

WYPCC –Decision Paper

From: Matthew Saunders – Head of Estates

Date: 14th October 2013

Circulation list: Mark Burns-Williamson, Isabel Owen, Judith Heeley, Mark Gilmore, Fraser Sampson, Ed Chesters, Nigel Brook, Stephanie Leaver, John Prentice, Phil Dougill, Dave Oldroyd

Timing: Pressing – Finalise property disposal

Purpose:	For Decision by Mark Burns-Williamson
Cleared by:	Nigel Brook

SUBJECT OF ADVICE – Property Disposal – Former Police House, 1 Church Lane, Pool-In-Wharfedale, LS21 1LP

Summary: In February 2013 a PCC Decision Paper approved the sale of the vacant former police house with attached single storey contact point at 1 Church Lane. Subsequently the property was placed on the open market with Dale Eddison Estate Agents. On Dale Eddison’s advice the property was priced at a level to encourage competing interest and following 47 viewings a best bids date was set for 4th October 2013. Offers ranged from £165,000 to £249,999. The highest offer has been received from a Mr and Mrs P Watkinson and is approximately £10,000 above the second highest offer. They do not require a mortgage to fund their offer and have provided proof of funds to Dale Eddisons.

Recommendation: To accept the offer from Mr and Mrs P Watkinson of £249,999. This is the highest offer and in line with Dale Eddison’s advice.

Affordability: The sale will generate a capital receipt of £249,999 and remove annual revenue holding costs of approximately £1,500.

Risks/Legal Opinion: Force Legal Services have been consulted and no unusual issues are expected. The sale will need to complete a standard legal due diligence and sale process.

Supporting and dissenting Views: The disposal is in line with the established Force approach to sell empty Police Houses and is supported by the Estates Department and ACO Nigel Brook. No external consultation has taken place. The contact point has not been used for a number of years and the disposal will have no impact on local policing.

Equality, diversity and human rights considerations: No issues.