

Police and Crime Commissioner for Surrey – Decision Making Record

Report Title Estate Disposals Review
Decision number: 036/2013
Author and Job Role: Judy Gavan, Estate Strategy Manager
Protective Marking: Part One

Executive Summary:

The review commissioned by the Police and Crime Commissioner into the estate disposal strategy has now completed. The review concludes that the sales should continue although some alternative approaches should be considered to ensure that best value is achieved.

Background

Shortly after taking office the PCC announced his intention to review the policy of police station disposal. In particular the PCC wanted to ensure that the strategy of disposal to maximise capital receipts was offering best value for public money and whether there was potential to retain, re-let or develop any properties. The PCC recognised that the original rationale of co-locating front-counter and neighbourhood policing teams in council offices and closing older, under-used buildings remained sound, but wished to explore any potential for a more commercially focused approach to remaining sites.

The review was led by the Deputy Police and Crime Commissioner and has now completed. The sites under consideration were Epsom, Camberley, Haslemere, Chertsey, Banstead, Horley and Sunbury.

The review concluded that disposal of the properties to maximise capital receipts represented the best value for the public. Taking account of the legal constraints on the Police and Crime Commissioner for Surrey the review did not recommend that any of the properties be retained for letting or development.

For a number of sites the review recommended that consideration be given to some alternative approaches to sale though it acknowledged that each approach carries with it a different balance in terms of cost, risk, the likely time scale for a receipt and the potential to maximise the eventual receipt. Careful consideration of the various disposal options is required for each site in the light of previous interest expressed by developers and the prevailing market conditions.

Since commencing the review Haslemere Police Station has been listed as an Asset of Community Value by Waverley Borough Council. As such whilst the station may be marketed, a period of 6 months must be given before completing a sale to ensure that any interested community groups have the opportunity to submit a bid for the property. Whilst the PCC has the right to request a review of the decision to list the property it is not considered that this will be worthwhile and would delay commencement of the 6 month moratorium period.

A further consideration is that the Chertsey site may now be required to meet changing operational needs. A proposal is currently being developed involving the ongoing use of Chertsey that may generate additional financial savings and operational benefit.

Recommendation

It is recommended that with the exception of Chertsey the sale of the remaining sites should continue. The merits of the various sale approaches will be discussed with our sales agents and agreement reached on the approach most likely to provide best value taking account of the cost, risk and time scales involved as well as the potential size of the receipt.

It is recommended that the PCC accept the decision to list Haslemere Police Station as a community asset without seeking a review and that Waverley Borough Council is advised of its decision to dispose of the station as soon as possible to trigger commencement of the 6 month sale moratorium period.

It is recommended that the sale of Chertsey be deferred pending completion of the proposal currently under development and a decision regarding its future use.

Police and Crime Commissioner Approval

I approve the recommendation(s):

Signature: 

Date: 7th October 2013

All decisions must be added to the decision register.

Areas of consideration

Consultation

The following have been consulted in relation to this paper:

Deputy Police and Crime commissioner

Treasurer – Office of the PCC

Chief Executive – office of the PCC

ACO Support Services

Commercial Asset Manager

Financial implications

The decision to continue police station sales will generate capital receipts and revenue savings and the financial implications have been built into the Medium Term Financial Plan. Figures are commercially sensitive and can not be published.

Legal

Solicitors will be appointed to act in the interests of the PCC in relation to estate sales.

Risks

If the recommendations are not agreed capital receipts and savings will be further delayed.

Equality and diversity

No implications.

Risks to human rights

No risks.