



THE POLICE & CRIME COMMISSIONER FOR CLEVELAND

DECISION RECORD FORM

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| REQUEST: For approval |
| Title: Purchase of land at Hemlington for the construction of the Community Safety Hub |
| Executive Summary: The Community Safety Hub project has completed negotiations on behalf of the PCC with Middlesbrough Council to finalise the legal agreement for the purchase of land at Hemlington and associated work to provide infrastructure to the site. The Heads Of Terms that commenced these negotiations were previously agreed by the PCC and Mayor of Middlesbrough on 25 th May 2016. Legal advisors working on behalf of the PCC and Middlesbrough Council have now completed the detailed agreement that fulfil the Heads Of Terms and have prepared documents for signature by both parties. The basis of the agreement includes: <ul style="list-style-type: none">- Purchase of the land, at a cost of £657,000, for the purposes of building a Community Safety Hub in accordance with the conditions confirmed as a result of planning permission agreed 2nd September 2016.- A shared approach to developing the infrastructure to the boundary of the site such as power, telecommunications, water, drainage etc. These being required for the Community Safety Hub to connect into as part of the main building construction. Costs incurred by Cleveland Police are to be deducted from the overall land purchase price once completed. The agreement also covers the required permission for the construction partner to complete the work on land owned by Middlesbrough Council.- The construction of the access road from Stainton Way into the Community Safety Hub and in the longer term into other developments on the Hemlington Grange site. This will be funded partly by Cleveland Police as a proportionate share and as a result of other developments being progressed on the site. The overall cost of the road is estimated at £459,000 initially funded by the project, to be reimbursed by Middlesbrough Council as new developments progress and/or within 10 years.- An option for additional land available to the PCC to the south of the site to be confirmed no later than 31st December 2020. This decision provides a milestone within the Community Safety Hub Project and re-confirms a commitment by the PCC and Middlesbrough Council for transformative investment in the Hemlington area. For the PCC and Cleveland Police, the completion of the legal land purchase enables the construction to commence. The overall costs are to be funded from the Community Safety Hub project and have been forecasted and reported monthly into the Community Safety Hub Board, and as part of the financial accounting processes within Cleveland Police. |
| Decision: Agree the completion of the Hemlington land purchase and authorise the Chief Executive to sign the legal purchase and transfer agreements. |
| OPCC Lead Officer: Liz Byrne |
| Contractor Details (if applicable): Council of the Borough of Middlesbrough |

| Implications: | | | |
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| Has consideration been taken of the following: | Yes | No | |
| Financial | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Legal | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Equality & Diversity | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Human Rights | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Sustainability | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Risk | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| (If yes please provide further details below) | | | |

Decision Required – Supporting Information

Financial Implications: (Must include comments of the PCC's Chief Finance Officer where the decision has financial implications)

One of the underlying principles of this project was that the costs of moving from Ladgate Lane would not exceed the proceeds from the sale of the land at Ladgate Lane and that there should be a reduction in revenue costs as a result. I previously highlighted, on Decision Record Form 41-2015, that based on projections at that time, which were for a 5,000 square metre building and a separate Data Centre to be shared with North Yorkshire Police, that there was a chance that the overall costs of the project could exceed the proceeds from the sale of Ladgate Lane by £2.5m

A significant amount of work has since been undertaken to reduce the size of the building, which now includes a standalone Data Centre, after the decision by North Yorkshire Police to house their servers within their newly acquired headquarters. The result of this work, when combined with the results of the tender to build the Community Safety Hub on the land at Hemlington, means that the PCC can make the decision to purchase the Land at Hemlington and pay for the associated access to the site, as set out within this Decision Form, with the knowledge that based on current projections and budgets that this is affordable within the agreed receipts from the sale of the Ladgate Lane site.

Legal Implications: (Must include comments of the Monitoring Officer where the decision has legal implication)

Having read this report and having considered such information as has been provided at the time of being asked to express this view, the Chief Executive is satisfied that this report does not ask the PCC to make a decision which would (or would be likely to) give rise to a contravention of the law.

Equality and Diversity Implications

None arise.

Human Rights Implications

None arise.

Sustainability Implications

None arise.

Risk Management Implications

None arise.

OFFICER APPROVAL

Monitoring Officer

I have been consulted about the decision and confirm that financial, legal, and equalities advice has been taken into account. I am satisfied that this is an appropriate request to be submitted to the Police and Crime Commissioner.

Signed 

Date 20 December 2016

Police and Crime Commissioner:

The above request HAS my approval.

Signed 

Date 20/12/16