



ORIGINATOR:
Paul D. Trott

DECISION NUMBER: D28-2017

SUBMITTED TO: Martin Surl, Police & Crime Commissioner for Gloucestershire

SUBJECT: Surrender of SWAST Lease, GTEC, Waterwells

EXECUTIVE SUMMARY:

In 2001 the former Police Authority, the County Council and the Ambulance Service Trust agreed to establish a "Tri-Service Control Centre" as part of the Waterwells campus. For financial reasons the freehold of the land and building was vested in the Police Authority and the County Council jointly who together granted a fifty-year lease to the Ambulance Trust in 2002 of most of the ground, part of the first floor of the building and a store building.

Following various re-organisations and re-structures the Ambulance Service has decided to withdraw from the building and surrender its lease. The terms of the surrender were negotiated between agents for the Ambulance Trust and the PCC, the County Council having previously indicated that they had no need for or interest in taking over the Ambulance controlled space with the building. The release of the space by the Ambulance Service will not only allow the Constabulary to relocate some of its officers and staff into premises within the Waterwells campus but it will also enable it take over approximately 50 additional car parking spaces. The Ambulance Trust gave formal notice of their intention to surrender their lease on 12 May 2017 to the PCC and the County Council and the Heads of Terms negotiated are attached. These have been approved by the County Council.

The PCC is asked whether he is willing to accept the surrender of the lease from the Ambulance Trust on payment by the PCC to the Trust of £100,000 and the grant of licences by the PCC and the Council to the Ambulance Trust in respect of an IT server room on the ground floor for two years and for two car parking spaces for one year.

RECOMMENDATION:

That the PCC accept the surrender of the lease of part of the GTEC building, Waterwells, Quedgeley, Gloucester by the South Western Ambulance Service NHS Foundation Trust on the terms set out in the Heads of Terms attached.

OUTCOME/APPROVAL BY:

The above recommendation has my approval.

Signature:

A handwritten signature in black ink, appearing to read 'MASI', written over a horizontal line.

Date: 25 July 2017

Public Access to Information

Information in this form and associated reports is subject to the Freedom of Information Act 2000 and the Elected Local Policing Bodies (Specified Information) Order 2011. Where it has been indicated that this is a decision of significant public interest, all of this form except Part Two will be made available on the website of the OPCC.

Any information that should not be automatically available on request should not be included in Part One but instead on a separate Part Two form.

Is this a decision of significant public interest?

This includes a decision with any impact on the community, expenditure in excess of £50,000, or any decision that would be of obvious interest to the media or the general public

Yes.

Is there a Part Two form?

This section should only include information that, if published:

- a) would, in the view of the chief officer of the police, be against the interests of national security;*
- b) might, in the view of the chief officer of police, jeopardise the safety of any person;*
- c) might, in the view of the chief officer of police, prejudice the prevention or detection of crime, the apprehension or prosecution of offenders, or the administration of justice; or*
- d) is prohibited by any enactment.*
- e) breaches commercial sensitivity*

No.

ORIGINATOR CHECKLIST (MUST BE COMPLETED)

Comments including who has approved the report if applicable

Has legal advice been sought on this submission if required?

Yes.

Has the Chief Finance Officer been consulted, if required?

Yes.

Have equality, diversity and human rights implications been considered, as appropriate?

Not applicable.

Is the recommendation consistent with the objectives of the Police and Crime Plan?	Yes.
Has consultation been undertaken with people or agencies likely to be affected by the recommendation?	Yes.
Has communications advice been sought on areas of likely media, community, staff or partner interest and how they might be managed?	Yes. The decision will be published internally and externally once the surrender has taken place.
Have all relevant implications and risks been considered?	Yes.

PART ONE – For publication

1. Purpose of the report

To seek agreement from the Police and Crime Commissioner, as joint freeholder of the GTEC Building, to the surrender by the South West Ambulance Service Trust of their lease of part of the building.

2. Background

In 2001 the former Police Authority, the County Council and the then Gloucestershire Ambulance Service NHS Trust agreed to establish a "Tri-Service Control Centre" as part of the Waterwells campus. For financial reasons the freehold of the land and building was vested in the Police Authority and the County Council jointly who together granted a fifty-year lease to the Ambulance Trust in 2002 of most of the ground, part of the first floor of the building and a store building.

The Ambulance Service Trust subsequently merged to form the Great Western Ambulance Service Trust which was subsequently acquired in February 2013 by the South Western Ambulance Service NHS Foundation Trust. The latter has subsequently reviewed its operating model and has identified the GTEC facility as surplus to its requirements. Negotiations began between the OPCC, the County Council and the Ambulance Service in 2013. Finding common ground on the terms of surrender was not easy and it was not until February this year that the Ambulance Service finally came forward with a concrete proposal. This was subsequently the subject of detailed negotiations between BNP Paribas for the PCC and Hartnell Taylor Cook LLP for the Ambulance Trust. The terms finally negotiated on behalf of the OPCC and Ambulance Trust are attached to this report. These have been shared with the County Council who have agreed to support the proposed surrender although it will now be necessary to reassess the service charges levied between the PCC and the Council based on current and proposed usage of the building.

3. Recommendation(s)

That the PCC accepts the surrender of the lease of part of the GTEC building, Waterwells, Quedgeley, Gloucester by the South Western Ambulance Service NHS Foundation Trust on the conditions set out in the attached Heads of Terms.

4. Financial and resource implications

In addition to the premium of £100,000 (potentially plus VAT) to be paid by the PCC to the Ambulance Service Trust, the occupation of the space released by the Ambulance Service will increase the service charges which the PCC will have to contribute to the running of the building. The Ambulance Service currently contributes in the region of £80,000 p.a. to the building's running costs.

5. Risk assessment

No additional risks, other than the increased revenue costs have been identified.

6. Equality & Diversity impact assessment

No Equality or Diversity issues have been identified.

7. Environmental impact assessment

The occupation of the vacated areas by the Constabulary will provide the opportunity for a review of energy consumption within the building and a potential reduction of the service charges payable.

8. Consultation

The negotiation has been undertaken in full consultation with the Property and Estates Team and the Chief Finance Officer.

9. Discussed with Communications & Engagement

Preliminary discussions with the Head of Public Affairs have taken place with a view to publicising the opportunities presented by the acquisition of space within the building that has been left vacant by the Ambulance Service for many months.

10. Conclusion

That the opportunity presented by the surrender of the lease and the occupation of the space by the Constabulary represents good value for money since it will allow further consolidation of HQ functions within a multi-agency building on the Waterwells campus and will contribute towards the potential disposal of other premises thereby realising a capital receipt and reducing revenue expenditure to offset the cost of acquiring this space.

ORIGINATOR APPROVAL

Name: Paul Trott

Job title: Chief Executive (SRO for Estates)

Signature: Paul D. Trott

Date: 19 July 2017

CHIEF EXECUTIVE APPROVAL

I am satisfied that relevant advice has been taken into account in the preparation of the report and that this is an appropriate request to be submitted to the PCC.

Signature: Paul D. Trott

Date: 19 July 2017



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