

Police and Crime Commissioner for Surrey – Decision Making Record

Title: Sale of Esher Police Station
Decision number: 010/2013
Author and Job Role: Alison Bolton, Chief Executive
Protective Marking: Not protectively marked

Executive Summary:

In January 2013, the Commissioner made a decision to suspend the sale of police estate in order to determine whether the current proposals demonstrate best value for local people. He has subsequently considered each site on a case-by-case basis and recently met with the previously approved bidders for the Esher Police Station site to discuss their proposals. The conclusion of this meeting is that the sale of Esher Police Station to these bidders will progress.

Background

Marketing of Esher Police Station commenced in November 2011, but an extended period of marketing was required to comply with Elmbridge Borough Council's policy regarding alternative community use. The current bid was approved by Surrey Police Authority in July 2012 and the sale is at an advanced stage, subject to contract only.

On 14th February 2013, the Commissioner met with the successful bidders to hear their proposals for the Esher site and to reassure himself that the plans represent the best value for Surrey residents.

The Commissioner has concluded that the alternative community use policy has the potential to have a significant adverse effect on the capital receipt achievable for Esher Police Station. No alternative community users submitted a bid previously, but this could not be guaranteed in any future sale. The current bid provides an overage provision that could generate a substantial capital receipt for Surrey Police. A significant marriage value payment will be released on the granting of planning permission.

Having examined the site plans, the Commissioner was satisfied that the topography of the site was likely to place limitations on any sizeable residential development. Regulations around affordable housing provision could also create difficulties.

The Commissioner was of the view that the current proposals were likely to be well received by the local community and the local planning authority. Furthermore, there were positive partnership and front counter arrangements for Surrey Police in nearby Elmbridge Civic Centre.

The Commissioner agreed that the decision to dispose of the property to the current bidders should be restated. To further delay the sale presented a considerable risk that a lower value benefit would be achieved and the site afforded little opportunity for more commercially focused ventures. The bidder has also agreed to the Commissioner's request to give consideration to supporting a local community safety project.

Police and Crime Commissioner Approval

I approve the recommendation(s):

Signature: 

Date: 15/02/2013

All decisions must be added to the decision register.

Areas of consideration

Consultation

Surrey Police estates team.

Financial implications

As discussed in the report.

Risks

As discussed in the report.

Equality, diversity and human rights implications

None arising.