

**SCOTTISH POLICE
AUTHORITY**

Meeting	Public Session - Finance and Investment Committee
Date and Time	31 March 2016
Location	Stirling Court Hotel
Title of Paper	Sale of former Menzieshill Police Office, Orleans Place, Dundee
Item Number	2.1
Presented By	Ch Supt Billy Gordon, Head of Physical Resources
Recommendation to Members	For Approval
Appendix Attached :	Appendix 1- Location Plan

PURPOSE

To invite members to:

1. Consider the offer for the former Police Office at Orleans Place, Menzieshill
2. Approve the offer from Dundee City Council
3. Instruct the Head of Estates and the Interim Head of Legal Services to conclude this disposal on behalf of the Scottish Police Authority

This paper is being submitted to the Committee in accordance with Section 9 of the Scheme of Administration.

1. BACKGROUND

- 1.1 Members will recall at their meeting of 10 November 2015, it was agreed to declare the former Menzieshill Police Office, Orleans Place, Dundee, surplus to operational requirements.
- 1.2 The former police station at Orleans Place, Menzieshill, Dundee, is a single storey police office located at the rear of a parade of shop units in the community of Menzieshill in the north-west of the City of Dundee. It is located adjacent to a library and Community Centre and close to a small local shopping precinct.
- 1.3 Since its closure in around 2000, efforts by legacy Tayside Police to sell the building have been unsuccessful.

- 1.4 Dundee City Council, who own adjoining property, has indicated that it wants to demolish the police building and other neighbouring property as part of a community area regeneration project. Dundee City Council has indicated that it is prepared to purchase the former police office as part of this proposal.

2. FURTHER DETAIL ON REPORT TOPIC

- 2.1 A recent independent valuation (January, 2016) of the property was obtained from Messrs Graham and Sibbald, Chartered Surveyors, which placed a Market Value on the police property of £5,000. Dundee City Council has indicated that it would be prepared to purchase the property at this sum.

3. FINANCIAL IMPLICATIONS

- 3.1 A Capital Receipt of £5,000 will be achieved by this disposal and as this disposal is not conditional on the receipt of any planning consent it should be able to occur in the next 2/3 months. A revenue saving of c£1,000 per annum will be achieved arising from building running costs (empty rates, securing premises) no longer being incurred. This property has a Nil carrying value in the Asset Register.

Financial Summary	
Asset Register Value	£0
Capital Receipt	£5,000
Revenue per annum	£1,000

4. PERSONNEL IMPLICATIONS

- 4.1 There are no personnel implications as a consequence of this report.

5. LEGAL IMPLICATIONS

- 5.1 The Interim Head of Legal Services will be required to conclude Missives and a disposition for the disposal should the Authority agree to the disposal.

6. REPUTATIONAL IMPLICATIONS

- 6.1 There are no reputational implications as a consequence of this report.

7. SOCIAL IMPLICATIONS

7.1 There are no social implications as a consequence of this report.

8. COMMUNITY IMPACT

8.1 The property has been vacant for some months. Bringing the property back into use will have benefit for the locality.

9. EQUALITIES IMPLICATIONS

9.1 There are no equalities implications as a consequence of this report.

10. ENVIRONMENTAL IMPLICATIONS

10.1 A modest reduction in Police Scotland's CO₂ footprint will be achieved by the sale.

RECOMMENDATIONS

Members are requested to:

1. Consider the offer for the former Police Office at Orleans Place, Menzieshill
2. Approve the offer from Dundee City Council
3. Instruct the Head of Estates and the Interim Head of Legal Services to conclude this disposal on behalf of the Scottish Police Authority

Appendix 1 – Location Plan

LOCATION MAP – MENZIESHILL POLICE OFFICE, DUNDEE



Map showing former Menzieshill Police Office, Dundee with nearby police station shown.

PHOTOGRAPH – FORMER MENZIESHILL POLICE OFFICE, DUNDEE

