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Originator:
Paul Trott, Chief Executive, OPCC

Decision number: 31/2018

Submitted to: Martin Surl, Police & Crime Commissioner for Gloucestershire

Subject: Purchase of Land at Bamfurlong Lane, Bamfurlong, Cheltenham

Executive summary:

Considerable work has been undertaken to assess the options for the redevelopment of the Operations Centre at Bamfurlong, making best use of its unique position in the centre of the county and on the junction of the M5 and the A40 Golden Valley Bypass.

One of the issues identified has been the need to provide an alternative route for power, gas, water and IT services to and from the site and space which can be used by the Constabulary while any redevelopment of the site takes place.

Agreement has consequently been reached with the owners of the field to the east of Bamfurlong Lane to purchase the field from them to supplement the existing site.

Recommendation:

It is recommended that the Commissioner purchase the freehold of the land from its current owners at a price of £65,000 plus a contribution towards the sellers' legal costs.

Outcome/approval by:

Signature:

Date: 27 November 2018

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

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, from Harrison Clark Rickerbys
Has the Chief Finance Officer been consulted, if required?	Yes. The purchase can be funded from the Estates Reserve
Have equality, diversity and human rights implications been considered, as appropriate?	N/A

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How is the recommendation consistent with the objectives of the Police and Crime Plan?	The purchase will support the commitment in the Police and Crime Plan to develop the Bamfurlong Operations Centre
Has consultation been undertaken with people or agencies likely to be affected by the recommendation?	N/A
Has communications advice been sought on areas of likely media, community, staff or partner interest and how they might be managed?	Not yet.
Have all relevant implications and risks been considered?	Yes.

Part One – For publication

1. Purpose of the report

The purpose of this report is to authorise the purchase of the field to the east of Bamfurlong Lane near Bamfurlong, Cheltenham as shown on the plan below.



2. Background

Over the last two years considerable work has been undertaken by the Estates Team and others to assess the options for the redevelopment of the Operations Centre at Bamfurlong, making best use of its unique position in the centre of the county and on the junction of the M5 and the A40 Golden Valley

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Bypass in line with the commitment in the Police and Crime Plan to redevelop the Centre to improve the facilities on the site and better equip it to meet its present and future functions.

One of the issues identified has been the need to provide an alternative route for power, gas, water and IT services to and from the site, which are currently restricted to Bamfurlong Lane and to provide space which can be used by the Constabulary while any redevelopment of the site takes place. Following the redevelopment it has been suggested that the land could be used to provide staff car parking which can be separated from the operational buildings, equipment and vehicles.

Agreement has been reached with the owners of the field to purchase it from them at a price of £65,000.

Although the land is technically within the Green Belt between Gloucester and Cheltenham, Tewkesbury Borough Council has agreed to include it, together with the Operations Centre, in a policy which effectively removes the site from the planning restrictions that otherwise limit development within the Green Belt.

3. Recommendation(s)

It is therefore recommended that the Commissioner purchase the freehold of the field from its current owners at a price of £65,000 plus a contribution towards the sellers' legal costs.

4. Financial and resource implications

The purchase cost will be met from the Estates Reserve. The Commissioner's land and property advisers, BNP Paribas, have advised that the purchase of the land at the agreed price represents good value for money.

5. Risk assessment

Due diligence has been carried out in relation to the land and no significant risks affecting the title or condition of the land have been identified.

6. Equality & Diversity impact assessment

Not applicable.

7. Environmental impact assessment

Please see attached.

8. Consultation

The proposal to purchase the land has been discussed with the Constabulary, via the Estates Board and independently in the course of discussions concerning the future of the Operations Centre.

9. Discussed with Communications & Engagement

Not applicable

10. Conclusion

That the land at Bamfurlong Lane be purchased as soon as possible at the agreed price.

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Originator approval

Name: Paul D. Trott

Job title: Chief Executive

Signature:

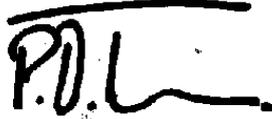


Date: 9 November 2018

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: 9 November 2018