

DECISION NO: PCCG-2013-037	
<u>OFFICE OF POLICE & CRIME COMMISSIONER</u>	
TITLE:	Sale of Blaenavon Police Station
DATE:	6 February 2013
TIMING:	A response by the 28 February 2013 is required.
PURPOSE:	For Decision by the Commissioner.
1.	<u>RECOMMENDATION</u>
1.1	To approve the sale of Blaenavon Police Station for £100,000.
2.	<u>INTRODUCTION & BACKGROUND</u>
2.1	Blaenavon Police Station has been on offer for sale through the agents Bruton Knowles Ltd.
2.2	An offer of £100,000 has been received from a private individual for the premises and the offer, with proof of funds, has been checked and approved by both the Agents and the District Valuer.
3.	<u>ISSUES FOR CONSIDERATION</u>
3.1	The premises are vacated and secure.
3.2	The Police Officers who previously used the station as a base moved to an office in the Shared Resources Service, Blaenavon in the summer. The longer term plan is for the officers to move to a new Community Health and Education building in Blaenavon once it is commissioned.
4.	<u>NEXT STEPS</u>
4.1	On approval to the proposed sale, the Solicitors will be appointed to undertake the conveyance work to sell the property.
5.	<u>FINANCIAL CONSIDERATIONS</u>
5.1	There will be a capital receipt of £100,000 for the Office of the Police and Crime Commissioner (OPCC). There will be agency and legal costs of approximately £2,400, generating net proceeds of £97,600. 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.
6.	<u>PERSONNEL CONSIDERATIONS</u>
6.1	There will be no staffing/personnel implications as the premises are already closed.
7.	<u>LEGAL IMPLICATIONS</u>
7.1	The legal documentation will be prepared.
8.	<u>EQUALITIES AND HUMAN RIGHTS CONSIDERATIONS</u>
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.
9.	<u>RISK</u>
9.1	There is no risk attached to this proposal.
10.	<u>PUBLIC INTEREST</u>
10.1	Following approval of this report, this document will be made available to the Public.
11.	<u>CONTACT OFFICER</u>
11.1	Mr Kieran McHugh, Head of Estate and Facilities.
12.	<u>ANNEXES</u>
12.1	Title Deeds of Premises.

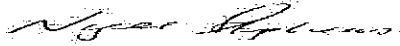
For OPCC use only

Office of the Chief Constable


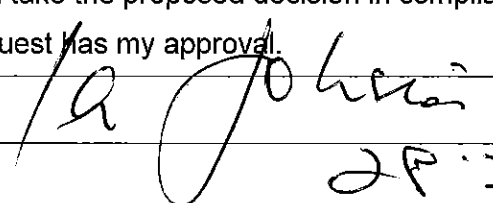
I confirm that the **Sale of Blaenavon Police Station** report has been discussed and approved at a formal Chief Officers' meeting.

It is now forwarded to the OPCC for **approval**.

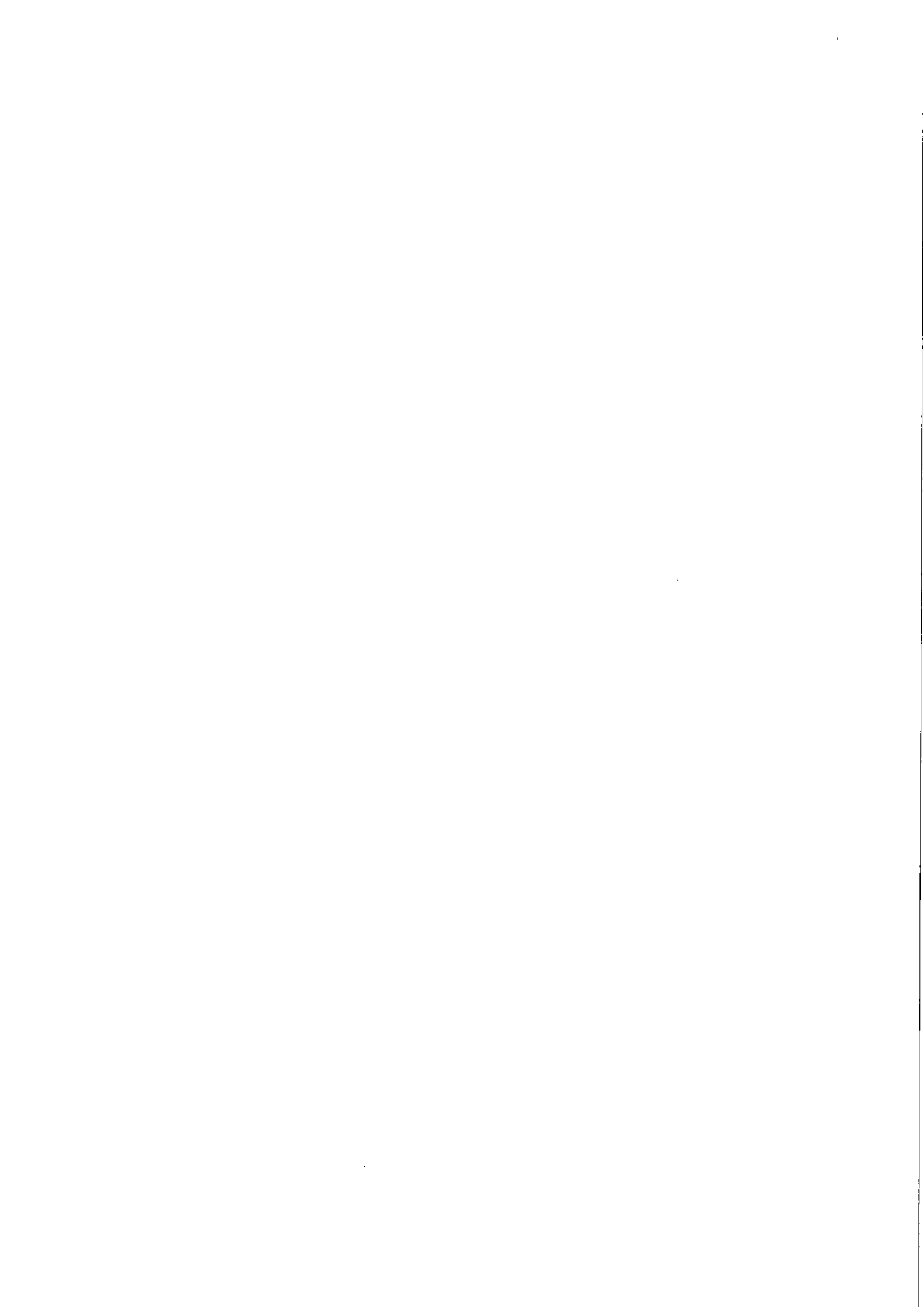
Signature:



