

PFCC Decision Report

Please ensure all sections below are completed

Report reference number: PCC/094/17
Classification: OFFICIAL
Title of report: Sale of Former Ipswich Road Police Station
Area of County/Stakeholders affected: Colchester
Report by: Patrick Duffy – Interim Head of Estates Date of report: 24 th July 2018 Enquiries to: Patrick.Duffy@essex.pnn.police.uk

1. Purpose of report

This Decision Report seeks approval for the sale of the former Ipswich Road Police Station, 348-350 Ipswich Road, Colchester, Essex, CO4 4ET.

2. Recommendations

To proceed with the unconditional sale of the former Ipswich Road Police Station for the sum of £425,000 with a target completion date of 1st August 2018.

3. Benefits of Proposal

This proposal disposes of the former Ipswich Road 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 Ipswich Road Police Station was a purpose built Police Office and 2 Police Houses, later converted into a Police Station with adjoining ABE Suite. It comprises a two storey detached building with a large parking area to front and

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rear. Externally there is a block of four garages within the rear yard / car park as well as dog kennels.

Ipswich Road 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 Colchester Police Station.

The property has been marketed on a private treaty basis by Kemsley LLP.

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 12th January 2017.

Eight viable Best and Final Offers were received ranging from £325,000 to £500,000. The highest offer of £500,000 was mortgage dependant and subsequently reduced to £450,000 at which point a recommendation was made to accept the offer £455,000.

Following pre planning enquiries made by the bidder, Colchester Borough Council Planning department suggested they would prefer the property to remain for commercial use in line with the mix of commercial and residential properties along Ipswich Road. Evidence suggests Colchester BC are delivering their housing requirement and therefore any planning application for conversion to housing would be rejected and any appeal unlikely to be successful.

Following this additional information, offers pertaining to residential development were discounted from consideration and we re-engaged only with commercial bidders.

Bidder 1	Reduced their original offer to £400,000.
Bidder 2	Withdrew their <u>Unconditional</u> offer of £450,000 and subsequently reduced their offer to £300,000 Conditional on planning for residential.

During the period of negotiation the property remained on the market with for sale boards and on 11th January 2018 a new bidder offered £430,000 (Bidder 3) for the property on an Unconditional basis, with an ambition for using the property for private educational use, sufficient evidence and proof of funding was requested and provided within a timely manner.

Bidder 1	Increased their offer on 30 th January 2018 to £420,000 which was duly declined.
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Whilst legal work was being undertaken the Bidder 3 undertook a number of building surveys for due diligence and identified a number of maintenance defects, therefore reducing the sale value to £425,000 with an immediate exchange and completion by 1st August 2018.

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Bidder 3 Reduced their offer to £425,000 following due diligence survey.

Due to the length of time which has lapsed since the property was vacated and placed on the market we seek approval to proceed as identified within the recommendation.

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.

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

There are no background papers for this decision.

Marketing Brochure

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Original & Subsequent Offers Received

PDF



Highest Offer.pdf

PDF



Bidder 1 - Offer
No.2.pdf

PDF



Bidder 1 - Offer
No.3.pdf

PDF



Bidder 2 - Offer
No.2.pdf

Best Offer

PDF



Best Offer
Commercially Sensitiv

Purchaser Building Reports

PDF



DRAINAGE -
COMMERCIALLY SEN

PDF



SURVEY -
COMMERCIALLY SEN

Estate Strategy 2018 – 2023

<https://www.essex.police.uk/about-us/publications/strategies/>

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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: 24 July 2018

Chief Financial Officer/Treasurer

Sign:

Print:

Abbey Gough

Date:

30/7/18

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

2. Of Appendix

YES

NO

NO

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

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.....

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. Hester*

PFCC/Deputy PFCC

Date signed: *30/7/18*

I do not agree the recommendations to this report because;

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Sign:

Print:

PFCC/Deputy PFCC

Date signed: