

**DMPC Decision – PCD 583**

**Title: Property Disposals 2020/21**

**Executive Summary:**

This paper seeks approval for the disposal of and marketing for sale of a number of surplus sites in order to generate capital receipts to support the future capital investment programme and reduce running costs. In order to achieve its duty of best value the method of disposal for each property will be considered during the preparation for marketing. The disposals are expected to generate capital receipts estimated at £67m, and save £2.7m in annual running costs.

**Recommendation:**

The Deputy Mayor for Policing and Crime is recommended to:

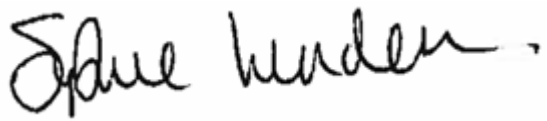
1. Approve the proposal to market for sale 10 surplus sites;
2. Note that 8 individual residential properties each with a market value of less than £1 million are to be sold by the MPS in line with the delegations contained within the MOPAC Scheme of Consent and Delegation;

**Deputy Mayor for Policing and Crime**

I confirm I have considered whether or not I have any personal or prejudicial interest in this matter and take the proposed decision in compliance with the Code of Conduct. Any such interests are recorded below.

The above request has my approval.

**Signature**



**Date**

**30/10/20**

**PART I - NON-CONFIDENTIAL FACTS AND ADVICE TO THE DMPC**

**1. Introduction and background**

1.1. In accordance with MOPAC Scheme of Delegation and Consent the disposal of all properties with an estimated value of £1m or above require MOPAC approval on a case by case basis before the property is marketed. Any proposed sales with a value under £1 million may be completed by way of delegated powers and reported retrospectively. Should a disposal with a value below £1 million have any unusual features or be of special interest, then MOPAC will have the opportunity to approve the final sale.

**2. Issues for consideration**

2.1. There remains uncertainty as to the future allocation from Government of additional officers to the Metropolitan Police Service (MPS) and their funding from the 20,000 national police officer uplift, and subsequently the roles which additional officers will undertake. The MPS are confident that the sites listed below are not required under any of their models for the estate to meet officer growth requirements.

2.2. There are 10 operational sites which are expected to become surplus during 2020/21 and for which authority is sought to market and dispose of. The disposal of these sites supports the Police & Crime Plan by generating receipts to re-invest in the retained estate and so supporting the objective that “officers are given the tools to do their job”. In addition, the disposals reduce annual revenue costs, and avoid future investment commitments.

2.3. Migration to alternative accommodation if not already complete will occur prior to completion of the sale of the properties. None of the sites proposed for disposal has a public access function.

<b>Site</b>	<b>Borough</b>
128 Catford Hill	Lewisham
Northwood Police Office	Hillingdon
Edgware Police Station	Harrow
Catford Police Station	Lewisham
Worcester Park Police Office	Sutton
Shepherds Bush Police Station	Hammersmith & Fulham
West End Central Police Station	Westminster
Woodford Police Station	Redbridge
Hornsey Police Station	Haringey
Cavendish Road Police Station	Lambeth
8 Residential Units	Pan London

2.4. In order to achieve MOPAC’s obligation on best value, the alternative routes/approaches for disposal will be considered for each property during its preparation to market for sale. As a pilot the MPS will use the GLA “small sites x small builders” portal for the marketing of a number of sites to widen the potential interest in the disposals.

2.5. When bidding on the basis of residential redevelopment bidders will be asked to acknowledge that when making an offer they have had regard to relevant planning policies, including existing local authority policies on minimum affordable housing requirements, the Mayor's SPG on affordable housing and the draft London Plan. Parties

will be encouraged to review the GLA funding available for the provision of affordable housing through the Mayor's 'Homes for Londoners: Affordable Homes Programme 2016-2021.'

- 2.6. This paper recommends to dispose of sites unconditionally. In order to help achieve wider GLA objectives for the improvement of fire safety, bidders for the properties, will be asked to acknowledge that, when making an offer, they have had regard to relevant planning policies, including existing local authority policies, London Fire Brigade advice and to the Fire Safety Requirements set out in the GLA LDP2.
- 2.7. In addition, there are a further 8 sites each with a value below £1m which are surplus and are to be disposed of.

### **3. Financial Comments**

- 3.1. The sites noted above are expected to generate capital receipts estimated at £67m as set out in Part 2 and which will contribute to the overall capital receipts to help fund the capital programme.
- 3.2. The aggregated revenue costs in a full year of the maintenance and rates for the properties to be sold is £2.7m.

### **4. Legal Comments**

- 4.1. There are no direct legal implications arising from the recommendations contained within this report, which are not mentioned elsewhere in this report, which seeks approval for the sale of surplus properties detailed above and in Part 2. It is anticipated that such approach will lead to MOPAC's best value obligations being met.
- 4.2. MOPAC has the power to dispose of surplus properties (including land) under paragraph 7 (2) (b) of Schedule 3 of the Police Reform and Social Responsibility Act 2011 ("the Act").
- 4.3. The Commissioner may also do anything which is calculated to facilitate, or is conducive or incidental to acquiring and disposing of property (apart from land) but only with the consent of MOPAC under paragraph 4 (2) (b) of Schedule 4 of the Act.
- 4.4. The report confirms that the disposals will generate capital receipts that will assist MOPAC in securing the maintenance of the MPS and ensure that it is efficient and effective.

### **5. Commercial Issues**

- 5.1. Alternative routes/approaches for disposal will be considered for each property during its preparation to market for sale.

### **6. GDPR and Data Privacy**

- 6.1. The project does not use personally identifiable data therefore there are no GDPR issues to be considered

### **7. Equality Comments**

7.1. There are considered to be no equality or diversity issues arising as a result of these proposed disposals.

**8. Background/supporting papers**

8.1. Appendix 1 – MPS Report.

**Public access to information**

Information in this form (Part 1) is subject to the Freedom of Information Act 2000 (FOIA) and will be made available on the MOPAC website following approval.

If immediate publication risks compromising the implementation of the decision it can be deferred until a specific date. Deferral periods should be kept to the shortest length strictly necessary.

**Part 1 Deferral:**

Is the publication of Part 1 of this approval to be deferred? NO

If yes, for what reason:

Until what date:

**Part 2 Confidentiality:** Only the facts or advice considered as likely to be exempt from disclosure under the FOIA should be in the separate Part 2 form, together with the legal rationale for non-publication.

Is there a **Part 2** form – YES

**ORIGINATING OFFICER DECLARATION**

*Tick to confirm statement (✓)*

**Financial Advice**

The Strategic Finance and Resource Management Team has been consulted on this proposal.

✓

**Legal Advice**

The MPS legal team has been consulted on the proposal.

✓

**Equalities Advice:**

Equality and diversity issues are covered in the body of the report.

✓

**Commercial Issues**

Commercial issues are covered in the body of the report.

✓

**GDPR/Data Privacy**

A DPIA is not required.

✓

**Director/Head of Service**

The Interim MOPAC Chief Finance Officer has reviewed the request and is satisfied it is correct and consistent with the MOPAC's plans and priorities.

✓

**Chief Executive Officer**

I have been consulted about the proposal and confirm that financial, legal and equalities advice has been taken into account in the preparation of this report. I am satisfied that this is an appropriate request to be submitted to the Deputy Mayor for Policing and Crime.

**Signature**

21/10/2020



**Date**