

RECORD OF DECISION

Disposal of the land of the former Shrewsbury Town Centre Police Station

Ref: PCC/D/2021/36

EXECUTIVE SUMMARY

Shrewsbury Town Centre Police Station (Riverside Mall, Pride Hill Centre, Shrewsbury, SY1 1PJ) was vacated in the end of 2020 and the property was yielded up to the landlord. However, the PCC still owns the freehold title of the land.

The land is required by Shropshire Council in order to enable the Smithfield Riverside Strategic Development Framework – a substantial redevelopment project of Shrewsbury Town Centre. Shrewsbury Council have confirmed their interest in purchasing the freehold and a price has been agreed.

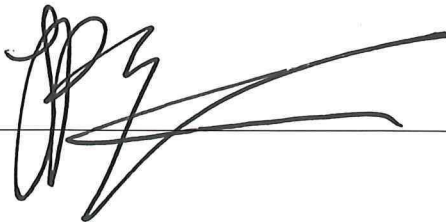
PROPOSAL

The recommendation is to authorise the disposal of the freehold of the former Shrewsbury Town Centre Police Station to Shropshire Council.

**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

Shrewsbury Town Centre Police Station was located in Riverside Mall, Pride Hill Centre, Shrewsbury, SY1 1PJ. The land on which the unit sits, called Raven Meadows, is owned freehold by the PCC. It was bought from the Mayor Aldermen and Burgesses of the Borough of Shrewsbury on 3rd October 1972 for £5,000. This land currently has road access and extends to 117 sq m.

The premises was used as an operational asset until 27 November 2020. The teams who occupied it were local Police Officers and Community Support officers who have since been relocated to Shrewsbury Police Station (Monkmoor).

As the freehold is no longer operational or useful as an asset to the business, it is recommended it is disposed of to limit the liability risks. Shropshire Council have expressed interest to purchase the freehold and have made an unconditional offer at £15,000.

The acquisition of the land by the Council will also enable the Smithfield Riverside Development. Shropshire Council are now owners of the Riverside Mall and multiple other buildings in the area and are aiming to redevelop Shrewsbury Town Centre.

It is recommended that the offer of £15,000 is satisfactory as the valuation is based on three local comparable open market land and investment transactions. The transactions point to land values between £13,005 and £27,458 for the equivalent area. A discount has been applied of £5,000 due to the fact the land will be used as amenity land, not for commercial purposes. The proposed scheme shows this plot will be used to create a car park and access to it (including emergency and service vehicles access).

The aim is to sell the asset without unnecessary delays in order to allow Shropshire Council to proceed uninterrupted with the redevelopment of the Town Centre.

Shropshire Council have agreed to cover up to £1,000+VAT in legal costs incurred by the PCC in connection with this transaction. The proposal is for simultaneous exchange and completion. After completion of the sale the PCC will retain no interest in the land.

STRATEGIC CONSIDERATIONS

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

- Putting Victims and Survivors First Building a More Secure West Mercia
 Reforming West Mercia Reassuring West Mercia's Communities

The decision supports the above listed objectives through the following:

- Reduction of liability
- Obtaining a capital receipt from the sale of unutilised premises that can be reinvested to support delivery of policing services

FINANCIAL COMMENTS

The aim is to dispose of the premises via a private tender on an unconditional basis to Shropshire Council for £15,000.

Legal fees incurred in the conveyancing process will be covered by Shropshire Council. No other costs are expected in connection with this disposal as the asset will not be marketed on the open market.

TREASURER COMMENTS

The proposed sale of land represents reasonable value for money. There are limited opportunities for the sale of the land on the open market and the proposal from Shropshire Council is reasonable for the comparable market value of the land. It also supports our Public Sector Partner in their ambition to redevelop a town centre location, which has wider public benefits.

The land has no strategic benefit to the PCC and holding it means that we carry a public liability risk. Disposal of the land as recommended 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

Chief Executive Officer

Signature *Andy Champness* Date 20th December 2021