

PCC Decision Report

Please ensure all sections below are completed

Report reference number: PCC/052/17

Classification: Not Protectively Marked

Title of report: Sale of Former Corringham Police Station

Area of County/Stakeholders affected: Thurrock

Report by : Simon Curling – Head of Asset Management

Date of report: 25th July 2017

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1. Purpose of report

- 1.1 This Decision Report seeks approval to the unconditional sale of the Former Corringham Police Station, Gordon Road, Corringham, Essex, SS17 7RD at a price of £1,289,000 with a target completion date of 15th August 2017.

2. Recommendations

- 2.1 To proceed with the unconditional sale of the Former Corringham Police Station, Gordon Road, Corringham, Essex, SS17 7RD at a price of £1,289,000 with a target completion date of 15th August 2017.

3. Benefits of Proposal

- 3.1 This proposal disposes of surplus Estate at the Former Corringham Police Station, Gordon Road, Corringham, Essex, SS17 7RD.
- 3.2 This proposal delivers a substantial receipt to the Capital Funds of the Commissioner.

[NOT PROTECTIVELY MARKED]

- 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 Corringham Police Station comprises a detached building, yard, garage block and Police House that was originally erected around 50 years ago as a purpose built Police Station.
- 4.2 Closure was proposed in July 2012 by the former Essex Police Authority.
- 4.3 The property was subsequently leased out to Thurrock Council who vacated in November 2016 and handed the property back to Essex Police.
- 4.4 The property has been marketed on a private treaty basis by Ayers & Cruiks.
- 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 £1,100,000. This period is also considered to provide wide exposure.
- 4.7 Following the marketing period a Best and Final Offers process was undertaken.
- 4.8 Eight viable Best and Final Offers were received ranging from £750,000 to £1,289,000.
- 4.9 In addition to being numerically highest the offer of £1,289,000 is unconditional on planning consent.
- 4.10 I accordingly recommend that the Former Corringham Police Station, Gordon Road, Corringham, Essex, SS17 7RD should be sold at £1,289,000 on the basis that this is the best cash offer and is, additionally, unconditional.

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 £1,289,000, which will inhibit the reinvestment into both IT and 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.

10. Background papers

- 11.1 Estate Strategy Strategic Options Analysis.

Decision and Final Sign Off

I agree the recommendations to this report;

Sign: 

Print: R.C. HARRIS

PCC/Deputy PCC

Date signed: 2/27/17

I do not agree the recommendations to this report because;

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Sign:

Print:

PCC/Deputy PCC

Date signed:

