



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

Notice of Decision

Decision Title: Sale of Southam Police Station exempt under S.43 Commercial Interests – Update – refer to WPCC20055, WPCC3- 0022 and WPCC-0034

Decision Reference: WPCC3-0071

Lead Officer: Polly Reed, OPCC Chief Executive

Date: 28 October 2022

Status: Confidential

If confidential, rationale:

Exempt under S.43 Commercial Interests

Decision Summary

The Seller and the Buyer have agreed to vary the Contract to extend the Long Stop Date (as defined in the Contract) by a further 6 months.

I confirm that I do not have any disclosable pecuniary interests in this decision and that the decision in compliance with the Code of Conduct. Any interests are indicated below.

Signature Date: 28/10/2022

1. Background Information

The sale of Southam Police Station was previously approved via Decision Notice WPCC20055, WPCC3-0022 and updated in WPCC3-0034 whereby the Buyer has requested that the contract is novated from HB Villages Developments Limited to HB Villages Southam Ltd.

The Seller and the Buyer have agreed to vary the Contract to extend the Long Stop Date (as defined in the Contract) by a further 6 months. This is due to the time taken for a planning application to be considered by Warwick District Council. On receiving advice from the Council, the purchaser has agreed to review and resubmit the application. In order to have time for the planning process, the purchaser has requested an extension of 6 months to the long stop date. This has further extended the possible extension for another 6 months, which would be in total 24 months from the original date of contracts exchanged – 26 October 2021.

2. Detail of additional information attached

Copy of Decision Notice WPCC20055 WPCC3-0022 and WPCC3-0034

Variation to the contract

3. Expected Benefits

This extension will allow the Commissioner to continue to work with the agreed purchaser to ensure the sale is achieved and the value realised to the public purse.

4. Impact of not approving the application

The purchaser will not further pursue the purchase, and the Commissioner will need to remarket the property. In this uncertain time it is not clear that this would be financially worthwhile.

5. Costs (including any identified savings)

No changes from previous decision. The purchaser has agreed to cover the costs of the change to the contract.

6. Equality Implications

None identified

7. Legal Implications

Legal advice has been sought on this proposed change to the contract.

8. Publication

Information in this form is subject to the Freedom of Information Act 2000 (FOI Act) and other legislation. Unless the information provided is covered by an exemption, the information contained in the form will be published on the Warwickshire PCC website.

Comments from the Treasurer

There are no financial issues directly arising from the extension of this contract.

Comments from the Chief Executive and Monitoring Officer

This is a sensible approach to ensure that the sale remains on track and the agreed monies received. There are significant delays in planning requests to the local Council which will have delayed progress on the purchaser's side.