



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

**REQUEST FOR DECISION – PCC 2017 - 019**

**Title: Sale of 20 Mill Lane, Newbury, RG14 5QU**

**Executive Summary:**

The purpose of this report is to provide information regarding the potential sale of 20 Mill Lane, Newbury. The site is a former house that has previously been converted to and used as office space associated with the nearby Newbury Police Station. 20 Mill Lane was first identified as an opportunity for disposal following the announcement in early 2016 that the adjacent Newbury Magistrates Court was going to close. The building is now included in the recently approved Asset Management Plan (2016-2020) and is designated for disposal.

The site is a detached former house that sits immediately adjacent to the former Newbury Magistrates Court (albeit divided by an access road serving the Court), and beyond the Court building sits the Police Station. On the other side of 20 Mill Lane there is a local car repair garage/tyre depot and forecourt.

In 2016 TVP were approached by the Homes and Communities Agency (HCA), the HCA have recently had the Magistrates Court site transferred to them as part of a Government Initiative to deliver new housing on redundant public sector sites. The HCA expressed an interest in securing 20 Mill Lane to assist in the delivery of a comprehensive development scheme predominantly taking place on the former Court site.


Having held further discussions the HCA formally offered £330,000 for the unconditional, freehold purchase of the site. This represents their maximum offer.

**Recommendation:**

The Police & Crime Commissioner is recommended to approve the offer from the HCA in the sum of £330,000 for the sale of the freehold of 20 Mill Lane, Newbury.

**Police and Crime Commissioner**

I hereby approve the recommendation above.

**Signature**  **Date** 25.10.17.

## **PART 1 – NON-CONFIDENTIAL**

### **1 Introduction and Background**

- 1.1 20 Mill Lane is a former house that has been converted to office accommodation for use by TVP and its partners, its most recent use was by West Berkshire District Council's Safer Communities Team. Their occupation ceased in late 2016 and since then the offices have remained unoccupied.
- 1.2 TVP had previously entered into preliminary discussions with the Ministry of Justice (the Court building's previous owner) regarding a joint sale of the Court and 20 Mill Lane for redevelopment following the announcement of the closure of the Court. However in mid 2016 it was announced that the Court site (along with several other public sector buildings/sites) would be transferred to the Homes and Communities Agency (HCA) as part of a government initiative to deliver new housing on redundant Government held sites. Following the announcement of this transfer and initiative, representatives of TVP met with the HCA to discuss opportunities around the two sites.
- 1.3 Rather than entering into a new joint sale arrangement with TVP the HCA indicated that their preference would be to purchase 20 Mill Lane outright to enable them to undertake various works (including working up a planning application, securing planning permission and demolishing and clearing the site) before presenting the site to the market.
- 1.4 Following further discussions the HCA formally submitted an offer of £330,000 for the outright purchase the site. The offer also incorporates an "overage" provision so in the event that the site is redeveloped for more units than currently envisaged then TVP would benefit from an increase in the capital receipt.
- 1.5 Following receipt of the offer TVP sought formal valuation advice from Lambert Smith Hampton (LSH) and this confirmed that the HCA's offer was in excess of the anticipated open Market Value of the site.
- 1.6 A second report has now been received from Carter Jonas and it also confirms that the offer from the HCA is in excess of the Market Value of the property.

### **2 Issues for Consideration**

- 2.1 This is an asset disposal which falls under the requirements of the Thames Valley Police Off-Market Disposal Policy. Set out in Part 2 are various factors that need to be considered in addition to the sale price.

### **3 Financial Comments**

- 3.1 The offer of £330,000 from the Homes and Communities Agency (HCA) exceeds the market valuation of this property. Further information is provided in the Part 2 report.

#### 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 It is recommended that the offer of £330,000 from the Homes and Communities Agency (HCA) be accepted.

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

<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>23/10/17</b>
<b>Head of Property Services</b>	<b>David Griffin</b>	<b>24/10/17</b>
<b>Legal Advice</b>	<b>Blake Morgan</b>	<b>N/A</b>
<b>Financial Advice</b>	<b>Linda Waters</b>	<b>24/10/17</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	Date 25/10/2017
 Chief Finance Officer	Date 25/10/17