

PFCC Decision Report

Please ensure all sections below are completed

Report reference number: PFCC/087/18
Classification: OFFICIAL
Title of report: Sale of former Bocking Police Office
Area of County/Stakeholders affected: District of Braintree
Report by: Patrick Duffy – Interim Head of Estates Date of report: 28 th June 2018 Enquiries to: Patrick.Duffy@essex.pnn.police.uk

1. Purpose of report

This Decision Report seeks approval for the sale of the former Bocking police office 175 – 179 Church Lane, Bocking, Braintree, Essex, CM7 5SG.

2. Recommendations

To proceed with the unconditional sale of Bocking Police Office for the sum of £550,000 with a target completion date of March 2019.

3. Benefits of Proposal

This proposal disposes of the former Bocking Police Office 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

Bocking Police Office consists of a detached property with large grounds and car parking to the rear of the property which is accessed via a driveway along the side elevation.

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The disposal was formally ratified at the Strategic Estates Board in September 2017 and subsequently closed to operational staff in December 2017 with operational policing functions re-locating to alternative locations.

The property has been marketed on a private treaty basis by Kemsley LLP requesting offers in excess of £450,000.

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 Friday 1st June 2018.

Twenty viable Best and Final Offers were received, ranging from £326,000 to £550,000 with six offers in excess of £500,000. The highest offer of £550,000 is unconditional on planning.

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.

9. Staffing and other resource implications

There are no staffing or resource implications.

10. Equality and Diversity implications

There is no Equality Impact Assessment required.

11. Background papers

Marketing Brochure



Marketing Info.PDF

Original Offers Received



Offer Schedule -
COMMERCIAL SEN

Highest Offer



Highest Bid -
COMMERCIAL SEN

Estate Strategy 2018 – 2023 (Published)

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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: 2 July 2018

Chief Financial Officer/Treasurer

Sign:



Print:

Abbey Gould

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)

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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:

..... *Concessionally sensitive*

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: *C. Harv*

PFCC/Deputy PFCC

Date signed: *9/27/18*

I do not agree the recommendations to this report because;

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

Sign:

Print:

PFCC/Deputy PFCC

Date signed:

