



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

REQUEST FOR DECISION – PCC 2016/ 18

Title: Sale of Iver Police Station and House, SL0 9NN

Executive Summary:

The purpose of this report is to provide information regarding the potential sale of Iver Police Station and its adjacent house (currently used as the offices for Iver Parish Council). The site has been identified for potential disposal in the Asset Management Plan since 2014; the PBB process in 2015 finally determined that the replacement operational presence required should be in the form of a touch-down office probably within one of our local partner's buildings.

The site has been identified for disposal in the 2018/19 financial year, to coincide with an opportunity to terminate our lease with Iver Parish Council, who are currently tenants in the former adjacent house on site.

TVP were recently approached by the Parish Council who enquired about the opportunity to purchase the site "off-market" in order to retain their presence on site within the centre of the community. The Parish Council made an offer of £750,000 on an unconditional basis (therefore not subject to the grant of planning permission) and with the offer of providing TVP with a "touchdown" facility for the local Neighbourhood Policing teams at a peppercorn rent.

Following the receipt of the offer TVP instructed two formal valuations of the site, both of which have confirmed that the offer is well in excess of the market value of the site. These valuation opinions, coupled with the provision of the touchdown facility and the ability to work with a partner provides support for our statutory obligation to secure "best consideration".

Recommendation:

The PCC is recommended to approve the offer from Iver Parish Council in the sum of £750,000 for the sale of the freehold of Iver Police Station and house.

Police and Crime Commissioner

I hereby approve the recommendation above.

Signature

A handwritten signature in black ink, appearing to be 'A. H. H.', written over a horizontal line.

Date 20.12.16

PART 1 – NON-CONFIDENTIAL

1 Introduction and Background

- 1.1 The Iver Police Station site consists of a single storey building which acts as the operational Police Station, associated garaging and a separate former house that was converted to an office for Iver Parish Council in 2008. The site itself measures approximately 0.11 hectares/0.27 acres
- 1.2 The use of the Station has been reduced in recent years with the Front Counter closing in April 2016 and the building used principally by the Neighbourhood Teams in the area.
- 1.3 The site was first identified for disposal and replacement in the 2014 Asset Management Plan. Initially the intention was to replace the Police Station with something of a more appropriate size and scale in the town. However as part of the PBB process in 2015 it was resolved that the replacement at Iver would be an informal touch-down presence with a partner organisation as opposed to a more substantial book on-book off facility. Initial searches regarding a replacement facility have failed to identify any suitable opportunities, and there is no Fire Station in the Town and no District Council facility either.
- 1.4 Iver Parish Council currently lease the former Police House on the site which was converted to their office and occupied by them in January 2009; they also lease associated parking and a garage. The lease agreement with the Parish Council expires in January 2019. The Parish Council had previously leased space in the main Police Station itself and have been long standing tenants of TVP on the site.
- 1.5 Following discussions with the Council they expressed a strong interest in purchasing the site in its entirety in order to retain their presence in the Town, and like TVP they have struggled to find a suitable replacement to meet their needs. An offer of £750,000 was submitted by the Parish Council on an unconditional basis for the purchase of the entire site with an offer to provide TVP's required touchdown facility on site at a peppercorn rent.
- 1.6 Following receipt of the offer TVP sought formal valuation advice from Lambert Smith Hampton (LSH) and this confirmed that the Parish Council's offer was in excess of the anticipated Market Value of the site.
- 1.7 The offer was reported to the Strategic Estates Group, chaired by the Deputy Chief Constable, on 8th December 2016, along with the advice from LSH. Both the Director of Finance and the Chief Finance Officer of OPCC, who also attended the meeting agreed that subject to a second the valuation assessment of a second independent valuation report then they would be willing to support the proposed disposal to the Parish Council.

- 1.8 The second report has now been received from Carter Jonas and it also confirms that the offer from the Parish Council is significantly in excess of the Open Market Value of the property.

2 Issues for Consideration

- 2.1 The PCC's current off market policy states that off market sales can be pursued in the event that the offer exceeds the market valuation by 30% or if there are other benefits in pursuing an off market deal. Detailed information on market values for this site are provided are in Part 2.

3 Financial Comments

- 3.1 The offer from Iver Parish Council is £750,000 for the purchase of the freehold of Iver Police Station and house.

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 There are no matters of this nature relevant to this proposed transaction.

6 Conclusion

- 6.1 Iver Police Station site has been identified for disposal within the Force's Asset Management Plan with a touch-down facility required as its local replacement. Selling the site to the Parish Council on an unconditional basis will generate an appropriate capital receipt with minimal risk of the transaction failing to complete.
- 6.2 Additional wider benefits regarding securing a touchdown facility within Iver and working closely with a local partner would result in TVP demonstrating best consideration for the sale of the site and therefore the Council's unconditional offer in the sum of £750,000 is recommended for approval.

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? Yes / No

If yes, for what reason?
Until what date?
Is there a Part 2 form? Yes

ORIGINATING OFFICER DECLARATION (as appropriate):		
	Officer	Date reviewed
Strategic Growth Planner, Property Services	Simon Dackombe	12/12/16
Head of Property Services	David Griffin	13/12/16
Legal Advice	Blake Morgan	N/A
Financial Advice	Linda Waters	08/12/16

OFFICER'S 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 20 December 2016


Chief Finance Officer

Date 16 December 2016