

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

Decision Record Number: **34/2023**

Title: **Gordon Street lease of External to Hull City Council**

Executive Summary:

The Gordon Street Police Property is vacant and used as storage for the Police Force. The site is owned by Humberside Police and has a restrictive covenant on a section car park which would restrict the sale/disposal of the site. The covenant is with Hull City Council from when the land was purchased by Humberside Police and needs their authority for release of the covenant.

Hull City Council have ongoing Grounds works scheme in the area and require a secure base for their plant storage. The lease is for Hull City Council to occupy the external area of Gordon Street for a peppercorn rent from 24th July 2023 until 23rd July 2024. Hull City Council will remove the restrictive covenant on the land title which will allow future disposal of the Gordon Street Site.

The decision record requests the signing of the lease for the use of the external of the site until July 2024. Which will remove the restricted covenant from the land title.

Decision of the PCC

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Approved

Background Report: Open

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

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 24/10/2023

**POLICE AND CRIME COMMISSIONER
FOR HUMBERSIDE**

SUBMISSION FOR: DECISION 34/2023

OPEN

Title: Gordon Street lease of External to Hull City Council

Date: 20/10/23

1. Executive Summary

The Gordon Street Police Property is vacant and used as storage for the Police Force. The site is owned by Humberside Police and has a restrictive covenant on a section car park which would restrict the sale/disposal of the site. The covenant is with Hull City Council from when the land was purchased by Humberside Police and needs their authority for release of the covenant.

Hull City Council have ongoing Grounds works scheme in the area and require a secure base for their plant storage. The lease is for Hull City Council to occupy the external area of Gordon Street for a peppercorn rent from 24th July 2023 until 23rd July 2024. Hull City Council will remove the restrictive covenant on the land title which will allow future disposal of the Gordon Street Site.

2. Recommendation(s)

The signing of the lease for the use of the external of the site until 23rd July 2024. Which will remove the restricted covenant from the land title.

3. Background

There has been an emergency temporary lease agreement put in place for Gordon Street with Hull City Council to accommodate some plant for a local housing development project. This agreement is for 12 months 24th July 2023 – 23rd July 2024. The signing of the lease will in return accommodate Hull City Council removing the Covenant from the car park area.

4. Options

Option 1 - Approve the lease for the 12-month period to allow for future disposal. This supports the local authority short term and is useful longer term in removing the covenant will increase the saleability of the property, recommended.

Option 2 – Do not approve, covenant will remain and capital receipt will be smaller.

5. Financial Implications (Seek financial advice from Chief or Deputy Chief or Deputy Chief Finance Officer)

The lease with Hull City Council is for a Peppercorn rent, the removal of the restricted covenant which is engrossed with the lease will in turn allow capital return for the sale of the site.

6. Legal Implications (Seek advice from Legal Services)

Andrew Jackson Solicitors have carried out legal due diligence on behalf of Humberside Police to ensure no legal implications would impact Humberside Police.

7. Driver for Change/Contribution to Delivery of the Police and Crime Plan

This site has not been in operational use for some years, the covenant restricts the potential capital receipt. The driver for the change is to release the Restrictive Covenant to allow for Gordon Street site disposal.

8. Equalities Implications (Have due regard to the Public Section Equality Duty)

NA

9. Consultation

Consultation between Humberside Police, Hull City Council and Andrew Jackson Solicitors.

10. Media information (Seek advice from Head of Communications)

NA

11. Background documents (This will be published if open)

The Lease and deed of release.

12. Publication

Open

13. DPIA considered (Data Protection Officer will complete full checklist – see attached)

NA