



**OFFICE OF THE POLICE & CRIME
COMMISSIONER FOR THAMES VALLEY**

REQUEST FOR DECISION – PCC 2016

Title: Sale of Hazlemere Police Station, High Wycombe. HP15 7LR

Executive Summary:

The purpose of this report is to provide information on the bids received for the freehold of the development site comprising Hazlemere Police station.

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

4 different offers were received from 4 parties.

The PCC is invited to accept the highest offer which would result in a capital receipt of £567,500

Recommendation:

It is recommended that the PCC approves the bid of £567,500, subject to planning permission from Hitchambury Homes Ltd.

We would also recommend that the highest unconditional bidder be approved as the designated under bidder if Hitchambury Homes 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

6.7.16.

PART 1 – NON-CONFIDENTIAL

1 Introduction and Background

- 1.1 Hazlemere 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 High Wycombe Police Station, there was no need to provide a replacement facility in Hazlemere. Officers currently based at Hazlemere will be relocated to High Wycombe Police Station.
- 1.3 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
- 1.4 A final date of 10th June was set for prospective purchasers to submit bids and at that date four bids from four separate parties were received.

2 Issues for Consideration

- 2.1 The bids were reviewed by Property Services and LSH and it is recommended that the bid from Hitchambury Homes Ltd be accepted for the following reasons;
 - It is the highest bid
 - Although subject to planning it is 35% greater than the next highest bid (which is unconditional)
 - There will no requirement for external funding for the purchase, as they have confirmed that this will be a purchase from existing funding.
 - The proposed scheme, although subject to planning, appears to be relatively modest and we would be confident that planning permission will be granted for the scheme and therefore completion could take place relatively quickly.

3 Financial Comments

- 3.1 Proof of funding has been provided. The offer from Hitchambury Homes Ltd was significantly greater than the next highest (£420,000) and represents a 35% increase in the offer proposed. Although offers that are not subject to planning are generally preferred, in this instance the significantly greater capital receipt to be gained by the unconditional offer means that it is the one that we must recommend for approval. That said the planning proposal for the site is a relatively modest scheme that proposes the redevelopment of the station for 5 apartments, it is anticipated that a scheme of this nature will not prove too contentious and

accordingly we are hopeful that planning permission will be granted quickly and thus enable completion to be delivered swiftly also.

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

5.1 Not applicable.

6 Background Papers

6.1 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>
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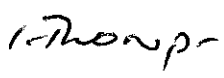
ORIGINATING OFFICER DECLARATION (as appropriate):		
	Officer	Date reviewed
Strategic Growth Planner, Property Services	Simon Dackombe	04/07/2016
Head of Property Services	David Griffin	
Legal Advice	Blake Morgan	February 2016
Financial Advice		

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 5/7/2016

Chief Finance Officer  Date 5/7/16