



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

**REQUEST FOR DECISION – PCC 2016 / 19**

**Title: Sale of Wallingford Police Station**

**Executive Summary:**

The purpose of this report is to provide information on the bids received for the freehold of Wallingford police station following a public marketing campaign and to seek approval for the freehold sale.

The site comprises a small detached police station together with two detached houses and a former store all now converted to offices.

The site was marketed by Lambert Smith Hampton (LSH) in November 2016 with bids to be received by 6 December.

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 £1,860,000


**Recommendation:**

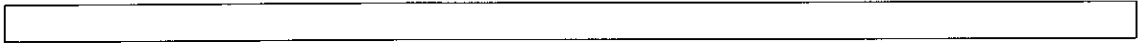
It is recommended that the PCC approves the bid of £1,860,000 from Winslade Investments

We would also recommend that the second highest bidder (Hamden Homes) be approved as the designated under bidder if the sale to Winslade Investments does not proceed.

**Police and Crime Commissioner**

I hereby approve the recommendation above.

**Signature**  **Date** 20.12.16



## **PART 1 – NON-CONFIDENTIAL**

### **1 Introduction and Background**

- 1.1 Wallingford police station is identified in the 2014 -2019 Property Asset Management Plan as a site to be sold for redevelopment.
- 1.2 The site comprises a small detached police station, two former houses now used as offices and a former store now also used as offices together with parking and former allotments.
- 1.3 The neighbourhood team are the only function now based at Wallingford and they will relocate to Didcot police station with a touchdown office to be provided in Wallingford, most likely at Wallingford Secondary School.
- 1.4 Lambert Smith Hampton marketed the site as a whole in November 2016 by:
  - Putting up a for sale board
  - Listing it on their website
  - Sending out particulars to their mailing list of developers
  - Holding two viewing days for prospective purchasers to inspect the property
- 1.5 A final date of 6 December 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 bid from Winslade Investments is accepted for the following reasons:
  - It is not subject to planning
  - There will no requirement for external funding for the purchase

### **3 Financial Comments**

- 3.1 The purchase will be funded from Winslade Investment's own cash resources

### **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**

Marketing particulars

**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):**

	<b>Officer</b>	<b>Date reviewed</b>
<b>Estates Surveyor, Property services</b>	<b>Gillian Large</b>	<b>15/12/16</b>
<b>Head of Property Services</b>	<b>David Griffin</b>	<b>15/12/16</b>
<b>Legal Advice</b>	<b>N/A</b>	
<b>Financial Advice</b>	<b>N/A</b>	

**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

*Ian Range*  
Chief Finance Officer

Date *20 December 2016*

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