

**RECORD OF DECISION**

**TITLE: Purchase of land, Redditch**

**Ref: PCC/D/2022/30**

**EXECUTIVE SUMMARY**

This decision supports and is linked to the project to build a new combined police and fire station in Redditch (Decision Notice PCC/D/2021/27 refers).

Ecological factors mean it is required that the Police & Crime Commissioner West Mercia purchase the additional plot of land owned by Redditch Borough Council (RBC) to enable the project to be delivered to completion.

The conveyance of this land known as "plot 5", within RBC is for £105,000 (One Hundred and Five thousand pounds), which is situated to the north of Middlehouse lane on the roundabout of Alvechurch Highway, B97 6EL.

**PROPOSAL**

That the PCC to approve funding of £105,000 for the purchase of the land known as Plot 5 from Redditch Borough Council, to the north of Middlehouse Lane, Redditch.

**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**

Plans exist for a new joint police and fire station in Redditch (decision notice PCC/D/2021/27 refers and sets out more details of the strategic case for investment). The construction and development of the proposed new premises at Middlehouse Lane requires ecological works in advance in order to enable the project to be completed.

Plot 5 is a plot of land adjacent to the proposed build site and is owned by Redditch Borough Council. The purchase of this plot of land will enable the required ecological works to take place, and subsequently enable the wider construction project to be delivered.

The conveyance of this land within RBC is for £105,000 (One Hundred and Five thousand pounds), which is situated to the north of Middlehouse lane on the roundabout of Alvechurch Highway, B97 6EL.

As part of the Blue Light Co-location programme, West Mercia Police (WMP) and Hereford & Worcester Fire and Rescue Authority (HWFRA) have been working to this point, to deliver the new Combined Police and Fire Station in Redditch, as both the existing Police and Fire Stations are in considerable need of repair, being no longer fit for purpose.

This project provides an excellent opportunity to create a new shared facility. This collaboration between the PCC for West Mercia and HWFRA provides new opportunities for integration of buildings and space sharing, to provide an efficient, sustainable, commercially viable, fit for purpose and flexible Police estate in line with the Safer West Mercia Police and Crime Plan.

Both existing stations building condition are old and tired, the improvement to staff wellbeing should also be recognised.

The outcome will be a modern, fit for purpose, fully integrated Police and Fire station, providing an agile, high quality operational and working environment and training facilities, that staff from both Police and Fire can take pride in.

The project supports the Government's One Public Estate programme, which was launched in 2013, to make better use of public-sector sites, free up space for new homes, create jobs and to provide support to use publicly-owned land and buildings more efficiently. It encourages the emergency services, local councils and government departments to work more closely together by sharing sites and creating public-sector 'hubs' - where services are delivered in one place.

It is within the wider context set out above that the purchase of this additional plot of land represents the right approach in delivering best value and services for the public. The plot of land plays a key part in enabling a multi-million pound capital project that will give emergency services a fit for purpose estates presence in Redditch for many years to come.

The actual purchase of “plot 5” remains subject to contract.

## **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 this/ these objective(s) through the following:

- Ensure West Mercia’s estate delivers the facilities Police and communities need, in the most effective, efficient way possible
- Resources will be prioritised towards front-line services to the public
- Provides ‘fit for purpose’ accommodation and the better utilisation of the space available
- Improving staff welfare by providing a high standard of accommodation
- Maintaining the Police functions within the area, by providing the Force with the facilities they require to carry out their duties and by also working more closely with another Emergency Service
- Retaining police presence at the heart of the communities they serve
- Supporting and challenging West Mercia Police to reduce its corporate carbon footprint
- Supporting the longer term investment in and future of policing in Redditch as identified in the PCC Estates Strategy and West Mercia Police ‘target estate’ for 2030
- Improving collaboration with key emergency service partners

## **BENEFITS AND THEIR REALISATION**

- Supporting realisation of significant benefits for the wider project, as set out in PCC/D/2021/27.

## **AUTHOR**

Name Chris O’Hara

Date 11<sup>th</sup> August 2022

## **FINANCIAL AND TREASURER COMMENTS**

The purchase of this additional land is required to ensure compliance with ecological factors impacting on the site of the proposed Combined Police and Fire Hub at Redditch. It will enable the construction of the project to commence. Without this additional land purchase there will be significant delay in ability to deliver the scheme by the target date of April 2024 and a subsequent increase in costs.

The purchase price of £105,000.00 represents reasonable value for money to the public, in relation to the risk associated with delivery of the overall project.

It is recognised that the actual purchase of the plot remains subject to contract.

**Treasurer**



Signature

Date 12<sup>th</sup> August 2022

## **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

A handwritten signature in black ink, appearing to read "Matt Ball". The signature is written in a cursive style with a prominent loop at the end.

Date 12<sup>th</sup> August 2022