

## PFCC Decision Report

Please ensure all sections below are completed

**Report reference number:** PCC/061/18

**Classification:** OFFICIAL

**Title of report:** Sale of Former Stansted Mountfitchet Police Station

**Area of County/Stakeholders affected:** Uttlesford District

**Report by:** Patrick Duffy – Interim Head of Estates

**Date of report:** 29<sup>th</sup> April 2018

**Enquiries to:** [Patrick.Duffy@essex.pnn.police.uk](mailto:Patrick.Duffy@essex.pnn.police.uk)

### 1. Purpose of report

This Decision Report seeks approval for the sale of the former Stansted Mountfitchet Police Station, Hargrave Close, Stansted Mountfitchet, Essex, CM24 8DJ.

### 2. Recommendations

To proceed with the unconditional sale of the former Stansted Mountfitchet Police Station for the sum of £556,610 with a target completion date of June 2018.

### 3. Benefits of Proposal

This proposal disposes of the former Stansted Mountfitchet Police Station 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 Stansted Mountfitchet Police Station was a purpose built Police Office and 2 Police Houses. It comprises a detached building approximately 60 years old. The property is on approximately one fifth of an acre and would suit conversion to flats, houses or an alternative use.

Stansted Mountfitchet Police Station front counter was closed to the public on 28th November 2011 by Essex Police Authority. The property was vacated operationally in August 2016 with all staff and officers re-located to alternative policing premises, the airwave mast was finally removed in September 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, newspaper advertising, Property Particulars, Direct Marketing and Internet Marketing. This range of marketing is considered to provide wide exposure.

The property was previously under offer from late in 2016 and required the airwave mast to be removed from the site, upon removal of the mast, the purchaser failed to obtain planning permission to convert the property into a children's day nursery and subsequently withdrew from purchasing the property.

Following the second round of bidding, eight viable Best and Final Offers were received ranging from £410,000 to £560,000. The highest offer of £560,000 was conditional on planning permission being obtained whereas the second place offer of £556,610 is unconditional on planning.

With a small difference between the highest and second highest of £3,390 the unconditional offer will achieve a receipt faster than the unconditional offer and therefore it is recommended that this offer is accepted.

#### **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.

OFFICIAL

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



Offers Received



Best Offer




2018 Estate Strategy

OFFICIAL

**Report Approval**

The report will be signed off by the OPFCC Chief Executive and Treasurer, prior to review and sign off by the PFCC / DPFCC .

Chief Executive/M.O Sign: 

Print: David Lawson

Date: 3 May 2018

Chief Financial Officer/Treasurer Sign: 

Print: Abbey Gowen

Date: 4/5/2018

**Publication**

Is the report for publication? YES  AFTER COMPLETION  
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:

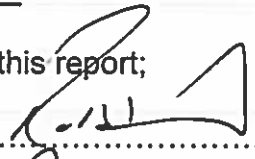
Appendix Not for Publication  
.....  
.....

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: .....

**Decision and Final Sign Off**

I agree the recommendations to this report;

Sign: ..... 

Print: ..... *R. C. Hiest* .....

PFCC/Deputy PFCC

Date signed: ..... *15/5/18* .....

I do not agree the recommendations to this report because;

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

Sign: .....

Print: .....

PFCC/Deputy PFCC

Date signed: .....

