



**ORIGINATOR:**  
Paul D. Trott, Chief Executive

**DECISION NUMBER: D07-2018**

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

**SUBJECT: Sale of Land at Cleeve Business Park, Bishop's Cleeve, Cheltenham**

**EXECUTIVE SUMMARY:**

The PCC currently owns approximately 3.85 acres of land on the Cleeve Business Park, Bishop's Cleeve, Cheltenham. The land is undeveloped and is surplus to the Constabulary's requirements. The site has been marketed widely and an offer of £1.67m (less a £100,000 retention due to soil conditions) has been received from Chancerygate Limited.

**RECOMMENDATION:**

To approve the sale of the land on the basis set out in the Heads of Terms.

**OUTCOME/APPROVAL BY:**

Date: 27 March 2018

Signature:

<p><b>Public Access to Information</b></p> <p><i>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.</i></p> <p><i>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.</i></p>	
<p><b>Is this a decision of significant public interest?</b></p> <p><i>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</i></p>	<p><b>Yes</b></p>
<p><b>Is there a Part Two form?</b></p> <p><i>This section should only include information that, if published:</i></p> <ul style="list-style-type: none"> <li><i>a) would, in the view of the chief officer of the police, be against the interests of national security;</i></li> <li><i>b) might, in the view of the chief officer of police, jeopardise the safety of any person;</i></li> <li><i>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</i></li> <li><i>d) is prohibited by any enactment.</i></li> <li><i>e) breaches commercial sensitivity</i></li> </ul>	<p><b>No</b></p>

<b>ORIGINATOR CHECKLIST (MUST BE COMPLETED)</b>	<b>Comments including who has approved the report if applicable</b>
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?	N/A
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
Have all relevant implications and risks been considered?	Yes

**PART ONE – For publication**

**1. Purpose of the report**

The Board's decision is sought to approve the Heads of Terms concerning the sale the land at Bishop's Cleeve to Chancerygate Limited. A copy of the Heads of Terms is attached for information.



HOTS - Land at  
Cleeve Business Park

**2. Background**

The land at Cleeve Business Park was purchased by the former Police Authority in 2006 with the intention of building on the land a divisional police headquarters serving the former Cheltenham and Tewkesbury police division. The project was to be financed by way of a PFI agreement for which planning permission was obtained in November 2005 although this lapsed in 2010. However, in 2007 the project was abandoned due to the financial crisis and the land has remained vacant ever since.

The site is located to the south of the A435 within an area known as Cleeve Business Park.



The site has an area of approximately 3.85 acres (1.56 ha).

The land is agricultural in nature. However, situated to the east there is an office/industrial facility occupied by GE Avionics. The land was historically used as farmland but has for some years been designated in the Tewkesbury Local Plan for employment use.

There is currently one access point to the site from an estate road which connects to the A435.

The site has badger setts, surveys of which have confirmed that relocation of the setts may be required as and when the land is developed.

The Chief Constable has confirmed that the site is surplus to requirements and he has no operational use for it either currently or in the foreseeable future.

Marketing of the site commenced in March 2017 to coincide with the Cheltenham Festival (when it was believed that a number of prospective purchasers would be visiting the area). Three bids were received of which the offer from Chancerygate Ltd was the highest.

Chancerygate have surveyed the site which has identified an issue with the soil conditions which will require the site to be compacted before any development can take place. The cost of this is currently unknown but could cost up to £100,000. Enquiries in relation to the legal title and connection of services to the site have identified that access to the site and connections to power and other services will need to be made via a private road owned by GE. Legal advice has been obtained and shared with Chancerygate who have now accepted the situation in relation to access and connection to the gas and water supply and public sewer but have sought a reduction in price in respect of connection to the supply of electricity. This means that Chancerygate's original offer has been reduced to £1.67m less a retention of up to £100,000 in respect of the soil compaction work.

BNP Paribas have advised that the bid from Chancerygate represents value for money and is in line with their expectations taking into account the current state of the property market. The alternative would be to retain the land for approximately five years and then return to the market, by which time the state of the market may have improved although there is no guarantee that that would be the case.

**3. Recommendation(s)**

The Commissioner is recommended to accept the bid from Chancerygate Limited on the terms set out in the Heads of Terms attached.

**4. Financial and resource implications**

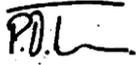
The sale of the land will realise at least £1.57m less marketing and legal costs which will be added to the Commissioner's Capital Receipts to be reinvested in other capital projects.

- 5. Risk assessment**  
No exceptional risks have been identified.
- 6. Equality & Diversity impact assessment**  
Not applicable.
- 7. Environmental impact assessment**  
An ecological appraisal of the site was undertaken in 2013, a copy of which has been provided to the purchasers. No significant environmental issues were identified apart from the potential issue relating to the badger setts.
- 8. Consultation**  
The proposed sale has been the subject of consultation with the Constabulary, the Chief Finance Officer, BNP Paribas and legal advisers.
- 9. Discussed with Communications & Engagement**  
An announcement will be made to the Constabulary and the public once contracts are exchanged and the sale is completed.
- 10. Conclusion**  
That the land at Cleeve Business Park should be sold on the terms proposed.

**ORIGINATOR APPROVAL**

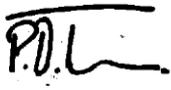
**Name:** Paul D. Trott

**Job title:** Chief Executive, OPCC

**Signature:**  **Date:** 27 March 2018

**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:**  **Date:** 27 March 2018