



Creating a safer
Cambridgeshire

To: Estates Sub Group

From: Colin Luscombe/ Elly McKee – Estates

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Force HQ Huntingdon: A14 link Road

1.0 Purpose

1.1 To request approval to the freehold transfer of land at Force Headquarters to Highways England (HE) for the construction of the A14 link road under compulsory purchase powers; and to agree to progress the associated compensation claim.

2.0 Background

2.1 On 11 May 2016 a development consent order entitled the A14 Cambridge to Huntingdon Improvement Scheme Development Consent Order 2016 (SI 2016 No.547) was made by the Secretary of State for Transport, authorising Highways England Company Ltd to acquire the freehold of the land shown in the attached General Vesting Declaration No.50 at Force HQ, for the purpose of constructing a link road.

2.2 In October 2016 NPS Consultants were appointed to negotiate Office of the Police and Crime Commissioner's (OPCC) compensation claim and to secure planning consent for the replacement Vehicle Examination Unit (VEU) on the Headquarters site as well as assisting in the procurement and construction of the new facility before the existing building is demolished as part of the road scheme (expected end of 2019).

2.3 In February 2018 planning consent was granted for the replacement VEU and an application has been submitted for a Discretionary Advance Payment to ensure the construction costs are received before construction commences. If the initial advance payment is less than the total cost of the facility, HE will pay the balance to OPCC. A Discretionary Advance Payment Agreement has been drafted and requires sign off.

- 2.4 In September 2018 HE served a statutory notice specifying the land subject to the General Vesting Declaration No.50 (GVD) and the effect of this being that the ownership of the land would be transferred to HE on the Vesting Date. The Vesting Date was subsequently confirmed to be 15th October 2018 from which point we have no legal right to remain on the land.
- 2.5 On the Vesting Date, any interest which OPCC had in the land vested is now converted into a right to compensation (which includes the replacement of the VEU facility). This will be negotiated through the Valuation Office Agency acting on behalf of HE.
- 2.6 In October 2018 NPS Consultants registered OPCCs compensation claim subject to further detail being submitted.

3.0 Summary

- 3.1 All elements of the land take, VEU replacement and associated compensation claim are running concurrently with close liaison with HE.
- 3.2 As the land has now been vested in HE, formal transfer through the Land Registry is required alongside formalisation of the compensation claim (including the Discretionary Advance Payment).

4.0 Recommendation

- 4.1 Estates Sub Group is recommended to approve the following:
 - a) The transfer of the freehold interest in land required for the A14 Cambridge to Huntingdon Improvement Scheme to Highways England Company Ltd.
 - b) The s151 Officer is to agree the final compensation payment due following negotiations with the Valuation Office Agency.
 - c) The authorisation of the Discretionary Advance Payment Agreement to cover the cost of replacing the Vehicle Examination Unit.

BIBLIOGRAPHY

Source Document	Cambridgeshire Constabulary Estate Management – Property Files
Contact Officers	Elly McKee Estates Management Surveyor and Colin Luscombe, Director of Estates , Cambridgeshire Constabulary