

**POLICE AND CRIME COMMISSIONER FOR  
WEST MERCIA**



**RECORD OF DECISION**

**TITLE**

Lease of 42 Albert Road North, Malvern

Ref: PCC/D/2020/18

**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 from falling into disrepair, ensure a greater degree of security to the premises and to generate a modest income, the property should be occupied by guardians for the interim period, unless or until Malvern Police Station is placed on the market.

**PROPOSAL**

This proposal is to allow guardians from the Guardian Management Company Ad-Hoc Property Management Ltd to occupy the property. A contract will need to be signed between West Mercia Police and Crime Commissioner and Ad-Hoc. The contract will contain break clauses and also allow for the guardians to occupy the property for as long as the arrangement is required, should the arrangement prove satisfactory to both parties.

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

I hereby approve the above proposal.

Signed:

Chief Executive

## PART 1 – NON-CONFIDENTIAL/EXEMPT FACTS AND FIGURES

### SUPPORTING REPORT

The former Police House 42 Albert Road North, Malvern is now surplus to requirement. The house is on two storeys and has 2 living rooms and a kitchen on the ground floor and 3 bedrooms and a bathroom on the first floor. There are two large gardens (to the front and rear of the house) and a couple of outbuildings to the rear of the property.

It was decided that disposal of the property is not appropriate at this stage because of the access it provides to the wider Malvern Police Station site, should redevelopment of the site be considered in the future.

It was 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.

In order to minimise the risks of having a void property, Place Partnership Ltd recommend that the property is occupied by approved guardians. Compared to having the property unoccupied, this option provides better physical security for the asset, better control against Legionella (no stagnant water build-up) and allows for any damages and maintenance needs to the interior and exterior of the property to be reported immediately.

The works required to ensure the property is safe and compliant include removing a condemned gas heater, installing CO<sub>2</sub> and smoke alarms, conducting PAT testing, Legionella check and annual gas safety check along with cleaning of the interior. The estimated value of these works is discussed below.

This proposal will maintain control over the property, which may be useful for the future. It will also generate a small income for West Mercia Police.

The standard conditions of the Ad-Hoc agreement are:

- 3 months as a minimum term of the contract which can be transferred to a rolling contract for as long as needed.
- Termination notice of 31 days after the initial term of the agreement.

The Police and Crime Commissioner will remain responsible for.

- the supply, maintenance, compliance of all utilities to the site (gas, water, electricity)
- the maintenance and compliance of fire safety equipment
- paying the council tax
- internal and external reactive and planned maintenance (including gardening)

## **STRATEGIC CONSIDERATIONS**

This decision supports the following element(s) of the Safer West Mercia Plan:

- |  |   |
|--|---|
| <input type="checkbox"/> Putting Victims and Survivors First | <input type="checkbox"/> Building a More Secure West Mercia   |
| <input checked="" type="checkbox"/> Reforming West Mercia    | <input type="checkbox"/> Reassuring West Mercia's Communities |

The decision supports this/ these objective(s) through the following.

The decision supports the delivery of the PCC's estates strategy, and supports the objective of seeking to ensure West Mercia Police has a fit for purpose estate.

The decision ensures a redundant building will generate income for West Mercia rather than simply continuing to generate costs, thus delivering better value for the taxpayer and greater efficiency for the police estate.

The 'guardian' proposal represents an opportunity to retain control of the site, which will be important as part of the overall options for consideration as to future usage for the site and ensuring the best outcomes for both the police and the public purse.

## **FINANCIAL COMMENTS**

Place Partnership have a long-standing relationship with the Guardian Management Company Ad-Hoc and have worked with the company on behalf of a different client. The company will pay a fixed fee per occupied licensee unit, per month. All payments made shall include VAT. Ad-Hoc are expecting a minimum of 1 and a maximum of 3 units to be available in the property but the final number will be confirmed

Prior to allowing guardians to occupy the property, certain works will need to be carried out to ensure the property is safe and compliant. These costs will be funded from the Reactive Maintenance Budget.

## **TREASURER COMMENTS**

The proposal will generate a small income and ensure the property is maintained  
The proposal is supported.

## **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

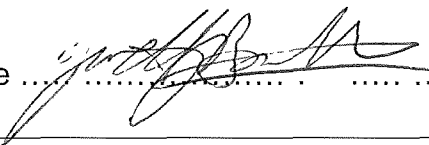
(whether legally binding or not) and acquiring and disposing of property (including land).

**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**

**Assistant Chief Executive Officer**

Signature .....  ..... Date 12/08/20