Police and Crime Commissioner
CAMBRIDGESHIRE AND PETERBOROUGH
Darryl Preston

CAMBRIDGESHIRE AND PETERBOROUGH POLICE AND CRIME COMMISSIONER DECISION RECORD – CPCC 2026-017	
Subject:	**HQ land – Freehold Disposal to NHS**
Decision:	To approve the freehold disposal of HQ Surplus Land to North West Anglia NHS Foundation Trust for £6.5 million.
Decision Summary:	**Overview:** Agreement has been reached to dispose of the surplus land, adjacent to the Constabulary Headquarters to North West Anglia NHS Foundation Trust. The main terms of the disposal are: • Sale Price: £6.5 million (six million five hundred thousand pounds) subject to deductions up to a maximum of £350,000 for exceptional unforeseen costs. • Planning Consent: Completion of the sale is subject to a satisfactory planning consent (initial application to be made with approval). • Overage Clause: Overage will be payable at 25% of any uplift in value arising from planning permission being granted for the intensification of use on the site over and above 75 residential units. This clause will be effective for a term of 30 years from the date of completion of the sale. • Pre-Emption clause: Providing the Police and Crime Commissioner (the “Commissioner”) the option to buy back the land in the event that the hospital redevelopment does not proceed.”
Recommendation	Recommendation for the Commissioner is to: • Approve the Freehold Disposal of HQ Surplus land to NW Anglia NHS Foundation Trust for £6.5 million.

Officer Approval:	Chief Executive & Monitoring Officer I have been involved in conversations regarding the disposal of the surplus land, adjacent to the Constabulary Headquarters to North West Anglia NHS Foundation Trust and I am satisfied that that this is an appropriate request to be submitted to the Police and Crime Commissioner.
	 Jack Hudson, Chief Executive & Monitoring Officer Tel: 0300 333 3456 Email: cambs-pcc@cambs.police.uk

Darryl Preston, Police and Crime Commissioner for Cambridgeshire and Peterborough	
I confirm that I have reached the above decision after consideration of the facts. I confirm that I do not have any personal or prejudicial interests in this matter and take the proposed decision in compliance with the Code of Conduct for the Cambridgeshire Police and Crime Commissioner. I approve the recommendation outlined within this decision record.	
Signature:  Darryl Preston, Police and Crime Commissioner for Cambridgeshire and Peterborough	**Date:** 29 October 2026