Note on CASC scrutiny of the sale of Elmbrook House and 17 Station Road

7th September 2026

The Commercial Assets Sub-Committee considered the sale of Elmbrook House and 17 Station Road on the basis of the documents already made available to CPRC. The discussion took place in Part1 with consideration of some commercially sensitive details in Part2.

The following issues were raised and discussed by the members of CASC and officers:

- The offers are not financially far apart, and questions were asked about the reasons why the preferred bidder was chosen.
- Questions were asked about how the Council would respond to any attempt to reduce the price offered.
- 17 Station Road is included as part of the sale. This is a semi-detached property which is currently let out as office space, but was previously residential. The rationale for including this property was explored.
- The price being offered was questioned against comparatives and site-specific characteristics e.g. proximity to railway station.

The Independent member was unable to attend the meeting but provided the attached statement that was read out at the CASC meeting:

> *For the record I wanted to confirm that I fully endorse the sale recommendation in respect of Elmbrook House/17 Station Road.*
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> *From the papers supplied I believe the property has been widely marketed and I concur with Knight Frank's recommendation that the sale as proposed represents best value in the current market. I do not believe further marketing would result in a better price being achieved. If anything the risk to delaying is very much on the downside.*
>
> *I have specifically not included any numbers or confidential information in this recommendation so it can be considered in part I if necessary.*

CASC was not being asked to vote on the proposed sale and no opinion is being expressed.

Cllr Lawrence Nichols

Chair of CASC