

Decision Note - Site acquisition:5 Sutherland Road, Stoke-on-Trent



REQUEST FOR DECISION BY THE STAFFORDSHIRE COMMISSIONER

	Policing:	Crime:	Fire & Rescue:
This decision relates to:	Yes	No	No

APPROVAL (for completion by Staffordshire Commissioner only)

Rationale for approval

STAFFORDSHIRE COMMISSIONER

Signature

Date

22/3/23

Date decision required by: 14th March 2023

If an urgent approval is required, please state reasons:

The vendor for the site has expressed concern at the delays in achieving the sale, these delays in part relate to the issues of the land that does not form part of the sale. It is appropriate that we move quickly to conclude this purchase and avoid the site being placed to market.

For completion by Staffordshire Commissioner's Office only:-

Decision Number: *SCP/D/202324/001*

Date Received: *13 June 2023*

	Yes	No
Has the required decision been considered under the guidance of the Staffordshire Commissioner's Decision Making Policy?	✓	
Has the required decision been deemed to be a Key Decision as defined within the Staffordshire Commissioner's Decision Making Policy?	✓	
Who is empowered to make the required decision? <i>Staffordshire Commissioner</i>		

Title	Site acquisition:5 Sutherland Road, Stoke-on-Trent
Summary:	
<p>Approval is sought for the purchase of the property and land at Purchase of Fitzgerald House, 5 Sutherland Road, Longton, Stoke-on-Trent for the sum of [REDACTED]. The site will be used as a vehicle compound.</p> <p>Staffordshire Police, under the local policing plan via changes in the police operating model have increased the numbers officers serving the community of Longton. The increase in officer numbers at the stations has created a significant demand for secure vehicle parking.</p> <p>The site is located next to and adjoins Longton Police Station, a building owned by the Office of the Staffordshire Commissioner.</p>	
Recommendation:	
<p>That the Commissioner approves the purchase of the site known as 5 Sutherland Road, Stoke-on-Trent for the sum of [REDACTED] from Mudhouse Properties Ltd.</p>	

Chief Executive

I hereby approve the recommendation for consideration.

Signature



Date

28/3/23

REPORT AND ADVICE TO THE STAFFORDSHIRE COMMISSIONER

1. Introduction and background

Approval is sought for the purchase of the property and land at Purchase of Fitzgerald House, 5 Sutherland Road, Longton, Stoke on Trent for the sum of [REDACTED] from Mudhouse Properties Ltd.

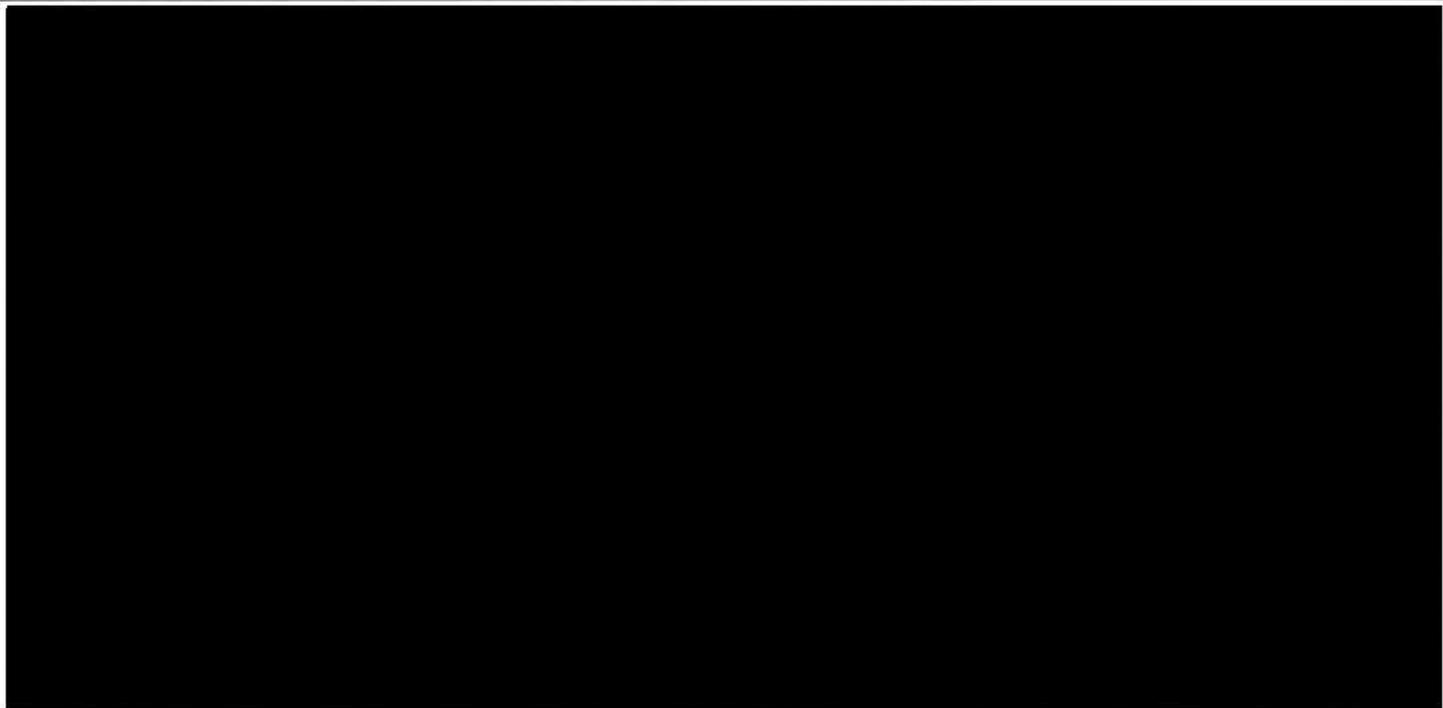
The offer to purchase the site has been made with due regard to a Red Book Valuation undertaken by Andrew Dixon & Company (Chartered Surveyors) who have confirmed that in their opinion the site has a market value of [REDACTED], i.e. has a value that is above the proposed purchase price.

