

## PFCC Decision Report

Please ensure all sections below are completed

**Report reference number:** PFCC/098/18

**Classification:** OFFICIAL

**Title of report:** Sale of former Brentwood Police Station

**Area of County/Stakeholders affected:** District of Brentwood Council

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

**Date of report:** 2<sup>nd</sup> July 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 Brentwood Police Station, London Road, Brentwood, Essex, CM14 4QJ

### 2. Recommendations

To proceed with the unconditional sale of the former Brentwood Police Station for the sum of £8,032,000 plus 50% of any future sale of the freehold reversion and overage at £70,000 per unit less S106 capital contributions with a target completion date of July 2018.

### 3. Benefits of Proposal

This proposal disposes of the former Brentwood Police Station which is surplus to operational policing requirements and provides a substantial receipt for the Capital Funds of the Commissioner.

The proposal is for an unconditional sale with outline planning consent being achieved by the PFCC.

The contracts are being finalised between the PFCC and purchaser with exchange of contracts likely to be within 7 days with completion within a further 30 day period.

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

The Former Brentwood Police Station site comprises three buildings, a former police house used as offices, a former police station and adjoined court and La Plata house. The site has an overall area of 2.75 acres encompassing all buildings and land to be disposed of. The site has outline planning for 70 residential units subject to S106 agreement.

Brentwood Police Station front counter was closed to the public on 2nd March 2016 with the full operational closure being completed in December 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 was marketed with a guide price of offers in excess of £7,000,000 with overage.

Following the initial marketing period offers were received on 24<sup>th</sup> February 2017. Brentwood Borough Council granted outline planning on 25<sup>th</sup> April 2017 (subject to S106) and a second round of bidding took place with offers received on 24<sup>th</sup> May 2017 which reflected the improved planning position. It was agreed that we would refine bidding further requesting solely unconditional offers and for Best and Final Offers to be received by 19<sup>th</sup> July 2017.

In the final round of bidding 2 viable Best and Final Offers were received ranging from £7,000,000 to £8,507,000 a third bid was rejected due to it being conditional on alternative planning consent.

Decision Sheet PCC/077/17 outlined the marketing and bidding process with approval to proceed with agreeing Heads of Terms with the bidder providing the most advantageous unconditional offer.

A sale to the highest bidder was progressed, during contract negotiations the Department for Communities and Local Government made a written statement, on 21st December 2017, which sets out a package of measures to crackdown on unfair leasehold practices. These measures included: 'Restricting ground rents in newly established leases of houses and flats to a peppercorn (zero financial value).

This resulted in the preferred bidder reducing their offer from £8,507,000 to £8,032,000 plus additional overage of 50% of any future sale of the freehold reversion.

#### **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**

Decision Sheet PCC/077/17



PCC.077.17  
COMMERCIAL SEN

Offers Received



Schedule of Offers  
COMMERCIAL SEN

Highest Offer



Highest Offer  
COMMERCIAL SEN

OFFICIAL

Revised Offer NPV



NPV Offer Schedule  
COMMERCIAL SEN

Estate Strategy 2018 – 2023 (Published)

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: 2 July 2018

Chief Financial Officer/Treasurer

Sign:

Print:

ABREZ G. Sall

Date:

3/7/18

**Publication**

Is the report for publication?

YES

ONCE COMPLETED

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:

.....Consent by ..... Section: .....

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. Hines*

PFCC/Deputy PFCC

Date signed: ..... *3/7/18*

I do not agree the recommendations to this report because;

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

Sign: .....

Print: .....

PFCC/Deputy PFCC

Date signed: .....