



To: Business Coordination Board

From: Chief Executive

Date: 14 March 2017

BRIDGE STREET POLICE STATIONS

1. Purpose

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

2. Recommendation

2.1 The Board is recommended to approve the marketing and disposal of Bridge Street Police Station.

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

3. Background

3.1 A purpose built Police Station and vehicle workshop in a central location providing good access to the city centre.



3.2 The Police Station was closed on 22nd December 2015 with staff deploying from Thorpe Wood and Bayard Place (Joint Enforcement Team). The enquiry office

continues to be provided from Bayard Place. The running cost for the building during the last year of occupation was £70,555.

- 3.3 The vehicle workshop at Bridge Street will remain in use until the centralised facility in St Ives opens in March/April 2017. Community contact is unaltered with provision at Bayard Place.
- 3.4 On 22nd January 2016 BCB was advised that the building was no longer required operationally and that it would be sold following the relocation of the vehicle workshop. 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, District Council were advised of the proposed sale in September 2016 with no issues raised.
- 3.5 As part of the disposal due-diligence a Development Brief has been prepared jointly with Peterborough City Council demonstrating that the site of 0.363ha (0.896acres) is suitable for a variety of uses.
- 3.6 Potential use of the asset for University accommodation has been considered but discounted due to the preliminary nature of the project, long lead time and lack of clarity on preferred location.
- 3.7 Marketing and valuation advice have been obtained and freehold as well as investment proposals are expected.

4. Summary

- 4.1 Following completion of the Development Brief and planned relocation of the Vehicle workshop it is now considered appropriate to market the site.

5. Recommendation

- 5.1 To seek approval of the Business Coordination Board (“the Board”) to commence marketing.
- 5.2 To seek approval of the Board for the S151 Officer to accept the most economically advantageous offer.

BIBLIOGRAPHY

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