

**OFFICE OF THE POLICE AND CRIME COMMISSIONER
FOR HUMBERSIDE
DECISION RECORD**

Decision Record Number: **14/2021**

Title: Withernsea NPT – Removal Of Property Covenant

Executive Summary:

Withernsea Neighborhood Police Team (NPT) base located in Station Road was constructed in 2007 as part of the NPT building programme which ran between 2004 and 2008 and involved the construction of 16 new Police bases across the Humberside Force area.

Part of the construction programme involved the acquisition of land on which the construction of each base could be carried out.

At Withernsea, the land purchased to allow the construction of NPT base was acquired in 2007. The Force registered the land with the Land Registry Office on May 25th 2007.

The registered land is subject to a covenant which was imposed by Aldi Supermarkets as part of the purchase by Humberside Police. The covenant basically restricts the sale of alcohol and household consumables from the police premises to be constructed on the acquired land.

In February 2021 Aldi Supermarkets through their Solicitors Ward Hadaway approached the Force Property Consultant Mr Carl Bradley to ask whether the Force would like the removal of the covenant. In addition the Force were offered £500.00 plus VAT as a contribution towards the legal costs to remove the covenant.

The advice related to the removal of the covenant provided by the Force Property Agent Mr Carl Bradley of Clark Weightman Ltd was that the Force should proceed with the removal of the covenant. The main reason for this was that it would enhance the sale value of the NPT base should the Force decide to sell the station. Whilst currently any sale of the Withernsea NPT base is unlikely, the Force would like to proceed with the removal of the covenant to enhance the property value should the sale of the property ever occur at some point in the future.

The Joint Estates Service have through Capsticks Solicitors obtained a fee estimate of £1250.00 to have this legal work to remove the covenant undertaken. Aldi Supermarkets have agreed to contribute £500.00 plus VAT towards the legal fees with the Force to fund the remaining £750.00 of the fee from its property budget.

Decision:

- a) To proceed with the removal of the covenant from the Land Registration Title Document for Withernsea NPT. This will enhance the sale value of the site should the Force decide to sell the site in the future.
- b) To fund legal fees of £750.00. There is to be a contribution from Aldi Supermarkets of £500.00 to offset a charge for legal services of £1250.00 plus VAT to be funded by the Force.

Background Report: Open/Closed (with FOI exemption(s) stated)

There is no requirement for the contents of this Decision Record to be closed

Attached is the authority to proceed from the Force's Legal Services Department and the and a letter from the legal representation for Aldi Supermarkets requesting the lifting of the covenant.

Police and Crime Commissioner for Humberside

I confirm I have considered whether or not I have any personal or prejudicial interest in this matter and take the proposed decision in compliance with my code of conduct.

Any such interests are recorded below.

The above decision has my approval.

Signature**Date 19 August 2021**