

Approved By: Chief Officer	Classification of Paper: CONFIDENTIAL
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Report to PCC	Report reference number PCC/ 099 /16
Date of Report : 7 th November 2016 Date of Decision: 10 th November 2016	Area of County/Stakeholders affected Former Westcliff Police Station, Westcliff, Essex
Title of report: Sale Approval – Former Westcliff Police Station, Westcliff, Essex	
Report by: Simon Curling, Interim Head of Operational Estate Services	
Enquiries to: Simon Curling, Interim Head of Operational Estate Services	

1. Purpose of report

- 1.1 To seek approval to the unconditional sale of the Former Westcliff Police Station, Westcliff, Essex at a price of £781,500, with a target completion date of 31st January 2017.

2. Recommendations

- 2.1 To proceed with the unconditional sale of the Former Westcliff Police Station, Westcliff, Essex at a price of £781,500, with a target completion date of 31st January 2017.

3. Benefits of Proposal

- 3.1 This proposal disposes of surplus Estate at the Former Westcliff Police Station, Westcliff, Essex.
- 3.2 This proposal delivers a substantial receipt to the Capital Funds of the Commissioner.
- 3.3 This proposal is for a rapid unconditional sale and is not dependent on either party 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 Westcliff Police Station, Westcliff, Essex is a former purpose built Edwardian Police Station. It comprises a detached building that was erected over 100 years ago as a purpose built Police Station.
- 4.2 The property was closed in August 2016 and has been marketed over the last 2 months.
- 4.3 The property is slightly unusual as it stands on relatively small plot and the building is a substantial part of the site. There is little scope for demolition and rebuilding.
- 4.4 The property has been marketed on an open market basis by Ayers & Cruiks Estate Agents.
- 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 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 £525,000. This is also considered to provide wide exposure.
- 4.8 Following the marketing period a Best Offers process has been undertaken.
- 4.9 Ten Best Offers were received ranging from £400,000 to £781,500. The three top offers of £720,000, £777,000 and £781,500 are all on a cash basis. All three have provided evidence of available cash.

4.10 The highest offer is £781,500 and this is recommended as it is an unconditional cash offer. The second highest offer is £777,000, again on an unconditional cash basis.

4.11 I recommend that we should sell the Former Westcliff Police Station, Westcliff, Essex at £781,500.

5. Police and Crime Plan

5.1. The sale meets the current Commissioner's Manifesto Commitments on value for money and maximising use of assets.

5.2. The sale is a key part of maximising use of assets, referred to in the previous Commissioner's Police & Crime Plan.

5.3. The sale is entirely consistent with the Estate Strategy principles of maximising the value of the Former Westcliff Police Station, Westcliff, Essex, disposing of that site and reinvesting in new 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 £781,500, 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.

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.

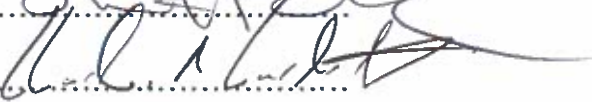
11. Background papers

11.1 Estate Strategy Strategic Options Analysis.

Report Approval

The report will be signed off by the Executive Director, Treasurer and the PCC Solicitor where legal implications arise.


Executive Director/M.O 

Treasurer 

PCC Legal Advisor (As necessary)

Decision

I agree the recommendations to this report

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PCC/Deputy PCC

I do not agree the recommendations to this report because

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Publication

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

For commercial confidentiality please defer publication until after the sale is completed.

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Signed/Print name

Report for publication

YES

NO

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

