

RECORD OF DECISION

**TITLE: Acquisition of land at St Mary's Close, Tenbury Wells,
Worcestershire, WR15 8EJ**

Ref: PCC/D/2022/40

EXECUTIVE SUMMARY

The asset formerly used as Tenbury Wells Police Station, located on 10 Berrington Road, Tenbury Wells, WR15 8EJ has been identified as surplus to requirements and marked for disposal. The station was vacated in January 2022 and police services moved to a co-location at Tenbury Wells Fire Station.

To maximise the full potential sale value of the asset, there is an opportunity to purchase a plot of land at St Mary's Close, adjacent to the police station – See Appendix 1.

This land belongs to Worcestershire County Council. Following successful negotiations between the Council and OPCC Estates, a sale price of £10,000 was agreed.

Acquisition of this land will assist with the completion of the title of the asset, to prepare for and complete the sale of the Police Station.

PROPOSAL

The PCC approves the acquisition of the land at St Mary's Close from Worcestershire County Council, for the price of £10,000, plus West Mercia's associated legal fees of up to £1,500 for conveyance of the land.

**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 Police and Crime Commissioner for West Mercia owns 10 Berrington Road, Tenbury Wells, WR15 8EJ, an early 20th Century 3-bedroom house. It was initially used for police staff accommodation, but in 1989 it became Tenbury Wells Police Station.

In 2005, the property was extended for operational purposes. This extension removed the original vehicular access from Berrington Rd to the secure car park at rear of the premises.

This necessitated the construction of a new access from St Mary's Close. A lease was obtained from Worcestershire County Council to allow for the plot of land between the police asset and the public highway to be used for access.

Currently, the car park at the rear of the building can only be accessed through the leased land, as there is no access to the parking from the building itself.

OPCC Estates initially valued the leased land at between £5,000 and £7,500. Worcestershire County Council previously valued the land at £15,000 as per their Valuation Report of September 2021, as the land is deemed as a 'ransom strip' given it prevents access to the car park at the rear of the property.

Following further marketplace due diligence by both parties, and subsequent negotiations, a sale price of £10,000 was agreed and confirmed in the Heads of Terms document, issued by OPCC Estates to Worcestershire County Council on the 21st September 2022.

Given the potential for different uses (both residential and commercial) acquiring the access will make the property more appealing to purchasers. It will allow for the future owner of the Tenbury Wells Police Station freehold title to have unrestricted access to the car park available at the rear. The expectation is that it will uplift the capital receipt potential the PCC would be able to obtain from the disposal. Estimated uplifts from estate agents that we have engaged with range from £20,000 to £50,000. The cost to purchase the land will therefore achieve a significant return on investment for the taxpayer.

On this basis, OPCC Estates recommend the PCC acquire the freehold title of the plot of land from Worcestershire County Council at the price of £10,000.

Once the land acquisition is complete, the process of disposing of the former police station can commence, in a manner that will realise maximum value for the public purse.

Each party have agreed that they will meet their own respective legal fees related to the purchase of this land by West Mercia.

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:

- Obtaining the best possible capital receipt from the sale of the old premises that can be reinvested to support delivery of policing services
- Ensuring better resource management by maximising value, effectiveness and efficiency to meet demand

BENEFITS AND THEIR REALISATION

Benefits include:

- Maximised capital receipt from the disposal of the asset that is Tenbury Wells Police Station
- Removal of risk and liability to the PCC, associated with current and future condition of the asset

AUTHOR

Name Chris O'Hara

Date 12/10/22

FINANCIAL AND TREASURER COMMENTS

This is an opportunity to invest a sum of £10k to increase the capital receipt potential of the asset, ranging from £20k - £50k. The required investment will be included as part of the cost of sale and be offset from the capital receipt received when the whole asset is then disposed.

The proposal is providing VFM as the increased value from having the rear access to the site, has been estimated to increase the sale value for the site by potentially £50k. The estates team have engaged with the owner to challenge the price, and the negotiated offer reflects their ability to realise a reasonable return from the asset they own.

We have an option to not accept the offer made, but it would reduce the desirability of the property and the price that we would generate from the sale would reflect this.

Warwickshire Legal Services have provided an initial estimate for the PCC conveyance fees of between £1,000 and £1,500. The exact price will be dependent upon the time spent working on this acquisition. The vendor will be responsible for their own conveyancing costs.

Disposal of the police station asset will realise annual revenue operating cost savings of circa £12.5k and annual Rates savings of £3.5k

The capital receipt will be used to fund the capital programme, thus reducing borrowing costs.

The recommendation in the proposal is supported.

Treasurer



Signature

Date 12/10/22

LEGAL CONSIDERATIONS

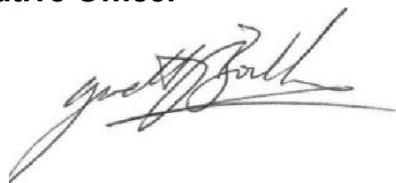
By virtue of schedule 11, paragraph 14 of the Police Reform and Social Responsibility Act 2011 the Police and Crime Commissioner may do anything which is calculated to facilitate, or is conducive or incidental to, the exercise of the functions of commissioner. That includes entering into contracts and 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

Date 14/10/22

Appendix 1

Tenbury Wells Police Station (Acquisition of Land)

Below is the 'red line drawing' showing the plot of land in question