The site is located next to and adjoins Longton Police Station, a building owned on behalf of the tax payer by the Staffordshire Commissioner. Under the local policing plan and recent changes in the police operating model, the number of officers at Longton has been significantly increased.

This growth in activity supports an expansion of the site police station occupies by the purchase of this property to support secure vehicle parking and operational requirements.

Longton Police Station was constructed in the early 1990's and is due to be refurbished, the refurbishment of the station and the integration of this site into the police station will provide a police facility fit for the next thirty years.

[REDACTED]



2. Issues for consideration

The purchase is economically viable, a comparison between the cost of borrowing to purchase the site versus the existing costs of renting secure car parking in the locality has been made. In summary comparing the existing Licence to rent cost of [REDACTED] per annum for land for car parking at [REDACTED] with the annual charge for servicing the debt, demolition costs and business rates of £35,000 results in an efficiency of £16,520.



3. What other options have been considered?



[REDACTED]

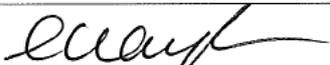
In addition, attempts to identify alternative car parking locations within a reasonable have been of little merit.

4. Consultation and Engagement undertaken

The need to extend the Longton site has arisen as a consequence of staff engagement through the police operating model and has the support of the Board that project reported to, in addition consultation has taken place at senior level within City Command and at local site level.

Report Implications

5. Monitoring Officer comments:

Signature  Date 28/3/23

6. Section 151 Officer comments:

The proposed purchase is below the red book value in determining, for a public sector body, if the purchase represents value.

This will present a pressure into the capital programme and will require funding, however given the need to expand capacity in this location, in part due to additional officers funded via the uplift programme, it is proposed to utilise part of the uplift reserve to complete the purchase.

The MTFs contained an assumption that car parking rental could be ended at Longton from April 2023. However, to enable speedy undertaking of construction works on the refurbished Longton Police station it is proposed to utilise in part the purchased site to house the builder's compound. As such funding will be required to lease the current site for an additional 12 months at c. [REDACTED]. It is proposed this is drawn from the same reserve as the purchase costs. The total reserve draw will be [REDACTED]

Over the medium term this site gives excellent opportunity for expansion and the ending of a lease in 2027 at a site which is significantly more expensive for provision than an owned site in the City. This saving will be incorporated into the 2024/25 MTFs refresh

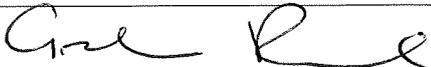
Signature

J. Bloomer

Date 22/03/2023

	Yes	No
Has legal advice (outside of that provided by the Monitoring Officer) been sought on the content of this report?	Yes	
7. Legal Comments: County Legal Services Summary Paste here:		
8. Equality Comments – please attach the completed EIA <i>NOT applicable</i>		
9. Background/supporting paper None – Discussed except for discussion at Strategic Estates Board		
Please answer the following questions	Yes	No
10. Public access to information?		X
11. Does this decision involve the processing of personal data? (If yes please attach a completed Data Impact Assessment)		X
12. Is the publication of this form to be deferred? (If yes approx. how long?) Until completion of sale – assumed 30th April 2023	X	
13. Does this form contain commercial or operationally sensitive information which is to be redacted? (If yes, please provide details with the submission of this note)	X	

14. ORIGINATING OFFICER DECLARATION:

Author	Graham Read
Signed	

Date

9th March 2023