

PFCC Decision Report

Please ensure all sections below are completed

Report reference number: PCC/026/17
Classification: OFFICIAL
Title of report: Sale of former Copford Police Station
Area of County/Stakeholders affected: District of Colchester
Report by: Patrick Duffy – Interim Head of Estates Date of report: 18 th December 2017 Enquiries to: Patrick.Duffy@essex.pnn.police.uk

1. Purpose of report

This Decision Report seeks approval for the sale of the former Copford Police Station, London Road, CO6 1BJ.

2. Recommendations

To proceed with the unconditional sale of the former Copford Police Station for the sum of £325,000 with a target completion date of December 2017.

3. Benefits of Proposal

This proposal disposes of the former Copford 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 Copford Police Station comprises a two storey detached building that was originally erected around 120 years ago as a dwelling. The entire building has been used as a Police Station for many years.

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Copford Police Station front counter was closed to the public on 28th November 2011 by Essex Police Authority. A small number of teams utilised the property until they were re-located in May 2016 to alternative accommodation within the same district. Formal disposal approval was obtained at the Estates Strategic Board in May 2017.

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.

The property has been marketed for several weeks with a guide price of offers in excess of £300,000.

Following the marketing period a Best and Final Offers process was undertaken.

Only two Best Offers were received ranging from £255,000 to £325,000. The higher offer was conditional on planning but following discussions with the OPCC it was decided to proceed as it showed a substantial increase over the offer of £255,000, which was unconditional.

Subsequently the offer of £325,000 was withdrawn, our agents undertook further negotiation with interested parties and have now obtained an unconditional offer of £325,000. This offer is part cash funded and part mortgage funded, the other bid is materially lower.

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

Marketing Brochure



Marketing Info

Offers Received



OFFERS
Commercially Sensit

Best Offer Letter



Highest Offer
Commercially Sensit

Estate Strategy, Strategic Options Analysis

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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: *[Signature]*

Print: S. Hancock

Date: 21/12/17

Chief Financial Officer/Treasurer

Sign: *[Signature]*

Print: CHARLES A. GARRETT

Date: 21 December 2017

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

Not to publish appendix

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:

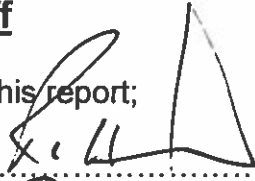
Print:

Chief Executive/Treasurer

Date signed:

Decision and Final Sign Off

I agree the recommendations to this report;

Sign: 

Print: R. C. H. 125R

PFCC/Deputy PFCC

Date signed: 2/12/17.

I do not agree the recommendations to this report because;

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

Sign:

Print:

PFCC/Deputy PFCC

Date signed:

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