

**DECISION NO: PCCG-2013-011**

**OFFICE OF POLICE & CRIME COMMISSIONER**

**TITLE: Sale of Abercarn Police Station Car Park to Caerphilly County Borough Council**

**DATE: 29<sup>th</sup> January 2013**

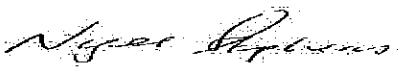
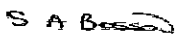
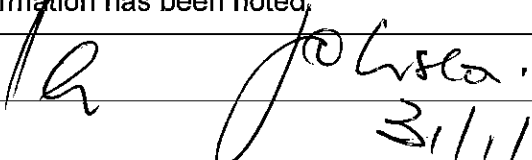
**TIMING: 31<sup>st</sup> January 2013**

**PURPOSE: To inform the Commissioner of the action taken pursuant to delegated authority to the Chief Finance Officer (CC).**

<b>1.</b>	<b><u>RECOMMENDATION</u></b>
1.1	To inform the Commissioner of the sale of the car park adjacent to Abercarn Police Station to Caerphilly County Borough Council (CCBC) for the sum of £7,500.
<b>2.</b>	<b><u>INTRODUCTION &amp; BACKGROUND</u></b>
2.1	<p>Abercarn Police Station is currently for sale through our Estate Agents, Bruton Knowles Ltd Cardiff. The premises are offered for sale at £40,000 and cost of premises and a car park. The Police Authority authorised the disposal of the property on 27 January 2011 as part of tranche 1 of the Estates Strategy.</p> <p>The car park is approximately 25 metres away from the Police Station and the car park and Police Station are separated by another private building as shown on the attached plan at Annex 1.</p> <p>There has been very little interest in the premises and no offers have been received at this time.</p> <p>Caerphilly CBC has asked to purchase the car park to alleviate congestion at Ysgol Gymraeg Cwm Cwyddon, the local primary school. The offer price is £7,500.</p> <p>The Manual of Corporate Governance agrees a delegation of property transactions up to the value of £80,000 to the Chief Financial officer of the Chief Constable (paragraph 6.25).</p>
<b>3.</b>	<b><u>ISSUES FOR CONSIDERATION</u></b>
3.1	<p>The value of the whole site has been considered along with any issues that might arise if the station and car park are sold as separate lots.</p> <p>The Police Station will be disposed through an Auction and it is expected that the sale price will be now be less than the original £40,000 marketing figure as the car park will be sold as a separate item.</p> <p>The sale of the car park will greatly assist Caerphilly CBC and benefit the school and the local community.</p> <p>The car park has been subject to some "fly tipping" and is in a poor state of repair and will require new tarmac surfacing and new gates.</p>

<b>4.</b>	<b><u>NEXT STEPS</u></b>
4.1	On approval to the proposed sale, the Solicitors will be appointed to undertake the conveyance work to sell the property to Caerphilly CBC.
<b>5.</b>	<b><u>FINANCIAL CONSIDERATIONS</u></b>
5.1	There will be a capital receipt of £7,500 for the Office of the Police and Crime Commissioner (OPCC). There will be agency and legal costs of approximately £1,500, generating net proceeds of £6,000. Advice on the sale has been received from a qualified valuer which confirms that the sale maximises value for money for the Police and Crime Commissioner.
<b>6.</b>	<b><u>PERSONNEL CONSIDERATIONS</u></b>
6.1	There will be no staffing/personnel implications as the premises are already closed.
<b>7.</b>	<b><u>LEGAL IMPLICATIONS</u></b>
7.1	The legal documentation will be prepared.
<b>8.</b>	<b><u>EQUALITIES AND HUMAN RIGHTS CONSIDERATIONS</u></b>
8.1	This project/proposal has been considered against the general duty to promote equality, as stipulated under the Single Equality Scheme and has been assessed not to discriminate against any particular group.
8.2	In preparing this report, consideration has been given to requirements of the Articles contained in the European Convention on Human Rights and the Human Rights Act 1998.
<b>9.</b>	<b><u>RISK</u></b>
9.1	There is no risk attached to this proposal.
<b>10.</b>	<b><u>PUBLIC INTEREST</u></b>
10.1	Following approval of this report, this document will be made available to the Public.
<b>11.</b>	<b><u>CONTACT OFFICER</u></b>
11.1	Mr Kieran McHugh Head of Estate and Facilities
<b>12.</b>	<b><u>ANNEXES</u></b>
12.1	Title Deeds of Premises

For OPCC use only

<b>Office of the Chief Constable</b>	
I confirm that this report has been discussed and approved at a formal Chief Officers' meeting. It is now forwarded to the OPCC for <b>information</b> .	
<b>Signature:</b> 	
<b>Date: 29 January 2013</b>	
	<b>Tick to confirm (if applicable)</b>
<b>Financial</b> The Treasurer has been consulted on this proposal.	✓
<b>OPCC (insert name)</b> The Chief Executive has reviewed the request and is satisfied that it is correct and consistent with the PCC's plans and priorities.	✓
<b>Legal</b> The legal team have been consulted on this proposal.	N/A
<b>Equalities</b> The Equalities Officer has been consulted on this proposal.	N/A
<b>Chief Executive/Deputy Chief Executive:</b> I have been consulted about the proposal and can confirm that financial, legal, equalities etc... advice has been taken into account in the preparation of this report. I am satisfied that this is an appropriate report to be submitted to the Police and Crime Commissioner for Gwent.	
<b>Signature:</b> 	
<b>Date:</b>	
<b>Police and Crime Commissioner for Gwent</b> I confirm that I have considered whether or not I have any personal or prejudicial interest in this matter and take the proposed decision in compliance with the Code of Conduct. The above information has been noted.	
<b>Signature:</b> 	
<b>Date:</b> 31/1/13	

