


**POLICE AND CRIME COMMISSIONER (PCC) FOR LINCOLNSHIRE
REQUEST FOR DECISION**

**REF: 009-2018
DATE: 9 February 2018**

SUBJECT	ACQUISITION OF SKEGNESS MAGISTRATES COURT
REPORT BY	Rachel Pike, Integrated Services Contract Manager
CONTACT OFFICER	Rachel Pike, Integrated Services Contract Manager, Commercial Partnership Team (Tel: 01522 947365)
EXECUTIVE SUMMARY AND PURPOSE OF REPORT <p>Skegness Magistrates Court is located immediately adjacent to the Skegness Police Station, with shared access to parking and linking corridors providing direct access to the Station. The property is vacant, surplus to MOJ requirements, and will be sold at auction in February 2018, if not sold prior by private treaty.</p> <p>The link corridor and shared site presents a significant security risk to the force should the premises be sold at auction.</p> <p>On this basis, the force recommends that the property is purchased by the PCC; the site will be made secure pending a further decision regarding the usage of the property.</p>	
Recommendation	That the PCC approves to the acquisition of Skegness Magistrates Court.

POLICE AND CRIME COMMISSIONER FOR LINCOLNSHIRE	
I hereby approve the recommendation above, having considered the content of this report.	
Signature: 	Date: 9/2/18

A. NON-CONFIDENTIAL FACTS AND ADVICE TO THE PCC

A1. INTRODUCTION AND BACKGROUND

1. The Skegness Magistrates Court was vacated by the MOJ in 2016 and transferred to the Homes and Communities Agency, soon thereafter. The site is deemed unsuitable for social housing development and therefore the Homes and Communities Agency have deemed the site surplus for disposal. There are two predominant factors; the site is located in the flood risk zone and house values are relatively low in Skegness.
2. Lincolnshire Police have been advised that the premises will be sold at auction in February 2018, unless a public sector purchaser can be found. The property has been valued at £150,000. It is recommended that Lincolnshire Police take advantage of this opportunity to acquire the building before the site is sold at auction in February 2018.

Current Magistrates Court Site

3. The Magistrates Court was constructed at the same time as Skegness Police Station in 1974. The building is attached to the Police Station and previously functioned as a conjoined facility. The Police Station services and utilities are shared with the Magistrates Court and services from the Station have been traced to run under the court building and car park.
4. The building is a two storey building with a flat roof, comprising 1400m². For comparison the Skegness Police Station floorplate (GIA) is 2470m².
5. Access to Skegness Police Station is via a private access road, shared by the Court staff and leads to 14 Court parking spaces at the upper level. Egress from the parking spaces is via the rear of the Police Station, sharing the same route onto and off the site as Police Officers and staff. Any future owner/ user of the Court site would be entitled to continue to use this means of access and egress.

Rationale for Purchase

6. The most important consideration is the potential, alternative non-Police future use of the premises. Given the guide price of £150,000 the disposal will undoubtedly attract a lot of interest from speculative property developers. The proximity and physical attachment of the Court building to the Police Station will present a security risk to the operations of the Skegness Station. Once in the hands of private developers the Force will have little influence other than that of consultee as part of the statutory planning process.
7. The acquisition of the Court building will protect the value of the Police Station and indeed enhance the value of both premises as a consequence of the 'marriage' value of the conjoined site.
8. The acquisition could also result in the rationalisation of the wider estate thus releasing potential surplus assets.

B. FINANCIAL CONSIDERATIONS

The acquisition of the Skegness Magistrates Court building will require capital investment in this current financial year of £150,000, which will be found from the existing capital programme.

C. LEGAL AND HUMAN RIGHTS CONSIDERATIONS

Schedule 1 paragraph 14(2)(b) of the Police Reform and Social Responsibility Act 2011 states;

Incidental powers

14(1) A police and crime commissioner may do anything which is calculated to facilitate, or is conducive or incidental to, the exercise of the functions of commissioner.

(a) entering into contracts and other agreements (whether legally binding or not);

(b) acquiring and disposing of property (including land);

(c) borrowing money.

(3) This paragraph is subject to the other provisions of this Act and to any other enactment about the powers of police and crime commissioners.

E. REVIEW ARRANGEMENTS

None.

F. RISK MANAGEMENT

The indicative risks for purchase are detailed below:

Deliverable	Key Risks	Mitigation	Dependencies
Acquisition of the Skegness Magistrates Court	No use found/ agreed for the facility. Premises underutilised.	Identify potential Police uses prior to acquisition with commitment to occupy. Work with partner organisations to share space.	Review of wider estate rationalisation opportunities.
Refurbishment cost	Cost increase beyond original indicative estimates.	Budget remains flexible until such time as use is confirmed.	Confirmation of use.

However, as detailed in this Decision Paper, the risk to the Force of not purchasing the Court building far exceeds those detailed in the above table. If the decision is made not to purchase the Court building then the property will be sold at auction. Particular concern is the access afforded to the new owner of the Magistrates Court site across the rear of the Police Station and the continued shared access and egress. The adjoined internal access also presents separate security issues.

G. PUBLIC ACCESS TO INFORMATION

Information in this form along with any supporting material is subject to the Freedom of Information Act 2000 and other legislation. Part 1 of this form will be made available on the PCC's website within one working day of approval. However, if release by that date would compromise the implementation of the decision being approved, publication may be deferred. An explanation for any deferment must be provided below, together with a date for publication.

Is the publication of this form to be deferred? No.

If Yes, for what reason: N/A

Until what date:

Any facts/advice/recommendations that should not be made automatically available on request should not be included in Part 1 but instead on the separate Part 2 form.

Is there a part 2 form? No.

If Yes, for what reason:

ORIGINATING OFFICER DECLARATION

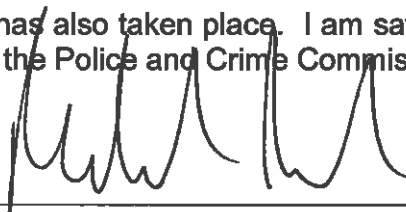
	Initial to confirm
Originating Officer:	
Financial advice: The PCC's Chief Finance Officer has been consulted on this proposal.	JCF
The CC's Chief Finance Officer has been consulted on this proposal.	SE
Monitoring Officer: The PCC's Monitoring Officer has been consulted on this proposal	MS
Chief Constable: The Chief Constable has been consulted on this proposal	CC

OFFICER APPROVAL

Chief Executive

I have been consulted about the proposal and confirm that financial, legal and equalities advice has been taken into account in the preparation of this report. Consultation outlined above has also taken place. I am satisfied that this is an appropriate request to be submitted to the Police and Crime Commissioner for Lincolnshire.

Signature:



Date:

9/2/18