

WYPCC –Decision Paper

From: John Prentice, Director of Business services

Date: 2 September 2013

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Timing:	Required to support the PFI Business Case and to avoid an unnecessary period of owning a vacant site.
Purpose:	For Decision by Mark Burns-Williamson
Cleared by:	ACO Brook

SUBJECT :- Sale of Holbeck Police Station

Summary: The PFI Business Case identified a number of buildings for disposal in order to contribute towards the affordability gap for the PFI schemes. The Business Case identified the requirement to sell Holbeck Police Station as all occupants will relocate to the new facility at Elland Road.

The sale of Holbeck will realise an annual revenue saving of £210,000, of which £110,000 will be saved on vacation of the building, with the balance being delivered upon completion of the sale.

All disposals are now considered against the policy developed by the OPCC in respect of the Localism Act. In this instance the future use of the Holbeck site which is likely to yield the highest capital receipt would be through re-development, therefore it is recommended that the Localism process is not followed in this instance.

Should the property be nominated and accepted as a community asset at any time during the sale process we will have to follow the provisions of the Act.

Recommendation: It is recommended that the PCC confirms that the site can be sold, that due to the development potential that the property is marketed outside of the Localism Act process and that an agent be appointed to market the site during our occupation to minimise the time the property will be vacant following the move to Elland Road. Any marketing will be co-ordinated with City and Holbeck management to ensure minimum impact on current operations.

Affordability: The current running costs of the site are £210,000 per annum, which will reduce to £100,000 per annum upon vacation of the site. These savings have been budgeted for within the Force's future revenue budgets. A capital receipt will be generated as a result of the sale, the estimated value of which will be created once an agent has been appointed.

Supporting and dissenting Views: The disposal is in accordance with the PFI Business Case during which an extensive period of public consultation took place. The Force is happy to market the property whilst still occupied, however this must be undertaken with the minimum disruption to operations.

Equality, diversity and human rights considerations: None