

RECORD OF DECISION

TITLE

Lease of 42 Albert Road North, Malvern

Ref: PCC/D/2019/37

EXECUTIVE SUMMARY

The former Police House 42 Albert Road North, Malvern is now surplus to requirement. It is therefore suggested that in order to prevent the property falling into disrepair and to generate income, the property should be leased as a residential dwelling house for the interim period, unless Malvern Police Station is placed on the market.

Due to legislative restrictions, the Police and Crime Commissioner is unable to grant an Assured Shorthold Tenancy, therefore it is advised that the property is let to Redditch Friends Housing Association, so that it can then be sub-let to an appropriate residential tenant.

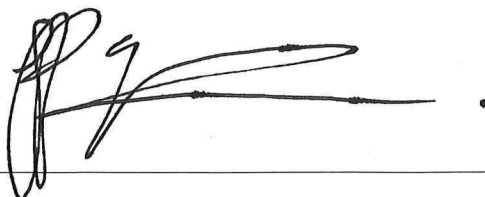
PROPOSAL

This proposal is to lease for an initial term of 12 months with the intention to grant a further 12 month lease should the arrangement prove satisfactory to all parties.

**APPROVAL OF
West Mercia Police and Crime Commissioner**

I hereby approve the above proposal.

Signed



PART 1 – NON-CONFIDENTIAL/EXEMPT FACTS AND FIGURES

SUPPORTING REPORT

The former Police House 42 Albert Road North, Malvern is now surplus to requirement. Disposal of the property is not appropriate at this stage because of the access it provides to the wider Malvern Police Station site, should development of the site be considered in the future. It is therefore suggested that the property should be leased as a residential dwelling house until plans for the wider Malvern Police Station site have been agreed.

Due to legislative restrictions, the Police and Crime Commissioner is unable to grant an Assured Shorthold Tenancy, therefore it is advised that the property is let to Redditch Friends Housing Association, so that it can then be sub-let to an appropriate residential tenant.

Warwickshire Legal Services have advised that the property is leased to Redditch Friends with strict restrictions on use, allowing only for the sub let of the property under a residential tenancy and for use as a single dwelling house.

Minor works are required to bring the property to a lettable condition. These include cleaning, an electrical safety test and removal of outdated electrical appliances. The estimated value of these works is discussed below.

This proposal will maintain control over the property, which may be crucial to gaining planning consent should redevelopment of the wider Malvern Police Station site be pursued in the future. In addition to this it will prevent the property from falling into disrepair, creating a maintenance liability and the associated void costs. It will also generate a small income for West Mercia Police.

FINANCIAL COMMENTS

Local letting agents advise that a rental value of between £650 and £790 per calendar month is achievable on this property, however this will be determined by the market.

Prior to the beginning of the tenancy, costs of £1,500 - £2,000 are estimated to bring the property into a lettable condition and Warwickshire Segal Services have estimated a figure of £500-£750 to complete the tenancy agreement with Redditch Friends.

LEGAL CONSIDERATIONS

By virtue of schedule 11, paragraph 14 of the Police Reform and Social Responsibility Act 2011 the Police and Crime Commissioner may do anything which is calculated to facilitate, or is conducive or incidental to, the exercise of the functions of commissioner That includes. entering into contracts and other agreements (whether legally binding or not) and acquiring and disposing of property (including land).

PUBLIC ACCESS TO INFORMATION

Information in this form is subject to the Freedom of Information Act 2000 (FOI Act) and other legislation. Part 1 of this form will be made available on the West Mercia Commissioner's website. Any facts and advice that should not be made automatically available on request are not included in Part 1 but instead in a separate Part 2 report.

OFFICER APPROVAL

Chief Executive Officer

Signature Andy Chapman Date 9th December 2019