

NOT PROTECTIVELY MARKED

## PCC Decision Report

**Please ensure all sections below are completed**

<b>Report reference number:</b> PCC/106/17
<b>Classification:</b> OFFICIAL
<b>Title of report:</b> Sale of 36 St Margarets Road (Former Police House)
<b>Area of County/Stakeholders affected:</b> District of Chelmsford
<b>Report by:</b> Patrick Duffy – Interim Head of Estates <b>Date of report:</b> 1 <sup>st</sup> November 2017 <b>Enquiries to:</b> <a href="mailto:Patrick.Duffy@essex.pnn.police.uk">Patrick.Duffy@essex.pnn.police.uk</a>

### 1. Purpose of report

This Decision Report seeks approval for the sale of the former 36 St Margarets Road, Chelmsford, Essex, CM2 6DT.

### 2. Recommendations

To proceed with the unconditional sale of 36 St Margarets Road the former Police House for the sum of £252,000 with a target completion date of February 2017.

### 3. Benefits of Proposal

This proposal disposes of 36 St Margarets Road the former Police House which is surplus to operational policing requirements and provides a receipt for the Capital Funds of the Commissioner.

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The proposal is for an unconditional sale and is not dependent on the buyer obtaining planning permission or lending to fund the purchase as this is a cash offer.

The property is showing signs of subsidence and although a structural engineers report states it is historic and not moving, lenders are unwilling to consider the report as suitable security.

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

36 St Margarets Road is a former Police House consisting of a 3 bedroom mid terraced property with a small garden and off road parking to the front and a rear garden laid to lawn that formed part of the Police Estate.

The house was vacated by the former Police Officer earlier in 2017 and subsequently approved for disposal at the Strategic Estate Board in line with the Estate Strategy.

The property has been marketed on a private treaty basis by Kemsley LLP with an asking price of O.I.E.O (Offers In Excess Of) £250,000.

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 Thursday 26<sup>th</sup> October 2017.

Nine viable Best and Final Offers were received, ranging from £241,325 to £275,000. The highest offer of £275,000 was made with a 10% deposit and a substantiated agreement in principle for the necessary mortgage. The highest offer was accepted, however following the lenders survey they refused to mortgage against the property.

The offers were re-considered and it was determined that the best way to secure a sale would be to consider the cash offers received. There is only one cash offer for which the original offer of £257,000. This was revised to £252,000 when the purchaser was asked to confirm whether their offer still stood and they would proceed.

### **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**

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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.

If this sale is not undertaken it is likely that the sale process will be more protracted and remediation work undertaken to the property prior to re-marketing.

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.

**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



Marketing Info

Original Offers Received



Offers Received  
COMMERCIAL SEN

Revised Offer



Revised Offer  
COMMERCIAL SEN

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: [Signature]

Print: S. Hancock

Chief Financial Officer/Treasurer Sign: [Signature]

Print: CHARLES L. GARDNER

**Publication**

Is the report for publication? YES  NO

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

.....On completion of sale.....

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  NO  2. Of Appendix YES  NO  *Not to publish appendix*

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

ORIGINAL OFFER RECEIVED AND REVERSED OFFER

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. HURST

PCC/Deputy PCC

Date signed: ..... 21/12/17

I do not agree the recommendations to this report because;

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

Sign: .....

Print: .....

PCC/Deputy PCC

Date signed: .....



$\frac{1}{2} \frac{d}{dt} (x^2 + y^2) = x \dot{x} + y \dot{y}$   
 $\frac{1}{2} \frac{d}{dt} (x^2 + y^2) = \frac{1}{2} \frac{d}{dt} (r^2) = r \dot{r}$

$\dot{r} = \frac{1}{r} (x \dot{x} + y \dot{y})$

