

Approved By: Treasurer and Chief Executive	Classification of Paper: Not protectively marked
Report to PCC Sale of Former Hadleigh Police Office, 6-8 Hall Crescent, Hadleigh, Benfleet, Essex, SS7 2QW.	Report reference number PCC/002/17
Date of Decision : 10 th January 2017 Date of Report : 10 th January 2017	Area of County/Stakeholders affected Former Hadleigh Police Office, 6-8 Hall Crescent, Hadleigh, Benfleet, Essex, SS7 2QW.
Title of report: Sale Approval – Former Hadleigh Police Office, 6-8 Hall Crescent, Hadleigh, Benfleet, Essex, SS7 2QW.	
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 This Decision Sheet replaces the Decision Sheet forwarded to OPCCE on 3rd December 2016.
- 1.2 To seek approval to the unconditional sale of the Former Hadleigh Police Office, 6-8 Hall Crescent, Hadleigh, Benfleet, Essex, SS7 2QW at a price of £490,000, with a target completion date of 31st March 2017.

2. Recommendations

- 2.1 To seek approval to the unconditional sale of the Former Hadleigh Police Office, 6-8 Hall Crescent, Hadleigh, Benfleet, Essex, SS7 2QW at a price of £490,000, with a target completion date of 31st March 2017.

3. Benefits of Proposal

- 3.1 This proposal disposes of surplus Essex Police Estate at the Former Hadleigh Police Office, 6-8 Hall Crescent, Hadleigh, Benfleet, Essex, SS7 2QW.
- 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 and mortgage 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 Hadleigh Police Office, 6-8 Hall Crescent, Hadleigh, Benfleet, Essex, SS7 2QW is a former Police Office. It comprises a detached building, formerly 2 separate dwellings that were altered and extended around 20 years ago to create a single office building.
- 4.2 The property was marketed in 2016 for approximately 2 months.
- 4.3 The property is slightly unusual being an office created from 2 separate dwellings.
- 4.4 The property was marketed on an open market basis by Brown & Brand 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 marketing is considered to provide wide exposure.
- 4.6 The property was marketed for several weeks with a guide price of offers in excess of £500,000. This timescale is also considered to provide wide exposure.
- 4.7 Following a relatively quiet marketing period a Best Offers process has been undertaken with the most attractive offer being unconditional on planning consent at £490,000 to Chigwell Properties.

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 Hadleigh Police Office, 6-8 Hall Crescent, Hadleigh, Benfleet, Essex, SS7 2QW, 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 £490,000, 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.

Publication

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

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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.