

PCC Decision Report

Please ensure all sections below are completed

Report reference number: PCC/081/17
Classification: OFFICIAL
Title of report: Sale of former South Benfleet Police Station
Area of County/Stakeholders affected: District of Castlepoint
Report by: Patrick Duffy – Interim Head of Estates Date of report: 30 th November 2017 Enquiries to: Patrick.Duffy@essex.pnn.police.uk

1. Purpose of report

This Decision Report seeks approval for the sale of the former South Benfleet Police Station, 92 High Road, Benfleet, Essex, SS7 5LG.

2. Recommendations

To proceed with the unconditional sale of the former South Benfleet Police Station for the sum of £1,225,000 with a target completion date of January 2018.

3. Benefits of Proposal

This proposal disposes of the former South Benfleet Police Station which is surplus to operational policing requirements and provides a substantial receipt for the Capital Funds of the Commissioner.

The proposal is for an unconditional sale and is not dependent on the buyer obtaining planning permission.

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4. **Background and proposal**

The former South Benfleet Police Station comprises a purpose built two storey Police Station with parking to the front and rear, and former police house most recently occupied as offices. Externally there is a block of garages within the rear yard / car park and stores.

South Benfleet Police Station front counter was closed to the public on 28th November 2011 by Essex Police Authority. The property was vacated operationally but utilised whilst the refurbishment of Southend Police Station was completed in 2016.

The property has been marketed on a private treaty basis by Ayers & Cruiks.

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.

Following the marketing period a written Best and Final Offers letter was issued with offers received by Friday 4th August. Eight viable offers were received although the difference between the top two offers was negligible and therefore the top two bidders were asked to submit a second bid by Friday 15th September.

Nine viable Best and Final Offers were received ranging from £592,539 to £1,225,000.

In addition to being the highest of all offers received £1,225,000, this offer is also unconditional on planning.

5. **Police and Crime Plan**

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**

There are no adverse operational policing implications arising from the sale. Completion of the sale will assist in delivering Capital receipts to reinvest as per the Commissioners capital programme.

7. **Financial Implications**

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

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

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

There are no legal implications arising from the sale.

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

There are no staffing or resource implications all staff have already been located to alternative policing locations.

10. Equality and Diversity Implications

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

11. Background papers

Marketing Brochure



Sth Benfleet -
Marketing Info.pdf

Offers Received



Offers Received -
Commercially Sensitiv

Best Offer Letter



Best Offer
Commercially Sensitiv

Estate Strategy Strategic Options Analysis

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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:

Chief Financial Officer/Treasurer

Sign:

Print:

Publication

Is the report for publication?

YES

NO

If 'NO', please give reasons for non-publication (state 'None' if applicable)

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

Redaction

If the report is for publication, is redaction required:

1. Of Decision Sheet

YES

2. Of Appendix

YES

NO

NO

If 'YES', please provide details of required redaction:

OFFERS RECEIVED AND BEST OFFER LETTER
TO BE REDACTED

Date redaction carried out:

Treasurer / Chief Executive Sign Off – for Redactions only

If redaction is required, Treasurer or Chief Executive are to sign off that redaction has been completed.

Sign:

Print:

Chief Executive/Treasurer

Date signed:

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Decision and Final Sign Off

I agree the recommendations to this report;

Sign: 

Print: R. C. Hirst

PCC/Deputy PCC

Date signed: 19 / 1 / 18

I do not agree the recommendations to this report because;

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

Sign:

Print:

PCC/Deputy PCC

Date signed:

