



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

REQUEST FOR DECISION – PCC 2017 /

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 Hazlemere Police station.

The site was marketed by Lambert Smith Hampton in November 2016 and following viewings interested parties were invited to make offers.

7 offers were received from 6 different parties.

The PCC is invited to accept the highest offer which would result in a capital receipt of £685,000

Recommendation:

It is recommended that the PCC approves the bid of £685,000, subject to planning permission, from Vale Development

Police and Crime Commissioner

I hereby approve the recommendation above.

Signature

Date

6.2.17

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 The site was originally marketed in April 2016 when 4 bids were received. The highest bidder subsequently withdrew from the purchase and so the site was remarketed.
- 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 several viewing days for prospective purchasers to inspect the property
- 1.5 A final date of 9th December was set for prospective purchasers to submit bids and at that date seven bids from six 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 subject to planning bid from Vale Development be accepted for the following reasons;
 - It is the highest bid
 - Although subject to planning it is significantly higher than the next highest bid
 - The proposed scheme, although subject to planning, appears to be relatively modest in scale and we are reasonably confident that planning permission should be achieved for the proposed scheme in which event completion could take place relatively quickly.

3 Financial Comments

- 3.1 Proof of availability of funding has been provided by Vale Development. Their subject to planning offer is significantly higher than their unconditional offer. Although offers that are not subject to planning are generally preferred, in this instance the significantly greater capital receipt to be gained by the conditional offer means that it is the one that we consider should be recommended for approval. Given that the proposed scheme for the site is on a relatively modest scale and proposes the redevelopment of

the police station for 4 flats it is anticipated that a scheme of this nature will not prove too contentious. Accordingly we are relatively confident that planning permission will be granted in a timely manner and thus enable completion to be achieved without a protracted planning process.

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 there a Part 2 form? Yes /</p>

ORIGINATING OFFICER DECLARATION (as appropriate):		
	Officer	Date reviewed
Estates Surveyor, Property Services	Gillian Large	01/02/2017
Head of Property Services	David Griffin	01/02/2017
Legal Advice	Blake Morgan	February 2016
Financial Advice	John Matthews	02/02/2017

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 3/2/2017


Chief Finance Officer

Date 2/2/17