

PCC Decision Report

Please ensure all sections below are completed

Report reference number: PCC/093/17
Classification: OFFICIAL
Title of report: Sale of former Thaxted ABE
Area of County/Stakeholders affected: District of Uttlesford
Report by: Patrick Duffy – Interim Head of Estates Date of report: 29 th September 2017 Enquiries to: Patrick.Duffy@essex.pnn.police.uk

1. Purpose of report

This Decision Report seeks approval for the sale of the Thaxted ABE Suite, 79 Newbiggen Street, Thaxted, Dunmow, Essex, CM6 2QY.

2. Recommendations

To proceed with the unconditional sale of the former Thaxted ABE Suite for the sum of £370,000 with a target completion date of December 2017.

3. Benefits of Proposal

This proposal disposes of the former Thaxted ABE Suite which is surplus to operational policing requirements and provides a 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.

4. Background and proposal

The former Thaxted ABE Suite comprises a 3 bedroom detached property originally built circa 1975 as a police house incorporating a beat office which was converted to a vulnerable victim interview suite in 2005. Externally to the front of the property is a garden predominately laid to lawn with mature hedging and a central path leading to the front door. To the side of the property there is a driveway offering ample parking and a double garage. A side gate leads to the rear garden which is fully enclosed and mainly laid to lawn incorporating a brick building.

Due to technological advancements in interview equipment and alternative facilities available such as the SARC, the use of this facility reduced substantially and was formally approved for disposal by the Strategic Estate Transformation Board in July 2017.

The property has been marketed on a private treaty basis by Tucker Gardner.

The property has been exposed to the market by means such as a For Sale Board, Estate Agent window, Property Particulars 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 22nd September

The highest offer received was for £370,000.

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.

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

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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 A GARNETT

Publication

Is the report for publication?

YES

NO

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

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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

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

.....
.....

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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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



Thaxted Marketing
Info.pdf

Best Price Guide



79 Newbiggen Best
Price Guide.pdf

Best Offer Letter



Offer Letter.pdf

Decision and Final Sign Off

I agree the recommendations to this report;

Sign: 

Print:  C. H. R. S. T.

PCC/Deputy PCC

Date signed: 9/10/17

I do not agree the recommendations to this report because;

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

Sign:

Print:

PCC/Deputy PCC

Date signed:

