



**Philip Secombe  
Police and Crime  
Commissioner  
for Warwickshire**

## **Decision Application WPCC20040**

# **APPOINTMENT OF MARKETING AGENTS FOR LEEK WOOTTON**

<b>Application Date:</b>	Feb 2018	<b>Name of Applicant:</b>	Rob Kindon, Strategic Estates.
<b>Application Decision Reference: WPCC20040</b>			
<b>1. Summary of the application</b>			
Appointment of Marketing Agents for the sale of Leek Wootton			
<b>2. Background information:</b>			
<p>Following a review of its estates, a decision has been taken to dispose of the current Warwickshire Police HQ in Leek Wootton. Some service areas currently still operate from the site, but these are in the process of being relocated over the coming months. Chief Officers have already relocated to the new Justice Centre in Leamington, and a new Operations Communications Centre (OCC) has also been created in new premises on Warwickshire Technology Park know as Stuart Ross House.</p> <p>The buildings and site will be offered for sale on the Open Market to ensure that the best possible price is realised. In order to facilitate the sale, Messrs GVA Grimley Ltd have been appointed following a rigorous tender process. This process involved the shortlisting of five potential marketing agents. Each applicant undertook a presentation to a panel made up of three Chartered Surveyors, the Director of Enabling Services and the PCC all overseen by a Senior Procurement Officer. Applicants were independently scored against quality and costs with GVA being successful.</p> <p>GVA will produce a detailed marketing proposal and timetable that ensures the greatest capital receipt is achieved and will commence marketing within the next few weeks.</p>			
<b>3. Whether additional information/report is attached to support this decision application</b>			
<b>YES – Confidential Appendices – Contractual Terms and Conditions</b>			

#### **List of additional information/report**

- a) Standard Terms of Agreement
- b) Letter of Instruction

#### **4. Expected benefits (non financial)**

The new Operations Communications Centre will facilitate adoption of new technology providing a more efficient and robust service to the public.

The re-location of existing service units to “fit for purpose” accommodation providing a good working environment for staff and officers to enable the delivery of effective services to the communities of Warwickshire.

#### **5. Impact of not approving the application**

A strategic review of the estates provision for Warwickshire Police has indicated that the premises at Leek Wootton are surplus to requirements and that other buildings are better placed to meet the future needs of the service. The Leek Wootton site is expensive to run and maintain and its disposal will help to address some of the financial challenges faced.

If the site is not disposed of in a timely fashion, the premises will remain vacant incurring unnecessary business rates costs. Additionally, the buildings, even if empty, would still have to be maintained for H&S reasons incurring ongoing costs for heating, water, equipment checks and other compliance issues.

Some aspects of the estate eg Woodcote House is listed and requires a high level of ongoing maintenance and thus cost, to comply with planning regulations.

#### **6. Costs**

**Revenue:** Initial marketing costs will be payable as detailed in the confidential part 2 report.

**Capital:** A substantial capital receipt will be received following exposure to the open market. Any receipts can be used in accordance with normal capital financing rules. There is significant investment planned over the medium term and any receipt from this sale will be used to finance the capital programme.

#### **7. Savings:**

It is anticipated that a significant proportion of the current revenue costs for running the Leek Wootton site can be saved, when the disposal is complete.

#### **8. Equality and Diversity Implications:**

None identified.

### 9. Treasurer's comments

This decision refers solely to the open process undertaken to appoint marketing agents, to undertake the work to enable the disposal of Leek Wootton – further decisions and reports will be required as this process progresses. The initial marketing agent costs can be met from within the existing budget provision, but this should help to ensure that the maximum capital receipt can be gained for the site.

### 10. Legal/Monitoring Officer comments

This contract has been awarded to GVA following a robust tendering process as set out in this notice. The overall aim being to maximise the proceeds from the sale of Leek Wootton which can then be reinvested in policing in Warwickshire.

### Decision of the Police and Crime Commissioner

To appoint GVA as marketing agents and to offer the site to the open market at the earliest opportunity.

PCC Signature:



Date of Decision:

22<sup>nd</sup> February 2019

N.B. This decision is to market the site ONLY  
with further decisions to be taken in the future.  
PSS