

WYPCC – Briefing / Decision template

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Circulation list: Mark Burns-Williamson, Fraser Sampson, Judith Heeley, Chief Officer Team, Andy Battle, John Prentice, Stephanie Leaver, Jon Carter, Julie Hobson, Press Office

Timing:	Routine
Purpose:	For briefing
Cleared by:	Matthew Saunders, Head of Estates

SUBJECT OF ADVICE Disposal of Normanton Police Station

Summary: PCC Approval was received in July 2013 to dispose of Normanton Police Station (the building) as part of the PFI business case and that the disposal is suitable to be carried out in accordance with the PCC's Localism Act Principles. As matters have progressed Wakefield Metropolitan District Council (WMDC) has indicated that they are likely to require the building for road improvement works. They are still finalising their road scheme and have stated a decision is likely in January 2014. Assuming they wish to acquire the building as part of their scheme then they will probably be able to use Compulsory Purchase powers, though are likely to want to negotiate a purchase in the first instance. If WMDC confirm their road scheme plans and their intention to use Compulsory Purchase powers, if necessary, then this will apply to any future owner of the building. At the present time the prospect of a Compulsory Purchase of the building will impact any long term plans for the building for a potential purchaser, the viability of their business plan and their ability to attract funding.

Recommendation: It is recommended that the disposal of the building following the PCC's Localism Act Principles is put on hold until WMDC's position on the road scheme is finalised. It is also recommended if WMDC require the building as part of the scheme then the Force seek to sell to WMDC at best value taking account of any relevant Compulsory Purchase provisions.

Relevant commitment statement/Contribution that the subject makes to the Police and Crime Plan: Disposal of Normanton Police Station will result in a revenue budget saving and a capital receipt to assist in providing resources to meet the objectives set out in the Police and Crime plan. It is a planned saving in the PFI Business Case affordability model.

Consideration: WMDC are implementing the Normanton Delivery Plan which provides a strategy to bring forward economic growth in the Town. WMDC are conscious of the severe congestion experienced at the junction close to the building and wish to upgrade it. A number of options to address this are proposed, all of which require the acquisition of neighbouring land. WMDC advise their preferred option will require the acquisition of our building and its associated land, however a formal decision is not to be made until January 2014. WMDC have made it clear that currently all their options are subject to formal WMDC approval, consultation and funding.

Affordability: The disposal process is currently ahead of the anticipated timescales included within the PFI business case and so a delay through January should not reduce the forecast timing of the associated revenue budget savings. It is intended that if WMDC confirm they wish to acquire the property for the road scheme that we will negotiate a sale to them seeking to obtain best value for the Force in terms of capital receipt and timing of the disposal.

Handling: Once a decision is reached by WMDC it is proposed that the matter is publicised in a coordinated manner. At this time the Force has not made public WMDC's interest but the Normanton Delivery Plan is a public document.

Risks/Legal Opinion: No significant risks are identified at this time.

Supporting and dissenting Views: The Force Press Office, Legal Services, Wakefield District and the PFI Team have been consulted and understand the current position.

Equality, diversity and human rights considerations: None identified.

APPENDICES: None