

SUBJECT:	Gerrards Cross Police Station
REPORT OF:	Cllr Trevor Egleton, Resources Portfolio Holder
RESPONSIBLE OFFICER	Martin Holt Head of Healthy Communities and Chris Marchant Head of Environment
REPORT AUTHOR	Martin Holt, Head of Healthy Communities
WARD/S AFFECTED	All

Purpose of Report

To update Members on the purchase of the Gerrards Cross police Station site for housing delivery.

RECOMMENDATION that Council agrees to

- a. **make budgetary provision of £4,222,500 from the Capital Receipts Reserves to enable the continued purchase of the site and meet the associated expenditure required by the Council to meet its obligations in acquiring the site; and**
- b. **add £5.3M budgetary provision to the Capital Programme, which will result in additional borrowing to enable the site to be redeveloped for housing and to authorise the Head of Environment to draw down expenditure up to £800k from the Capital Programme to initiate the scope of works required to bring the site to development.**

Background

The Cabinet, at the meeting on 8 February 2017, received a report (attached as a part II to the Council agenda) which detailed the indicative business case for the Council's purchase and development of the Gerrards Cross Police Station Site and accordingly agreed to recommend the following to Council:

- a. make budgetary provision of £4,222,500 from the Capital Receipts Reserves to enable the continued purchase of the site and meet the associated expenditure required by the Council to meet its obligations in acquiring the site; and
- b. add £5.3M budgetary provision to the Capital Programme, which will result in additional borrowing to enable the site to be redeveloped for housing and to authorise the Head of Environment to draw down expenditure up to £800k from the Capital Programme to initiate the scope of works required to bring the site to development.

Furthermore Cabinet resolved that

- a. the Head of Environment be authorised to undertake the procurement process for the demolition of the current police station and ex-police houses on a phased basis, following the receipt of planning permission;
- b. a project manager and developer be appointed through the Scape framework agreement, to obtain detailed design and planning approval for housing on the Gerrards Cross Police station site and to provide the detailed business plan at an estimated cost of £800k. A further report to be presented on the detailed business plan before moving to the development phase;
- c. the Head of Healthy Communities be authorised to enter in to agreement with Buckinghamshire Housing Association to continue to manage the ex-police houses for use as emergency accommodation for a 12 month period from; 1st June 2017, with the option to extend for further rolling 3 month periods; and
- d. the Head of Healthy Communities, in consultation with the Head of Environment, be authorised to spend £10k to develop a business plan and planning proposals for emergency accommodation to be delivered on Council owned land or through the acquisition of property in the district.

Links to Council Policy Objectives

- Promote healthier communities - Address the needs of the elderly and those who are vulnerable
- Promote local communities - Work to support the economy through affordable homes

Next Step

- Purchase the property
- Appoint a project manager to develop the detailed design, planning approval and business case
- Report to Members on the detailed business case prior to proceeding with the site development.