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Author/Contact:	Judy Gavan	Department:	Estate Strategy
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POLICE AND CRIME COMMISSIONER

ESTATE STRATEGY REVIEWS

1. Purpose

- 1.1. The purpose of this paper is to provide an update on the on-going estate strategy reviews.

2. Background

- 2.1. Terms of reference for two estate reviews were agreed by the OPCC in May, following which bids were invited from a range of consultancy firms. Jacobs were confirmed as the preferred bidder for both reviews and work commenced at the end of June.
- 2.2. One review seeks an examination of the strategy adopted for the disposal of assets surplus to operational requirements, specifically in relation to 7 surplus properties that have not yet been contracted for sale. The consultants have been asked to explore whether a more innovative and commercial focus (within the applicable statutory constraints) may generate options for improved capital receipts or long term financial gain.
- 2.3. The second review seeks an examination of the development potential for the Mount Browne and Woking sites and assessment of the value should they be sold. In addition the consultants have been asked to consider the additional value that might be generated through purchase of the former Magistrates' Court adjacent to the Woking Police Station site.

3. Current Position

3.1. Disposal Strategy Review

- 3.1.1. The consultants have visited all sites and been provided with full details/ plans including the results of previous marketing exercises and discussions with planning authorities. They have also had discussions direct with the local planning authorities in relation to the larger sites where there is more scope for development.
- 3.1.2. Potential schemes for the sites are now being considered and the value assessed assuming planning permission for these schemes. Initial indications are that there is minimal scope for anything other than a straight sale of the premises, though there may be some merit in considering obtaining permission for a development scheme prior to re-marketing rather than seeking 'subject to planning' bids alongside unconditional ones.

3.2. Mount Browne/ Woking Review

- 3.2.1. The consultants have visited both sites including the Magistrates' Court at Woking. We have recently been advised that a sale of the court building to Surrey County Council (SCC) has been agreed, so there is no longer the

opportunity for a purchase by the PCC. However, it is understood that SCC would be free to sell on the site for development without financial penalty after 5 years. It may well be that it has been bought with this in mind and that a joint sale may be attractive to both parties in the future. A meeting with the Chief and Deputy Chief Executive at Woking Borough Council has confirmed that the development potential for the joint site as a whole is extremely positive. Jacobs are aware of the changed position and will reflect this in their assessment and report.

3.2.2. A meeting with the Chief Planning Officer at Guildford Borough Council (GBC) has also been held. This indicated a significantly more positive stance with regard to the potential for development on the Mount Browne site including the possibility for extensive development beyond the existing built areas. GBC are currently inviting proposals through the Strategic Housing Land Availability Assessment (SHLAA) and the Employment Land Assessment (ELA) to inform the Local Plan that will go out for consultation in October. As well as reflecting this stance in the valuation to be provided we have asked Jacobs to provide some initial advice regarding requirements for submission to the Local Plan as this is an opportunity that should not be missed.

4. Reporting

4.1. Jacobs gave an initial assessment of options for both reviews at a meeting on the 15 August attended by the Deputy PCC and PCC Treasurer. A draft of the final reports will then be presented on 4 September with the final version to be submitted by mid-September following any necessary refinements.

5. Next Steps

5.1. It is anticipated that on completion of the Disposal Strategy Review a decision will be taken regarding continuation of the sales for the 7 properties that have been put on hold.

5.2. The work from the Mount Browne/Woking review will be invaluable in enabling a better understanding of the options available to us and the financial feasibility of them as we begin to develop a medium to long term Estate Strategy for Surrey and Sussex. This will need to respond to the changing operational requirement that emerges from the Lead Force model review work currently being carried out by ACC Cundy and ACC Smith as well as other collaboration initiatives under consideration.