



## RECOMMENDATION REPORT

<b>DECISION: 10/2024</b>	<b>DATE: 6<sup>TH</sup> JUNE 2024</b>
<b>TITLE: DISPOSAL OF SEARCH SHED, HEYSHAM PORT</b>	
<b>AUTHOR: ANDREW LOVATT</b>	
<b>SPONSOR: LEAH WATSON (ESTATES OPERATIONS MANAGER) PP CRISTINA MARSHALL-KIMBERLEY, HEAD OF E&amp;FM</b>	
<b>Executive Summary</b> <p>This report sets out proposals for the disposal of an industrial unit which, until two years ago, was used by Counter Terrorism Policing NW for the searching of goods vehicles entering England from the Heysham ferry terminal. Since then, CTPNW share a newer and better equipped facility operated by Border Force.</p>	
<b>Recommendation</b> <p>The Police and Crime Commissioner is recommended to accept the proposal to transfer ownership of the building to the landlord, Peel Ports Ltd at no cost at lease end without liability.</p>	

## **PART I**

### **1. Background and Advice**

The Constabulary constructed the building around 2013 at a cost of around £120k plus fees, with contributions from NW Counter Terrorism Police and Special Branch of £88,000.

Rent and rates combined are £15,439 and coded to the ACPOTAM budget.

The building, of 286 sq m, is of basic design with the “floor” being the original quayside surface. It is approximately halfway through its economic life and in need of some repair if it were to continue in use.

The use of the search shed by CTPNW has ceased. It is constructed on land held on a short-term ground lease from Peel Ports Ltd, expiring 31<sup>st</sup> July 2024. The lease stipulates that the building is to be removed, the land reinstated and certain statutory matters complied with.

For this reason, a decision is required on the future of the shed’s structure. It is requested that the PCC to decides whether to: -

- a) accept the proposal to transfer ownership of the building to the landlord, Peel Ports Ltd at no cost at lease end without liability (the recommended option);
- b) remove the structure by the end of July (for relocation or “scrap”) at an estimated cost of £110,250; or
- c) face possible legal consequences by leaving it in-situ in the form of a dilapidation claim of approximately £32,000

### **2. Links to the Police and Crime Plan**

The rationalisation of the police estate in Lancashire effectively supports the delivery of local policing as determined by the Police and Crime Plan and the Chief Constable Strategic Strategy.

### **3. Consultations**

CTPNW have confirmed they support the recommended proposal.

### **4. Implications:**

#### **a. Legal**

Should no action be taken and the building not removed prior to the end of the lease, the Constabulary potentially face a dilapidations claim for the cost of the

removal of the building, repairs to the site, costs in complying with statutory reports and legal fees.

#### **b. Financial**

A consultant building surveyor has estimated the dilapidations claim to be £32,600.

They have also estimated the cost to demolish, transport elsewhere within the Estate and re-purpose to be in the region of £110,250. Whilst this has the advantage of gaining the remainder of the building's economic life, it should be considered that the structure is very basic in nature and not suitable for general storage purposes without considerable improvement works.

Other than moderate legal fees, the proposal to accept handing the building over to the landlord for no capital consideration is a neutral cost solution.

#### **c. Equality Impact Assessment**

N/A

#### **d. Data Protection Impact Assessment**

N/A

### **5 Risk Management**

The recommended proposal is the only "no risk" option.

To demolish and re-purpose elsewhere carries a moderate risk. Aside from now having limited time in which to implement and placing additional workload on the Projects team, the structure will need to be stored whilst planning permission is obtained.

To leave the structure without action carries a high risk in terms of uncertainty over penalties imposed by Peel for not complying with the lease terms.

### **6. Background Papers**

N/A

### **7. Public access to information**

*Information in this form is subject to the Freedom of Information Act 2000 and other legislation. Part 1 of this form will be made available on the PCC website within 3 working days of approval. Any facts/advice/recommendations that should not be made available on request should not be included in Part 1 but instead on the separate Part 2 form.*

<b>Officer declaration</b>	<b>Date</b>
<b>LEGAL IMPLICATIONS – As above</b>	
<b>FINANCIAL IMPLICATIONS – As above</b>	
<b>EQUALITIES IMPLICATIONS – As above</b>	
<b>CONSULTATION – As above</b>	
<p><b>Author</b></p> <p>Signature: Andrew Lovatt <span style="float: right;">Date 06/06/24</span></p>	
<p><b>Sponsor</b></p> <p>I have read the above report and confirm this is factually correct.</p> <p>Signature: Leah Watson <span style="float: right;">Date: 01/07/24</span></p>	
<p><b>Chief Finance Officer to the Office of the Police and Crime Commissioner</b></p> <p>I have read the above report and have considered the financial implications. I am satisfied that this is an appropriate request to be submitted to the Police and Crime Commissioner for Lancashire.</p> <p>Signature Steve Freeman <span style="float: right;">Date 08/07/2024</span></p>	
<p><b>Chief Executive to the Office of the Police and Crime Commissioner (Monitoring Officer)</b></p> <p>I have been informed about the proposal and confirm that financial, legal and equalities advice has been taken into account in the preparation of this report. I am satisfied that this is an appropriate request to be submitted to the Police and Crime Commissioner for Lancashire.</p> <p>Signature Steve Freeman <span style="float: right;">Date 08/07/2024</span></p>	