

## PCC Decision Report

**Please ensure all boxes below are completed**

<b>Report reference number:</b> (Please contact OPCC for reference number)	PCC/031/17
<b>Classification :</b> Restricted	
<b>Title of report :</b> Sale of Former Halstead Police Station, Trinity Street, Halsted, Essex,CO9 1JG.	
<b>Area of County/Stakeholders affected :</b> Former Halstead Police Station, Trinity Street, Halsted, Essex,CO9 1JG.	
<b>Report by :</b> Simon Curling, Head of Estate Services. <b>Date of report :</b> 11 <sup>th</sup> March 2017. <b>Enquiries to :</b> Simon Curling, Head of Estate Services.	

### 1. Purpose of report

- 1.1 This Decision Report seeks approval to the unconditional sale of the Former Halstead Police Station, Trinity Street, Halsted, Essex,CO9 1JG at a price of £376,500 with a target completion date of 30<sup>th</sup> June 2017.

### 2. Recommendations

- 2.1 To proceed with the unconditional sale of the Former Halstead Police Station, Trinity Street, Halsted, Essex,CO9 1JG at a price of £376,500 with a target completion date of 30<sup>th</sup> June 2017.

[RESTRICTED]

### **3. Benefits of Proposal**

- 3.1 This proposal disposes of surplus Estate at the Former Halstead Police Station, Trinity Street, Halsted, Essex, CO9 1JG.
- 3.2 This proposal delivers a substantial receipt to the Capital Funds of the Commissioner.
- 3.3 This proposal is for an unconditional sale and is not dependent on the buyer obtaining planning permission.
- 3.4 This proposal is on a cash basis and is not dependent on another sale.
- 3.5 The proposal will assist early delivery of the Capital Programme.
- 3.6 The proposal will reduce the need for Capital Programme borrowing.

### **4. Background and proposal**

- 4.1 The Former Halstead Police Station comprises a detached building that was originally erected around 100 years ago as a purpose built Police Station.
- 4.2 Closure was proposed in November 2015 by the former Police and Crime Commissioner for Essex.
- 4.3 The property was handed over for sale in late August 2016.
- 4.4 The property has been marketed on a private treaty basis by W H Brown.
- 4.5 The property has been exposed to the market by means such as a For Sale Board, newspaper advertising, Property Particulars, Direct Marketing and Internet Marketing. This range of marketing is considered to provide wide exposure.
- 4.6 The property has been marketed for several weeks with a guide price of offers in excess of £325,000. This period is also considered to provide wide exposure.
- 4.7 Twenty nine potential bidders viewed the property. Following the marketing period a Best and Final Offers process was undertaken.
- 4.8 Seven viable Best and Final Offers were received ranging from £335,000 to £376,500.
- 4.9 In addition to being highest the offer of £376,500 is unconditional and has evidenced available funds.

[RESTRICTED]

[RESTRICTED]

4.10 I accordingly recommend that the Former Halstead Police Station, Trinity Street, Halsted, Essex, CO9 1JG should be sold at £376,500, on the basis this is the best unconditional cash offer.

## **5. Police and Crime Plan**

5.1. The sale meets the Commissioner's Police and Crime Plan objective on Finance and Resources, with particular reference to rationalising Police Estate.

## **6. Police Operational Implications**

6.1 There are no adverse Police Operational implications arising from the sale.

6.2 Completion of the sale will assist in delivering the Capital receipts to reinvest in improving Police Operational delivery.

6.3 If the sale is not progressed there will be a Capital receipt shortfall of at least £376,500, which will inhibit the reinvestment into the Estate.

## **7. Financial Implications**

7.1 If this sale is not undertaken the Capital Programme will need to be funded from elsewhere.

7.2 If this sale is not undertaken it is likely that the sale process will be more protracted.

7.3 A failure to maximise the sale value of the building could place the Commissioner in breach of the fiduciary duty to sell assets for best consideration.

## **8. Legal Implications**

8.1 There are no legal implications arising from the sale.

8.2 A failure to maximise the sale value of the building could place the Commissioner in breach of the fiduciary duty to sell assets for best consideration.

## **9. Staffing and other resource implications**

9.1 There are no internal staffing implications.

9.2 There are no employment legislation implications.

[RESTRICTED]

[RESTRICTED]

**10. Equality and Diversity implications**

10.1 No Equality Impact Assessment has been carried out for this sale.

10.2 It is not considered that an Equality Impact Assessment is required for this particular sale.

**11. Background papers**

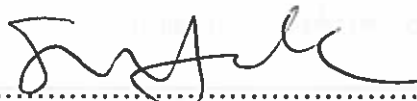
11.1 Estate Strategy Strategic Options Analysis.

[RESTRICTED]

**Report Approval**

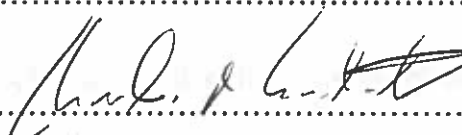
The report will be signed off by the OPCC Chief Executive and Treasurer, prior to review and sign off by the PCC / DPCC.

Chief Executive/M.O

Sign: 

Print: S. HANCOCK

Chief Financial Officer/Treasurer

Sign: 

Print: C. JARRETT

**Decision**

I agree the recommendations to this report;

Sign: 

Print: R.C. HIRST

PCC/Deputy PCC

Date signed: 22/3/17

I do not agree the recommendations to this report because;

.....  
.....  
.....

Sign: .....

Print: .....

PCC/Deputy PCC

Date signed:

**Publication**

Report for publication

YES

NO

**Reasons for non-publication (state 'None' if applicable)**

Commercial Confidentiality until sale  
completed.....

.....  
.....  
.....  
.....

**Sign:** .....

**Print:** .....

If the report is not for publication, the Chief Executive will decide if and how the public can be informed of the decision.