



Cambridgeshire  
Police & Crime  
Commissioner

**To:** Business Coordination Board

**From:** Chief Executive

**Date:** 30 September 2015

## **BOTTISHAM AND PAPWORTH POLICE STATION SITES**

### **1. Purpose**

1.1 To seek approval of the Business Coordination Board (“the Board”) to the freehold disposal of Bottisham and Papworth Police Station sites.

### **2. Recommendation**

2.1 The Board is recommended to approve the freehold disposal of Bottisham and Papworth Police Station sites by auction at the earliest dates considered reasonable by the Director of Estates for the Office of the Police and Crime Commissioner (OPCC).

2.2 The Police and Crime Commissioner (“the Commissioner”) signs the Decision Notice to approve the freehold disposal of Bottisham and Papworth Police Station sites.

### **3. Background**

#### **Bottisham**

3.1 Cambridgeshire Constabulary (“the Constabulary”) Area Command declared this site surplus to operational requirements in Autumn 2014 subject to the relocation of the video interview suite from the ground floor.

3.2 Outline planning consent for residential use of the site was secured on 15<sup>th</sup> July 2015 and an alternative provision of the video interview suite has been found.

3.3 The site is now ready to be marketed and advice has been sought on the most appropriate disposal method.

3.4 Agents advised on two possible routes for the disposal of the site. The first option is a private treaty sale, where the site is advertised and offers are invited. If demand is

sufficient then a “best offers” scenario might develop. However, the drawbacks of a private treaty sale are that the process can be lengthy, and many of the offers that are received may be “subject to” matters such as gaining full planning permission etc. The alternative would be to sell the property by public auction. An auction sale has the benefit of complete transparency as all parties have an equal chance to bid and is therefore often the favoured sale route of public bodies, charities and housing associations. An added advantage of auction is that contracts are exchanged on the day of auction, with completion taking place within four weeks.

- 3.5 It is considered that for this particular site a sale by auction would provide the most transparent and quickest method of disposal with a reserve price of £410,000.

### **Papworth**

- 3.6 This site has been subject to protracted planning applications for a change of use of the site to residential.
- 3.7 The current application was withdrawn from South Cambridgeshire District Council Planning Committee agenda in August 2015. A solution to the access and affordable housing issues had not been agreed despite the Constabulary conceding and agreeing to include the removal of the traffic calming measures within the application.
- 3.8 The Highways Consultant acting on behalf of the Constabulary believes he has now found a solution which will satisfy both South Cambridgeshire District Council’s Highways Engineer and the Parish Council by the realignment of the access to the site. This amendment will be reported to the South Cambridgeshire District Council Planning Committee in November 2015.
- 3.9 It is suggested that the site is auctioned this year if planning consent is secured for the site. If planning permission is refused, an auction in 2016 is preferred as this will allow sufficient time for purchaser due-diligence.
- 3.10 The sale will subject to a reserve agreed by the Director of Estates for the OPCC.

## **4. Summary**

- 4.1 By November 2015 all due diligence will be completed for both sites and it is hoped that planning consent will be secured for Papworth.
- 4.2 It is proposed that Bottisham is entered into auction this year and that Papworth is auctioned at the earliest date following a successful application.
- 4.3 In the event that planning permission is not obtained for Papworth it is proposed that the site is auctioned in 2016 to allow purchasers to undertake their own due-diligence.

## **5. Recommendation**

- 5.1 The Board is recommended to approve the freehold disposal of Bottisham and Papworth Police Station sites by auction at the earliest dates considered reasonable by the Director of Estates for the OPCC.

5.2 The Commissioner signs the Decision Notice to approve the freehold disposal of Bottisham and Papworth Police Station sites.

**BIBLIOGRAPHY**

<b>Source Document</b>	Cambridgeshire Constabulary Estate Management – Property Files
<b>Contact Officers</b>	Elly McKee Estates Management Surveyor, Cambridgeshire Constabulary  Colin Luscombe, Director of Estates, Office of the Police and Crime Commssioner