

DECISION NO: PCCG-2013-036

OFFICE OF POLICE & CRIME COMMISSIONER

TITLE: Sale of Land at De Winton, Llanbradach, Caerphilly County Borough Council

DATE: 7th February 2013

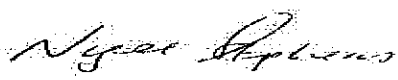
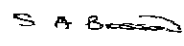
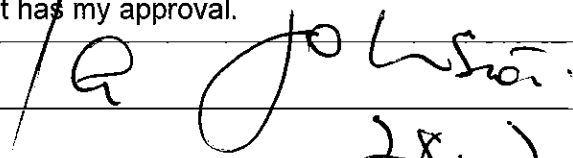
TIMING: An appropriate Box Day

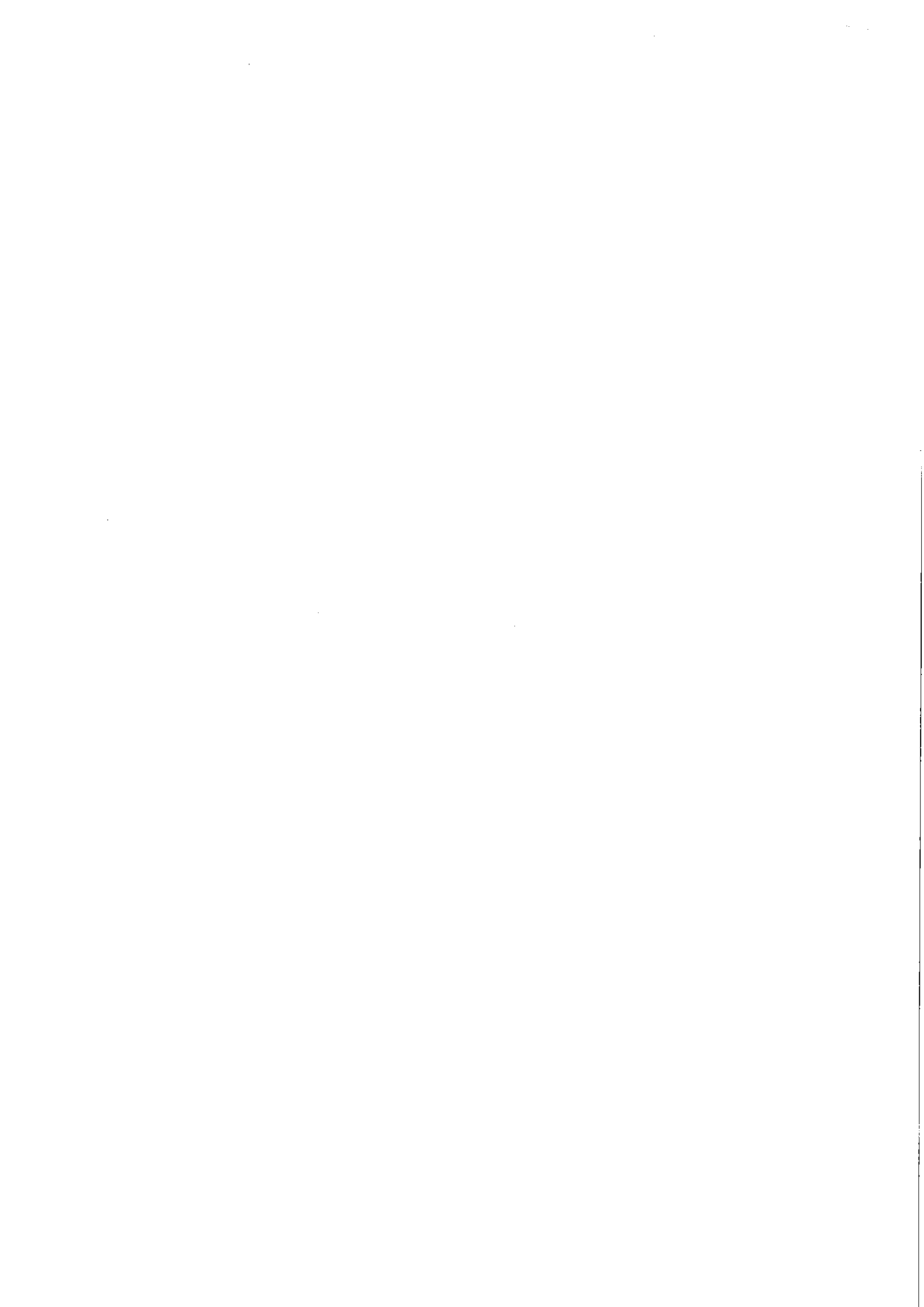
PURPOSE: To inform the Commissioner of the action taken pursuant to delegated authority to the Chief Finance Officer (CC).

