



To: Business Coordination Board

From: Chief Executive

Date: 14 March 2017

RAMSEY POLICE STATION

1. Purpose

1.1 To seek approval of the Business Coordination Board (“the Board”) to commence marketing.

2. Recommendation

2.1 To seek approval of the Board for the S151 Officer to accept the most economically advantageous offer.

2.2 The Board is recommended to approve the marketing and disposal of Ramsey Police Station.

3. Background

3.1 A purpose built two storey Police Station and former Court House constructed in 1910. The property has a residential look and is of brick construction with painted render with a mix of pitched tiled and flat felt roof. There is off street parking to the front and a secure yard to the rear providing parking for approx. 30 cars as well as storage facilities within outbuildings. The station lies in a residential area in a peripheral part of the town and is considered poor as a public interface.



- 3.2 The Police Station was closed on 1st September 2015 with the enquiry office closing a year earlier in September 2014. Enquiry Office functions are available at St Neots and Huntingdon. The running costs for 2015/16 were £23,000.
- 3.3 The local policing team remain focused on their daily duties and start their day from Huntingdon, allowing them to receive a pre-shift briefing from a sergeant face-to-face. Community contact has been maintained through street surgeries and other community engagement activity including a presence in the Library. Since the closure of Ramsey police station the local policing Sergeant has run specific initiatives focussing on particular problems in the area to ensure targeted patrols. This seems to be having an effect with Ramsey bucking the national trend of rising crime rates.
- 3.4 On 22nd January 2016 BCB were advised that the building was no longer required operationally and that a change of use was being investigated for a proposed disposal. The paper was also presented to the Police & Crime Panel on 3rd February 2016. The Making Assets Count Programme Board are aware of the potential sale and partner opportunities. The MP and local councillor were advised of the proposal in September 2016 with no issues raised.
- 3.5 As part of the disposal due-diligence a planning pre-application submission was made and planning advice received on 7th July 2016. The Local Planning Authority advise that whilst the demolition of the building is not supported the conversion of the building for another use e.g. to housing, commercial, care home, housing or health centre/crèche/day nursery is supported by policies in the Development Plan.
- 3.6 Marketing and valuation advice has been obtained and it is recommended that the site be offered on a revenue generating basis with any interest in a freehold sale also being invited.

4. Summary

- 4.1 Following receipt of satisfactory planning advice it is now considered appropriate to market the site.

5. Recommendation

- 5.1 To seek approval of the Board for the S151 Officer to accept the most economically advantageous offer.
- 5.2 The Board is recommended to approve the marketing and disposal of Ramsey Police Station.

BIBLIOGRAPHY

Source Document	Cambridgeshire Constabulary Estate Management – Property Files
Contact Officers	Elly McKee Estates Management Surveyor and Colin Luscombe, Director of Estates , Cambridgeshire Constabulary