



OFFICE OF THE POLICE & CRIME
COMMISSIONER FOR THAMES VALLEY

REQUEST FOR DECISION: PCC 2015 - 33

Title: Sale of police houses at 472 and 474 Banbury Road, Oxford

Executive Summary:

The purpose of this report is to provide information on the bids received for the freehold of the development site comprising 472 and 474 Banbury Road, Oxford following a public marketing campaign and to seek approval for the freehold sale.

The site comprises a pair of semi-detached houses erected in 1934 originally used for accommodation for police officers and later utilised for operational purposes.

The site was marketed by Lambert Smith Hampton in September, 2015 with final bids to be received by 13 November.

The marketing resulted in 8 offers for the site subject to varying conditions. The PCC is invited to accept the highest unconditional offer which would result in a capital receipt of £1,521,000.

Recommendation:

It is recommended that the PCC approves the bid of £1,521,000 from Savvy Construction.

In the event that Savvy Construction withdraw or fail to adhere to the terms of the offer the PCC is invited to authorise the acceptance of the second highest unconditional offer.

Police and Crime Commissioner

I hereby approve the recommendation above.

Signature

Date

26.11.15

PART 1 – NON-CONFIDENTIAL

1 Introduction and Background

- 1.1 The site at 472/474 Banbury Road, Oxford was identified in both the 2012 - 2017 and 2014 -2019 Property Asset Management Plans as a site to be sold for redevelopment.
- 1.2 The site comprises a pair of semi-detached houses built in 1934 together with garaging and parking.
- 1.3 Lambert Smith Hampton marketed the site as a whole in September 2015 by:
 - Putting up for sale boards
 - Listing it on their website
 - Sending out particulars to their mailing list of developers
 - Holding 3 viewing days for prospective purchasers to inspect the property
- 1.4 A final date of 13 November was set for prospective purchasers to submit bids and at that date 8 bids were received.

2 Issues for Consideration

- 2.1 The bids were reviewed by Property Services and LSH and it is recommended that the unconditional bid from Savvy Construction is accepted for the following reasons:
 - It offers the highest capital receipt
 - It is not subject to planning
 - There will no requirement for external funding for the purchase

3 Financial Comments

- 3.1 Savvy Construction have confirmed that the purchase monies are available from their own funds.

4 Legal Comments

- 4.1 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.

5. Equality Comments

Not applicable.

Background Papers

Public Access to Information

Information in this form is subject to the Freedom of Information Act 2000 (FOIA) and other legislation. Part 1 of this form will be made available on the website within 1 working day of approval. Any facts and advice that should not be automatically available on request should not be included in Part 1 but instead on a separate Part 2 form. Deferment of publication is only applicable where release before that date would compromise the implementation of the decision being approved.

Is the publication of this form to be deferred? No

If yes, for what reason?

Until what date?

Is there a Part 2 form? Yes /

ORIGINATING OFFICER DECLARATION (as appropriate):

	Officer	Date reviewed
Head of Property Services	David Griffin	19 November, 2015
Legal Advice	Not applicable	
Director of Finance	Linda Waters	24 November 2015

OFFICER'S APPROVAL

We have been consulted about the proposal and confirm that financial advice has been taken into account in the preparation of this report.

We are satisfied that this is an appropriate request to be submitted to the Police and Crime Commissioner.


Chief Executive

Date *26/11/2015*

J. Thompson
Chief Finance Officer

Date *26/11/15*