1.	<u>RECOMMENDATION</u>
1.1	To inform the Commissioner of the sale of the land at De Winton, Llanbradach for £6,000.
2.	<u>INTRODUCTION & BACKGROUND</u>
2.1	<p>The small plot of land next to the De Winton Hotel in Llanbradach, Caerphilly was transferred to Gwent Police Authority during the local government reorganisation in 1996.</p> <p>The plot of land was the site of a former Police Call Box which was removed many years ago.</p> <p>The plot is being marketed for sale by our Agents Bruton Knowles Ltd and has been open to offers.</p> <p>An offer of £6,000 has been received from a private individual for the premises and the offer, with proof of funds, has been checked and approved by our Agents.</p> <p>The Manual of Corporate Governance agrees a delegation of property transactions up to the value of £80,000 to the Chief Financial officer of the Chief Constable (paragraph 6.25).</p>
3.	<u>ISSUES FOR CONSIDERATION</u>
3.1	The sale will be subject to specific clause in the contract that will allow the Office of the Police and Crime Commissioner (OPCC) to share any future profits from the sale of the plot of land if the purchaser was to sell on the plot in the next few years.
4.	<u>NEXT STEPS</u>
4.1	On approval to the proposed sale, the Solicitors will be appointed to undertake the conveyance work to sell the property.
5.	<u>FINANCIAL CONSIDERATIONS</u>
5.1	There will be a capital receipt of £6,000 for the OPCC. There will be agency and legal costs of approximately £1,500, generating net proceeds of £4,500. Advice on the sale has been received from a qualified valuer which confirms that the sale maximises value for money for the Police and Crime Commissioner.

6.	<u>PERSONNEL CONSIDERATIONS</u>
6.1	There will be no staffing/personnel implications as the premises are already closed.
7.	<u>LEGAL IMPLICATIONS</u>
7.1	The legal documentation will be prepared.
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 Single Equality Scheme 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	There is no risk attached to this proposal.
10.	<u>PUBLIC INTEREST</u>
10.1	Following approval of this report, this document will be made available to the Public.
11.	<u>CONTACT OFFICER</u>
11.1	Mr Kieran McHugh Head of Estate and Facilities
12.	<u>ANNEXES</u>
12.1	Title Deeds of Premises

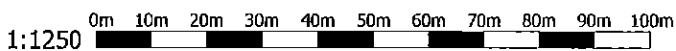
For OPCC use only

Office of the Chief Constable	
I confirm that this report - Sale of Land at De Winton, Llanbradach, Caerphilly County Borough Council - has been discussed and approved at a formal Chief Officers' meeting. It is now forwarded to the OPCC for information .	
Signature: 	
Date: 21 February 2013	
	Tick to confirm (if applicable)
Financial The Treasurer has been consulted on this proposal.	√
OPCC (insert name) The Chief Executive 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 Executive/ Deputy Chief Executive: 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: 22/02/13	
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: 28.2.13	






Site Location Plan - 1:1250



Contractor must verify all dimensions. All dimensions in mm. Do not scale drawing. Rhaid i'r contractwr wirio pob dimensiwn. Pob dimensiwn mewn mm. Peidiwch â gredlinio'r lun



monmouthshire
sir fynwy

DIRECTORATE OF RESOURCES AND CUSTOMER SERVICES	ADRAN ADNODDAU A GWASANAETH CWSMER
PROPERTY SERVICES	GWASANAETHAU EIDDO
<p>S.K.F.Greenlade, C.P.F.A., J.R.R.V., Corporate Director of Resources and Customer Services, Resources and Corporate Services Directorate, Floor 5, County Hall • Cwmbrân NP44 2XH Tel Cwmbrân (01633) 644644 • Fax (01633) 644407</p> <p>Cyfeirwyddwr Corfforedig - Adnoddau a Gwasanaethau Cwsmer, Adran Adnoddau a Gwasanaethau Corfforedig, Llawr 5, Newydd y Sir • Cwmbrân NP44 2XH Ffôn Cwmbrân (01633) 644644 • Ffacs (01633) 644407</p>	
<p>Project / Proiect De Winton Terrace, Llanbradach - Proposed three bedroom detached dwelling</p>	
<p>Drawing Title Yeu Y Llan Site Location Plan</p>	<p>Scale(s) Graddfa 1:1250</p>
<p>Drawn Dykwibwyg DJS</p>	<p>Date Dyddiad Sept 09</p>
<p>Drawing No. Rhif Y Llan A7737/01-01</p>	<p>Revision Dihysiad</p>

