

Signature:


Date: 7.3.16

