

**RECORD OF DECISION**

**TITLE:** Sale of former Police Station, Peterchurch.

Ref: PCC/D/2019/02

**EXECUTIVE SUMMARY**

To approve the sale of a former Police Station at Peterchurch, Herefordshire. HR2 0RR. The disposal was approved within the current Estates Management Strategy and Estates Delivery Plan adopted February 2018.

The property became surplus following the relocation of the Safer Neighbourhood Team into Peterchurch Fire Station.

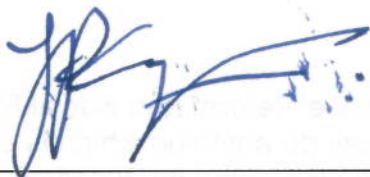
**PROPOSAL**

To accept a subject to contract offer for a former Police Station at Peterchurch, Herefordshire. HR2 0RR in the sum of £185,733. The disposal will take place on terms and conditions acceptable to the Strategic Estates Manager with delegated authority to instruct Legal Services to complete the sale.

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

I hereby approve the above proposal.

Signature



Date: 22<sup>nd</sup> January 2019

## **PART 1 – NON-CONFIDENTIAL/EXEMPT FACTS AND ADVICE**

### **SUPPORTING REPORT**

#### **Background**

1. Co-location of West Mercia Police with HWFRS is part of a wider programme to encourage closer working within the public sector and to drive service efficiency and improvement for the public.
2. The benefits are wide ranging and include:-
  - Efficiency savings through co-location with partners.
  - Improved information transfer ensuring clients receive an efficient service.
  - Maintains a local police service within the community.
  - Modernisation of facilities to support agile working and new technology.
  - Capital receipt generation through disposal of surplus property assets.
3. Following the relocation of Peterchurch Safer Neighbourhood Team to Peterchurch Fire Station the former Police Station became surplus and available for disposal.

#### **Approach**

4. Independent Estate Agents were appointed following a procurement exercise. The property was advertised on the Open Market with a guide price of £200,000. Several offers were received by the closing date of 13th December. All offers were analysed with a recommendation that a bid of £185,733 be accepted as it is considered to offer best value in the current market.
5. The offer is subject to contract and the Strategic Estates Manager will agree the detailed terms and conditions before instructing Legal Services to complete the sale.

### **LEGAL CONSIDERATIONS**

By virtue of schedule 11, paragraph 14 of the Police Reform and Social Responsibility Act 2011 the Police and Crime Commissioner may do anything which is calculated to facilitate, or is conducive or incidental to, the exercise of the functions of commissioner. That includes: entering into contracts and other agreements (whether legally binding or not) and acquiring and disposing of property (including land).

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

### **FINANCIAL CONSIDERATIONS**

Overheads in the region of £16,000 per annum will be saved.

A valuable capital receipt of £185,733 will be received.

Disposal and Legal costs in the region of £5,000 are anticipated.

### **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.

### **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: 22<sup>nd</sup> January 2019

