

RECORD OF DECISION

TITLE: Sale of former Police Station, Whitchurch.

Ref: PCC/D/2019/23

EXECUTIVE SUMMARY

To approve the sale of a former Police Station at Whitchurch, Shropshire. There are two sites which form this proposal - the former police station at 2 Station Road, Whitchurch, and the additional parcel of land which was the former car park (on the south-west side of Station Road being the former site of 8, 10 and 12 Station Road, Whitchurch).

The disposal was approved within the current Estates Management Strategy and Estates Delivery Plan adopted in February 2018.

The property became surplus following the relocation of the Safer Neighbourhood Team into Whitchurch Community Hospital.

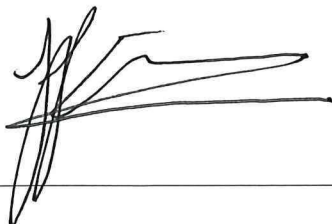
PROPOSAL

To accept a subject to contract offer for a former Police Station at Whitchurch, Shropshire in the sum of £331,000. 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



PART 1 – NON-CONFIDENTIAL/EXEMPT FACTS AND ADVICE

SUPPORTING REPORT

Background

1. Co-location of West Mercia Police with other public sector partners 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 Whitchurch Safer Neighbourhood Team to Whitchurch Community Hospital 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 £255,000 Several offers were received by the closing date 4th July All offers were analysed with a recommendation that a bid of £331,000 be accepted as it is considered to offer best value in the current market. A 10% deposit is payable upon exchange of contracts
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

Planned Maintenance and Capital Works of approximately £50,000 will be avoided.

A valuable capital receipt of £331,000 will be received

Disposal and Legal costs in the region of £7,500 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 16th July 2019