



**Philip Seccombe
Police and Crime
Commissioner
for Warwickshire**

Decision Application WPC20055

SALE OF SOUTHAM POLICE STATION (PUBLIC)

Application Date:	September 2019	Name of Applicant:	Marie Bird
Application Decision Reference: WPC20055			
1. Summary of the application Sale of land and buildings at former Southam Police Station			
2. Background information: The property known as former Police Station, High Street, Southam, Warwickshire which is currently surplus to operational requirements was put on the market for sale. The property comprises the former Magistrates Court and police station and the site is 0.146 hectares (0.363 acres) in size with the built area comprising of approximately 798 sqm (8589sqft). The property was placed on the open market with independent estate agents, Fisher German in October 2018 and 13 offers were received. The successful bidder submitted the successful offer to purchase the freehold of the premises to redevelop the building to provide 20 supported units. Police vehicles currently park on the former police station adjoining the Safer Neighbourhood Office (SNO) in Tithe Lodge. It has been agreed that parking will be provided in the completed development by way of a lease, and temporary parking is to be provided elsewhere.			
3. Whether additional information/report is attached to support this decision application YES List of additional information/report a) Marketing details b) Sale plan			
4. Expected benefits (non financial)			

As part of this relocation two car parking spaces will be made available post redevelopment of the site by way of a lease to be co-terminous with the new space at Tithe lodge.

5. Impact of not approving the application

The capital receipt would not be received, and the PCC would incur additional cost in the form of overheads, as the Safer Neighbourhood office has already relocated to the adjacent property.

6. Costs

Revenue: the marketing costs are covered in the private version of the report

Capital: the capital receipt receivable is outlined in the private version of the report.

7. Savings:

Financial savings will be generated as a direct result of the sale, primarily from business rates, maintenance and other overheads incurred at the former police station.

8. Equality and Diversity Implications:

None have been identified

9. Treasurer's comments

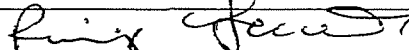
All costs will be met from the capital receipt receivable. The annual revenue budget will reflect the savings in maintenance and other overheads as a direct result of the sale, and the capital receipt will be used to fund future investment in infrastructure and the medium term capital programme.

10. Legal/Monitoring Officer comments

Legal Officers have been dealing with all the terms of the sale, including the ongoing car parking provision for police vehicles

Decision of the Police and Crime Commissioner

To approve the sale of the freehold of the former Police Station at Southam, subject to the temporary car parking arrangement being agreed.

PCC Signature: 

Date of Decision: 21st October 2019



Southam Police Station,
High Street, Southam



FOR SALE - SOUTHAM POLICE STATION, HIGH STREET

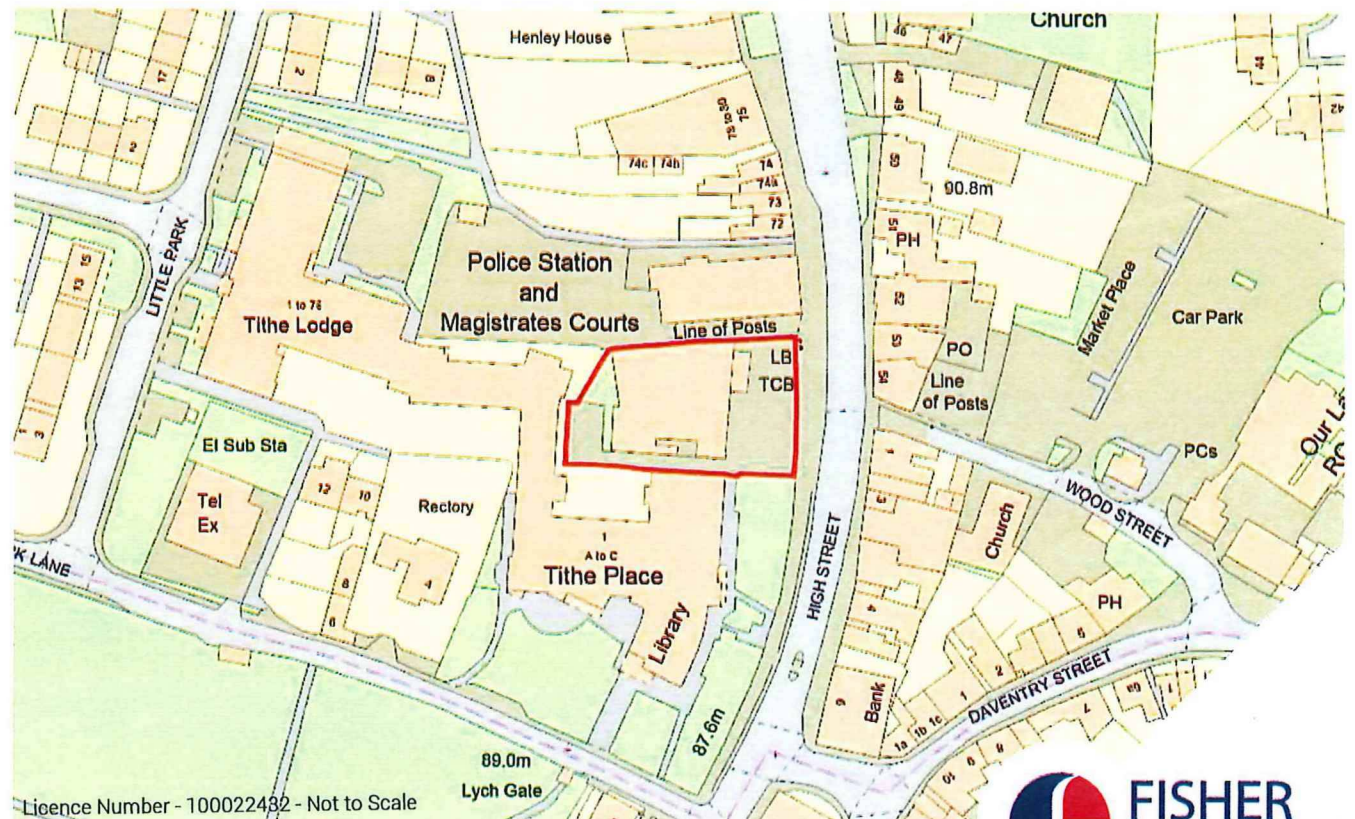


Former Southam Police Station, High Street, Southam, Wawickshire, CV47 0HB



Two storey former police station located on the High Street in the centre of Southam.

- 8,589 sq ft (798 sq m) GIA
- Site area of 0.363 acres (0.146 hectares)
- 2 storey former Police Station with ancillary single storey offices
- Town Centre location
- Potential redevelopment opportunity (subject to planning)



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