

**REQUEST FOR DECISION – <insert ref no>**

**Title: Sale of Wendover Police Station and house**

**Executive Summary:**

The purpose of this report is to provide information on the bids received for the freehold of the development site comprising Wendover Police Station and the adjoining house (used as single quarters).

The site was marketed by Lambert Smith Hampton in April/May 2016, following viewings interested parties were invited to make offers.

9 different offers were received from 7 parties.

The PCC is invited to accept the highest unconditional offer which would result in a capital receipt of £1,105,000

**Recommendation:**

It is recommended that the PCC approves the bid of £1,105,000 on an unconditional basis submitted by WE Black Ltd.

We would also recommend that the highest conditional bidder be approved as the designated under bidder if WE Black Ltd withdraw or fail to adhere to their timetable for exchange of contracts and completion, or seek to renegotiate the price

**Police and Crime Commissioner**

I hereby approve the recommendation above.

**Signature**



**Date**

27.6.16.

## **PART 1 – NON-CONFIDENTIAL**

### **1 Introduction and Background**

- 1.1 Wendover Police Station was identified in both the 2012-2017 and 2014 - 2019 Property Asset Management Plans as a site for potential disposal with an appropriate replacement facility provided.
- 1.2 Following the PBB process in 2015 it was agreed in discussions with the LPA that its disposal should take place and that, given the proximity of the site to Aylesbury Police Station, there was no need to provide a replacement facility in Wendover.
- 1.3 Officers currently based at Wendover will be relocated to Aylesbury Police Station. There is also a PCC funded charity (REFUGE) located at Wendover and it has been agreed that this function will also relocate to Aylesbury Police Station
- ~~1.4 The TVP site comprises the main Police Station and a detached house that is currently used to provide single-quarters accommodation.~~
- 1.5 Lambert Smith Hampton marketed the site as a whole in April 2016 by:
  - Putting up a for sale board
  - 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
- 1.6 A final date of 3<sup>rd</sup> June was set for prospective purchasers to submit bids and at that date nine bids were received from seven different parties.

### **2 Issues for Consideration**

The bids were reviewed by Property Services and LSH and it is recommended that the bid from WE Black Limited be accepted for the following reasons;

- It is the highest unconditional bid
- It is not subject to planning
- There will no requirement for external funding for the purchase, as they have confirmed that this will be a purchase from existing cash resources.
- The bidder has indicated a willingness complete the purchase following TVP vacating the site (Sept 2016).

### **3 Financial Comments**

It is indicated that this will be a cash purchase and proof of funding has been submitted. WE Black are a long established house builder who concentrate on the Bucks/Oxfordshire area. Although not the highest financial bid received the offer is the highest unconditional bid, therefore TVP will receive their receipt quickly and not have to wait for what could be a potentially lengthy planning

application process which may or may not reach a successful outcome before completion of any sale (the difference between the recommended offer and the highest offer is £145,466).

#### 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.

#### Equality Comments

Not applicable.

#### 5 Background Papers

Details.

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

<b>ORIGINATING OFFICER DECLARATION (as appropriate):</b>		
	<b>Officer</b>	<b>Date reviewed</b>
<b>Strategic Growth Planner, Property Services</b>	<b>Simon Dackombe</b>	<b>20/6/16</b>
<b>Head of Property Services</b>	<b>David Griffin</b>	
<b>Legal Advice</b>	<b>Blake Morgan</b>	<b>February 2016</b>
<b>Financial Advice</b>		

**STATUTORY OFFICERS' APPROVAL**

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.

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

Chief Executive  Date 27/06/2016

Chief Finance Officer  Date 27/6/16