

**POLICE AND CRIME COMMISSIONER FOR
WEST MERCIA**



RECORD OF DECISION

TITLE: Sale of former Police Station, Ironbridge

Ref: PCC/D/2017/10

EXECUTIVE SUMMARY

To approve the sale of a former Police Station at Dale End, Coalbrookdale, Ironbridge TF8 7DS.

This decision request is accompanied by supporting Part 1 report.

PROPOSAL

That subject to contract, an offer for a former Police Station at Dale End, Coalbrookdale, Ironbridge in the sum of £145,000 be accepted and the disposal take place on terms and conditions acceptable to the Head of Estates Services in accordance with the Procedure for the Disposal of Surplus Property within the Alliance Estate.

**APPROVAL OF
West Mercia Police and Crime Commissioner**

I hereby approve the above proposal.

Signed

PART 1 – NON-CONFIDENTIAL/EXEMPT FACTS AND ADVICE

SUPPORTING REPORT

Introduction

1.1 The ethos behind the rationalisation of the estate announced by the Police and Crime Commissioner in July 2013 was to dispose of surplus properties that will not be required to deliver the new policing model. Ironbridge Police Station was identified as surplus within that announcement.

2.0 Background

2.1 Following the delivery of the new policing model and the People Movement Plan, this property became available for disposal.

2.2 The property is a single storey brick built building extending to approximately 304 sq ft (28.22 sq m) and the site area is approximately 0.33 acres (0.13 hectares).

2.3 Offers were initially invited in the region of £195,000, which was felt suitable to test the market but also optimistic. Throughout a 14 month marketing campaign there had been very little interest despite a comprehensive marketing campaign which included direct targeting of local developers as well as internet marketing.

2.4 An offer was received in the sum of £150,000 in 2015 and was accepted (see Decision Notice 2015/21). The sale subsequently fell through later in 2016.

2.5 After further marketing a new offer was received. It is recommended that subject to contract, the offer from Coalbrookdale Developments Ltd in the sum of £145,000 is accepted and the disposal take place on terms and conditions acceptable to the Head of Estates Services.

3. LEGAL CONSIDERATIONS

The sale price achieves best value as required under Section 123 of the Local Government Act 1972.

4. FINANCIAL CONSIDERATIONS

4.1 The sale of the now vacated police station will reduce the costs by estimated annual savings of £4,000 and accumulated backlog repairs estimated at £2,800.

4.2 This offer provides a valuable capital receipt amounting to £145,000 towards the organisation's future capital programme, thus reducing borrowing. Harris Lamb fee for this transaction is expected to be £2,600 plus VAT. Legal costs are estimated to be in the region of £750

PUBLIC ACCESS TO INFORMATION

Information in this form is subject to the Freedom of Information Act 2000 (FOI Act) and other legislation. Part 1 of this form will be made available on the West Mercia Commissioner's website. Any facts and advice that should not be made automatically available on request are not included in Part 1 but instead in a separate Part 2 report. There is no Part 2 report for this decision.

OFFICER APPROVAL

Chief Executive Officer

I have been consulted about the proposal and confirm that financial and legal advice have been taken into account in the preparation of this report. I am satisfied that this is an appropriate request to be submitted to the West Mercia Commissioner.

Signature



Date: 15th September 2017

