



Philip Secombe  
Police and Crime  
Commissioner  
for Warwickshire

## Decision Application WPC20084

# RETENTION OF LEEK WOOTTON AS WARWICKSHIRE POLICE HEADQUARTERS AND THE REMARKETING OF PART OF THE SITE

<b>Application Date:</b>	June 2019	<b>Name of Applicant:</b>	Neil Hewison
<b>Application Decision Reference: WPC20084</b>			
<b>1. Summary of the application – Retention of Police Headquarters and the marketing of part of the site, Leek Wootton.</b>			
<b>2. Background information:</b>  In February 2018 the decision was taken to sell the former Police Headquarters and grounds at Leek Wootton. Marketing agents GVA Grimley Ltd (now Avison Young) were appointed as detailed in decision notice WPC20040 to manage the sale, as the site at that time was surplus to the force's operational requirements.  Following West Mercia's decision to terminate the Strategic Alliance on 8 <sup>th</sup> October 2018 Warwickshire Police carried out an extensive piece of due diligence work which has ultimately led to the creation of a strategic business case, the core of which was to re-establish Warwickshire Police when the alliance terminates on 8 <sup>th</sup> October 2019.  As a consequence of this detailed work it is clear that Warwickshire Police will have to accommodate an additional 150 – 200 members of staff after the termination date and the only practical and feasible way of meeting this requirement in the timescales concerned is to take the former Police Headquarters at Leek Wootton off the market and to re populate the site. The existing police estate cannot accommodate the additional members of staff.  Having made the decision to remain on site, Warwickshire Police have identified land in two parcels which are surplus to operational requirements. 'The Paddocks' on the east of the site 6.35 acres and 'The Tennis Courts' to the south east of Woodcote House 1.42 acres. Avison Young have been retained to market these plots and an interim invoice to cover their professional fees to date has been agreed which cover the initial marketing costs of the whole site.			

**3. Whether additional information/report is attached to support this decision application**

**YES /**

**List of additional information/report**

a) Initial letter of instruction to GVA Grimley – *Exempt from disclosure under S.43 Commercial Interests*

b) Email Nigel Perring PPL to Philip Seccombe 30<sup>th</sup> May 2019, which outlines the agreed interim professional fees connected with the original sale of the whole site - *Exempt from disclosure under S.43 Commercial Interests*

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

An interim fee has been agreed with Avison Young.

Retention of Avison Young as agents secures value for money and recognises the fact that a number of potential purchasers conditional and unconditional had been secured from their initial marketing of the site. It is expected that some of these purchasers will be interested in the plots to be marketed.

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

GVA Grimley were selected following a competitive tendering process.

A retendering exercise would be required to identify a new agent which would significantly delay the marketing of the site and ultimately the realisation of a potential sizeable capital receipt.

In addition, the costs of marketing to date would be lost and engaging another agent would build in significant extra cost which could be avoided by re engaging Avison Young.


**6. Costs**

**Revenue:** Initial marketing costs will be payable as detailed in the confidential part 2 report. These can be financed within the existing budget.

**Capital:**

A substantial capital receipt is anticipated following exposure to the open market. Any such receipt can be used in accordance with normal capital financing rules. The Leek Wootton site will require substantial investment over the short to medium term, in addition to the existing capital programme works identified in the annual budget and the Medium Term Financial Plan (MTFP). On this basis, any receipt arising from this sale will be used to finance the overall capital programme.

The investment required to repopulate Leek Wootton will be subject to further specific decision notices.

<p><b>7. Savings:</b></p> <p>There are no direct savings anticipated from the retention of Leek Wootton, or the remarketing of 'parcels' of land that are 'surplus' to operational requirements.</p>
<p><b>8. Equality and Diversity Implications:</b></p> <p>None have been identified.</p>
<p><b>9. Treasurer's comments</b></p> <p>The decision to retain Leek Wootton is an operational one and the PCC has followed the advice of the Chief Constable in agreeing to take Leek Wootton off the market for the reasons outlined in this notice.</p> <p>The cost and financing of re-establishing Leek Wootton will be detailed in further decision notices.</p> <p>The second part of this decision notice relates to the reappointment of Avison Young as marketing agents for the sale of the two parcels of land. The initial marketing agent costs can be met from within the existing budget provision and this should help to ensure that a maximum capital receipt will be secured for the land.</p>
<p><b>10. Legal/Monitoring Officer comments</b></p> <p>The decision not to sell Leek Wootton has been made for operational reasons and the force has no other credible options in the timeframe available to accommodate the additional numbers of staff as the force rebuilds following termination of the Strategic Alliance by West Mercia.</p> <p>Avison Young formerly GVA Grimley successfully tendered for the original contract to sell the whole site. They were successful in attracting a significant number of bids for the site. They have been retained to sell the 2 parcels of land detailed in this notice.</p>
<p><b>Decision of the Police and Crime Commissioner</b></p> <ol style="list-style-type: none"> <li>1. To retain Leek Wootton as the Warwickshire Police Headquarters and take the whole site off the market.</li> <li>2. To reappoint Avison Young as the marketing agents for the sale of the two parcels of land on the Leek Wootton site that are surplus to operational requirements.</li> </ol>
<p><b>PCC Signature:</b> </p>
<p><b>Date of Decision:</b> 18<sup>th</sup> July 2019.</p>