

HERTFORDSHIRE POLICE AUTHORITY

Meeting	Police Authority
Date	Friday 19 November 2010
Title	<p>DECISIONS TAKEN UNDER DELEGATED POWERS:</p> <ol style="list-style-type: none"> 1. Supplemental Deed re. Option Agreement for sale of Council Offices & Police Station, St. Albans Road East, Hatfield. 2. Disposal of Redundant Police House, 1 Pallas Road, Hemel Hempstead, HP2 5NR 3. Planned Preventative (Mechanical & Electrical) Maintenance Contract ref: HPA30/0026/09 4. Deed of Agreement in relation to the Development of site at St. Albans Road East, Hatfield. 5. Supplemental Agreement relating to Hertford Police Station 6. Deed of Release relating to Hatfield Police Station 7. Disposal of Redundant Police House, 37 Highfield Way, Rickmansworth, WD3 7PP 8. Lease of Units 1,2,9,10,11 & 12 Lyndon House, 8 Kings Court, Willie Snaith Road, Newmarket 9. Site Plan in respect of the disposal of 3 Stanley Road, Stevenage. 10. Supplemental Agreement relating to Welwyn Garden City Police Station.
Submitted By	Andrew White, Chief Executive, Hertfordshire Police Authority
Purpose	To report to the Authority decisions taken by the Chief Executive under the Scheme of Delegation to Officers 3(e).

BACKGROUND

Under the Scheme of Delegation of Hertfordshire Police Authority, approved on 17 July 2009, the Chief Executive has delegated powers as follows:

'The Authority delegates to the Chief Executive:

3(e) In cases of urgency, and to the extent permitted by legislation, after consultation with the Chair and other members as necessary, or if there is no Chair, or in his/her absence, the Vice Chair of the Authority, the power to take any decision which could be taken by the Authority. Urgent decisions taken under delegated authority in this way must be reported to the next meeting of the Authority or relevant Committee for information.'

In accordance with the above, this report sets out ten delegated decisions taken in this way since the last meeting of the Authority in July 2010.

1. SUPPLEMENTAL DEED RE. OPTION AGREEMENT FOR SALE OF COUNCIL OFFICES AND POLICE STATION, ST. ALBANS ROAD EAST, HATFIELD

- 1.1. In July 2010 the Chief Executive sealed and signed a supplemental deed in respect of the disposal of Old Hatfield Police Station. The deed enabled the parcel of land to be sold by nominees of the Gascoyne Cecil Estate to separate developers.

2. DISPOSAL OF REDUNDANT POLICE HOUSE 1 PALLAS ROAD, HEMEL HEMPSTEAD, HP2 5NR

- 2.1. In July 2010 the Chief Executive applied the Police Authority seal and signed a Land Registry Form TR1 in respect of the above property. The property was sold for £316,000 at auction, well in excess of the reserve figure. The property was on the market for only four weeks. The date for formal completion was 19th July 2010.

3. PLANNED PREVENTATIVE (MAINTENANCE AND ELECTRICAL) MAINTENANCE CONTRACT

- 3.1. In July 2010 the Chief Executive signed a Planned Preventative (Maintenance and Electrical) Maintenance Contract in relation to Hertfordshire Constabulary plant and equipment located in its properties throughout Hertfordshire.
- 3.2. Estates and Facilities established a Tender Board to evaluate the Technical and Quality aspects of four bids and three out of the four companies were asked to demonstrate their systems. Two successfully demonstrated compliance.
- 3.3. Pricing was then added to the evaluation process and the contract was awarded to Vinci Construction UK Limited.

4. DEED OF AGREEMENT IN RELATION TO THE DEVELOPMENT OF SITE AT ST. ALBANS ROAD EAST, HATFIELD

- 4.1. In July 2010 the Chief Executive sealed and signed a Deed of Agreement pursuant to Section 106 Town & Country Planning Act between Hertfordshire County Council, Welwyn Hatfield Borough Council, Hertfordshire Police Authority and Sare Limited in relation to the development of Former Police Station site at St. Albans Road East, Hatfield.
- 4.2. This was in respect of the Gascoyne Cecil Estates development proposals and the county council required that 106 agreement payments be made before the second site development commenced. Also the agreement required that fire hydrants be provided before the development could be occupied.

5. SUPPLEMENTAL AGREEMENT RELATING TO HERTFORD POLICE STATION

- 5.1. In July 2010 the Chief Executive signed a Supplemental Agreement relating to former Hertford Police Station. The Agreement relates to an extension to the Authority's conditional contract with ZBV Hertford Limited.

- 5.2. The Agreement was in the same form as the previous extension and extended both dates by three months each to 31st October 2010 and 31st July 2011.

6. DEED OF RELEASE RELATING TO HATFIELD POLICE STATION

- 6.1. In August 2010 the Chief Executive sealed and signed a Land Registry Transfer in Part form TP1 in relation to Hatfield Police Station. The transfer was part of a larger transaction in respect of the disposal of Hatfield Police Station.
- 6.2. This deed was the next step in proceeding with the disposal.

7. DISPOSAL OF REDUNDANT POLICE HOUSE, 37 HIGHFIELD WAY, RICKMANSWORTH

- 7.1. In August 2010 the Chief Executive sealed and signed a Land Registry Transfer of Whole form TR1 in respect of the above property. The sale was by way of Auction on 27 July and the property had been on the market for four weeks.
- 7.2. The highest bid was £562,000 well in excess of the reserve figure of £480,000.

8. LEASE OF UNITS IN NEWMARKET

- 8.1. In August 2010 the Chief Executive sealed and signed a Counterpart to the Lease in respect of the lease of units in Newmarket. The Lease is between Hertfordshire Police Authority and Chartfront Jupiter Limited.

9. SITE PLAN IN RESPECT OF THE DISPOSAL OF 3 STANLEY ROAD, STEVENAGE

- 9.1. In August 2010 the Chief Executive sealed and signed two copies of the site plan in respect of the disposal of the above police house. The Land Registry requested that, in addition to the Form TR1 already completed, two copies of the plan of the land sold also be sealed.

10. SUPPLEMENTAL AGREEMENT RELATING TO WELWYN GARDEN CITY POLICE STATION

- 10.1. In September 2010 the Chief Executive signed a Supplementary Agreement relating to the Welwyn Garden City Police Station. This Agreement related to the extension of period for McCarthy & Stone Retirement Lifestyles Limited to submit a joint planning application to Welwyn Hatfield Borough Council.

11. PROPOSAL

- 11.1. The Authority is asked to note the decisions taken under delegated powers as set out in the report.

12. HUMAN RIGHTS, EQUALITY AND DIVERSITY IMPLICATIONS


- 12.1. There are no apparent human rights, equality or diversity implications arising from this report.

13. FINANCIAL IMPLICATIONS

- 13.1. None

14. BACKGROUND PAPERS

- 14.1. Current Standing Orders and Scheme of Delegations

Author: Andrew White
Chief Executive
 (01992) 555621