Decision Note – Disposal of Uttoxeter Police Station

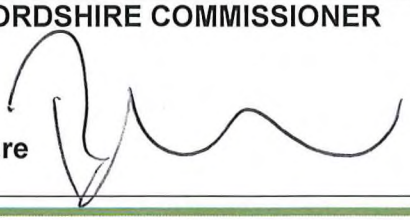
STAFFORDSHIRE COMMISSIONER
Police | Fire and Rescue | Crime

REQUEST FOR DECISION BY THE STAFFORDSHIRE COMMISSIONER

	Policing:	Crime:	Fire & Rescue:
This decision relates to:	**X**		

APPROVAL (for completion by Staffordshire Commissioner only)

Rationale for approval

STAFFORDSHIRE COMMISSIONER
Signature  **Date** 29/04/26

Date decision required by: 29th April 2026
If an urgent approval is required, please state reasons: by the terms of the auction disposal, completion is expected within 20 working days of the exchange of contract (ie the date of the auction).

For completion by Staffordshire Commissioner's Office only:-

Decision Number:	SCP/D/202627/01
Date Received:	6 May 2026

	Yes	No
Has the required decision been considered under the guidance of the Staffordshire Commissioner's Decision-Making Policy?	X	
Has the required decision been deemed to be a Key Decision as defined within the Staffordshire Commissioner's Decision-Making Policy?	X	
Who is empowered to make the required decision? Staffordshire Commissioner		

Title	Disposal of Uttoxeter Police Station

Summary:

Following the receipt of approval in principle for the disposal of Uttoxeter police station some years ago, this decision note is now seeking to confirm the disposal of the building following an auction.

Recommendation:

To confirm the disposal of Uttoxeter police station for the sum of £360,000 (three hundred and sixty thousand pounds).

Chief Executive

I hereby approve the recommendation for consideration.

Signature [signature] Date 29/04/26

REPORT AND ADVICE TO THE STAFFORDSHIRE COMMISSIONER

1. Introduction and background

Following a review of operational requirements, a number of police sites were identified and approved for disposal in 2021. This decision was taken in relation to operational requirements, the age and condition of the sites and the cost of improvements should they be kept as an asset, along with the overall revenue and capital costs associated with each site. Many of these sites, for example Hanley police station, Stoke police station, Lichfield police station and Newcastle police station have since been disposed. Also identified for disposal was Uttoxeter police station, and once the joint Police and Fire station was established in Uttoxeter in April 2025, it was possible to decommission and dispose of the vacant site in Uttoxeter.

In order to promote the disposal, an agent was appointed to undertake the marketing of the site. Given the deteriorating condition of the building, the fact that part of the building is grade II listed, and the site is covered by a restrictive covenant, it was recommended by the agent that that site should be sold via auction. This was proposed and accepted as the preferred route of disposal as it would overcome any protracted negotiations or complicated sale conditions that could delay final disposal for a number of years whilst the force would have to continue paying holding costs.

The site was first listed for auction in November 2025, but failed to meet its reserve price. However, a number of interested parties came forward post auction, and one offer was accepted before it fell away at the due diligence stage. The site returned to auction on the 26th March 2026, and an offer was made and accepted of £360,000 which met the reserve price.

2. Issues for consideration

Uttoxeter police station closed in April 2025 following the transfer of the neighbourhood policing team to share space within Uttoxeter fire station and is therefore surplus to requirements. Its ongoing management and maintenance costs had a budget of circa £80k in 2025/26, and whilst costs have been reduced over the last 12 months wherever possible, circa £57k was still spent on retaining the building over the year.

The approved MTFS includes a budget saving of £100k in 2026/27 for estate consolidation. The disposal of Uttoxeter police station will make a significant contribution towards this efficiency saving target.

Given the marketing of the site and the auction process, the disposal of Uttoxeter police station via the auction for £360,000 represents market value.

3. What other options have been considered?

Option 1 – Do nothing and continue to incur holding costs.

Given ongoing budget pressures and the estate consolidation efficiency target of £100k in 2026/27, continuing the retention of a vacant building which is no longer required is not a viable option. The condition of the building will continue to deteriorate, and will represent a health and safety issue and/or anti-social behaviour target for the Force if not sold, with the potential requirement to invest in the fabric of the building in the near future. Furthermore, if the condition of the building continues to deteriorate, the potential capital receipt will be reduced.

Option 2 – Dispose of Uttoxeter police station.

For the reasons outline in option 1, disposal of Uttoxeter at this stage for a value of £360,000 is the recommended course of action.

4. Consultation and Engagement undertaken

The disposal of Uttoxeter police station was previously approved by the Commissioner in 2021, and the Commissioner has been kept updated with progress during the disposal process.

An appropriately qualified agent (Carter Jonas) was engaged to market the site and recommended that it be disposed via auction due to the constraints highlighted elsewhere in this report. The region's leading auctioneer, Bond Wolfe, was then engaged to take the site through its auction programme.

Staffordshire Legal Services conducted their due diligence on the site, drafted the transfer and additional clauses in the contract and addressed any potential legal issues that arose as a part of the disposal process.

Report Implications

5. Monitoring Officer comments:

Signature [signature] Date 29/04/26

6. Section 151 Officer comments:

The capital receipt and associated revenue savings from the disposal form part of both the business case to move into Uttoxeter Fire Station (creating a joint base) as well as a component of the MTFS.

This is the second auction given that the first sale fell through post auction. The auction has established market price for the property.

Signature [signature] Date 27/04/26

	Yes	No
Has legal advice (outside of that provided by the Monitoring Officer) been sought on the content of this report?	x	

7. Legal Comments:

As noted above, Staffordshire Legal Services conducted their due diligence on the site, drafted the transfer and additional clauses in the contract and addressed any potential legal issues that arose as a part of the disposal process.

8. Risks - please give the details of any operational or strategic risks that are affected by this decision (add risk reference number and title below)

There are no operational or strategic risks affected by this decision. If the disposal of the building does not proceed, then health and safety, anti-social behaviour and financial risks will occur in the future.

9. Equality Comments – please attach the completed EIA

An EIA was undertaken at the time that the Commissioner approved the disposal of the building in 2021.

10. Background/supporting paper Previous report to the Commissioner approving the disposal of the site.		
Please answer the following questions	**Yes**	**No**
11. Public access to information?	**x**	
12. Does this decision involve the processing of personal data? (If yes please attach a completed Data Impact Assessment)		**x**
13. Is the publication of this form to be deferred? (If yes approx. how long?) Yes, until successful completion of the transfer.	**x**	
14. Does this form contain commercial or operationally sensitive information which is to be redacted? (If yes, please provide details with the submission of this note) Once the transfer is registered with the Land Registry, the disposal value will be publicly available.		x

15. ORIGINATING OFFICER DECLARATION:

Author	Richard Chadwick
Signed	R. Chadwick
Date	17/04/2026