



OFFICE OF THE POLICE & CRIME
COMMISSIONER FOR THAMES VALLEY

REQUEST FOR DECISION – 2014:

Title: Sale of Burnham Police Station and former police houses at 2 and 4 Opendale Road, Burnham

Executive Summary:

The purpose of this report is to provide information on the bids received for the freehold of the development site comprising Burnham police station and 2-4 Opendale Road following a public marketing campaign and to seek approval for the freehold sale.

The site comprises a detached police station erected in 1929 together with two detached houses, 2 and 4 Opendale Road, which were erected in 1973 and used for accommodation for police officers. All of the buildings are now empty.

The site was marketed by Lambert Smith Hampton in August 2014 with final bids to be received by 10 October. In the event eight offers were received and the PCC is recommended to accept the highest in accordance with Financial Regulations.

Recommendation:

It is recommended that the PCC approves the offer from Galileo Homes Ltd in respect of the sale of the former Burnham Police Station and former police houses at 2 and 4 Opendale Road, Burnham.

In the event that Galileo do not proceed satisfactorily in line with their offer, the PCC is requested to authorise the Officers to accept the second highest offer

Police and Crime Commissioner

I hereby approve the recommendation above.

Signature

Date

10.11.14

PART 1 – NON-CONFIDENTIAL

1 Introduction and Background

- 1.1 Burnham police station was identified in both the 2012 - 2017 and 2014 - 2019 Property Asset Management Plans as a site to be disposed of once the operational teams based there had relocated to Taplow and a replacement public interface was identified.
- 1.2 The site comprises a detached police station erected in 1929 together with parking and two detached houses, 2 and 4 Opendale Road, which were built in 1973 to provide accommodation for police officers.
- 1.3 Most of the operational functions based at Burnham relocated to Taplow in 2013. The police station became fully vacant in August 2014 once the neighbourhood drop in office and public interface were relocated to Burnham library.
- 1.4 Lambert Smith Hampton marketed the site as a whole in August 2014 by:
 - Putting up a for sale board
 - Placing an advertisement in the Estates Gazette
 - Listing it on their website
 - Sending out particulars to their mailing list of developers
 - Holding several viewing days for prospective purchasers to inspect the property
- 1.5 A final date of 10 October was set for prospective purchasers to submit bids and at that date eight bids were received.

2 Issues for Consideration

The bids were reviewed by Property services and LSH and it is recommended that the bid from Galileo Homes Ltd is accepted for the following reasons:

- It is the highest bid
- It is not subject to planning
- There will no requirement for external funding for the purchase
- The bidder has indicated a willingness to work towards exchange of contracts within 3 weeks of receiving legal documentation with completion as soon as required by TVP which would mean that the funds are likely to be received in the early part of 2015

3 Financial Comments

Galileo Homes Ltd would be a cash purchaser and LSH have confirmed that sufficient funds to complete the purchase are held on deposit at the Bank.

4 Legal Comments

The disposal of the site should not present any unforeseen issues in relation to the PCC's freehold interest as the title is registered with the Land Registry. There is a Restrictive Covenant on the site limiting future uses to residential only and insurance would be available.

5 Equality Comments

Not applicable.



6 Background Papers

Details.

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<p>Is the publication of this form to be deferred? Yes / No</p> <p>If yes, for what reason?</p> <p>Until what date?</p>
<p>Is there a Part 2 form? Yes</p>

ORIGINATING OFFICER DECLARATION (as appropriate):		
	Officer	Date reviewed
Estates Surveyor, Property services	Gillian Large	24 October 2014
Head of Property Services	David Griffin	21 October 2014
Legal Advice	Blake Morgan	20 October 2014
Financial Advice	Linda Waters	28 October 2014

OFFICER'S APPROVAL

<p>We have been consulted about the proposal and confirm that financial and legal advice have been taken into account in the preparation of this report.</p> <p>We are satisfied that this is an appropriate request to be submitted to the Police and Crime Commissioner.</p>	
 Chief Executive	Date 5/11/2014
 Chief Finance Officer	Date 5/11/14