Date: 18 February 2013

	Tick to confirm (if applicable)
Financial The Treasurer has been consulted on this proposal.	√
OPCC (insert name) The Chief Executive has reviewed the request and is satisfied that it is correct and consistent with the PCC's plans and priorities.	√
Legal The legal team have been consulted on this proposal.	N/A
Equalities The Equalities Officer has been consulted on this proposal.	N/A
Chief Executive/ Deputy Chief Executive: 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.	
Signature: 	
Date: 22/02/13	
Police and Crime Commissioner for Gwent 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 request has my approval.	
Signature: 	
Date: 22.2.13	







Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
CYM417016

Edition date / Dyddiad yr
argraffiad 24.09.2008

- This official copy shows the entries on the register of title on 07 FEB 2013 at 14:05:55.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 07 Feb 2013.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1-A guide to the information we keep and how you can obtain it.
- This title is dealt with by Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 07 FEB 2013 at 14:05:55.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 07 Feb 2013.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- I gael gwybodaeth am y gofrestr teitl gweler gwefan y Gofrestrfa Tir www.cofrestrfatur.gov.uk neu Gyfarwyddyd Cyhoeddus 1-Cyfarwyddyd i'r wybodaeth rydym yn ei chadw a sut y gallwch ei chael.
- Gweinyddir t teitl hwn gan Gofrestrfa Tir Swyddfa Cymru.

A: Property Register / Cofrestr Eiddo

This register describes the land and estate comprised in the title.

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

TORFAEN/TOR-FAEN

- 1 (24.09.2008) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Blaenavon Police Station, Church Road, Blaenavon, Pontypool (NP4 9AE).
- 2 (24.09.2008) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (24.09.2008) The land has the benefit of the following rights reserved by a Transfer of other land dated 21 November 2006 made between (1) Gwent Police Authority (Transferor) and (2) Torfaen County Borough

Title number / Rhif teitl CYM417016

A: Property Register continued / Parhad o'r gofrestr eiddo

Council (Transferee):-

"Exceptions and Reservations in favour of the Transferor:

The property is sold subject to the following exceptions and reservations and rights:

a) the full and unrestricted right at any time and from time to time to erect or permit to be erected any buildings or other erections and to alter any building or other erection now standing or hereafter to be erected on any part of the Transferor's retained land in such manner as to obstruct or interfere with the passage and access of light and air to the property and so that all privileges of light and air now or hereafter to be enjoyed over any part of the Transferor's retained land in respect of the property shall be deemed to be so enjoyed by the licence or consent of the Transferor and not as of right

b) Full right and liberty to use the surface water and or foul sewers water and gas pipes and cables now laid in on or under the property for the passage of surface water foul effluent domestic water gas and electrical and telecommunication impulses through the said surface water and foul sewers water and gas pipes and cables together with the full right and liberty to enter upon the property together with all necessary plant equipment and machinery to inspect repair renew or replace as necessary any of the said surface water and foul sewers gas and water pipes and cables

c) Full right of support from the property for the retained land of the Transferor."

B: Proprietorship Register / Cofrestr Perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

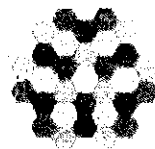
Title absolute/Teitl llwyr

1 (24.09.2008) PROPRIETOR: GWENT POLICE AUTHORITY of Police Headquarters, Croesyceiliog, Cwmbran NP44 2XJ.

End of register / Diwedd y gofrestr

Land Registry
Official copy of
title plan

Title number **CYM417016**
Ordnance Survey map reference **SO2508NW**
Scale **1:1250**
Administrative area **Torfaen / Tor-Faen**



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