

OFFICIAL

PFCC Decision Report

Please ensure all sections below are completed

Report reference number: PCC/120/17
Classification: OFFICIAL
Title of report: Sale of former Witham Police Station
Area of County/Stakeholders affected: Borough of Braintree
Report by: Patrick Duffy – Interim Head of Estates Date of report: 5 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 Witham Police Station, Newland Street, Witham, CM8 2AS.

2. Recommendations

To proceed with the unconditional sale of the former Witham Police Station for the sum of £1,600,000 with a target completion date of March 2018.

3. Benefits of Proposal

This proposal disposes of the former Witham 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 and is not dependent on the buyer obtaining planning permission.

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The proposed use of the building is for a childrens day nursery utilising the existing building which will maintain community use of the property.

4. Background and proposal

The former Witham Police Station comprises a purpose built two storey Police Station with a large parking to the front and side, formerly the Magistrates court adjoined the station but was sold for development by HMCTS in 2013 and was subsequently demolished with residential units built in its place. The Police Station has a large grassed area to the front and rear of the property with an outbuilding and a number of garages.

Wickford Police Station front counter was closed to the public on 2nd March 2016 with the full operational closure being completed in May 2017, with all operational functions being re-located to alternative police accommodation.

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 the region of £875,000.

Following the marketing period a Best and Final Offers were requested by Tuesday 12th December, due to the volume of interest in the property the closing date for Best and Final Offers was bought forward to Friday 1st December.

Sixteen viable Best and Final Offers were received ranging from £700,000 to £1,600,000.

In addition to being the highest of all offers received £1,600,000, this offer is also 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

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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



Witham PS
Marketing Info

Offers Received



Offers Received
Commercially Sensitive

Best Offer Letter



Highest Offer
Commercially Sensitive

Estate Strategy Strategic Options Analysis

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Report Approval

The report will be signed off by the OPCC Chief Executive and Treasurer, prior to review and sign off by the PCC / DPCC .

Chief Executive/M.O Sign: *[Signature]*

Print: *S. Hancock*

Chief Financial Officer/Treasurer Sign: *[Signature]*

Print: CHARLES R GARDELL

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

Appendixes not for publication

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

.....
.....

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

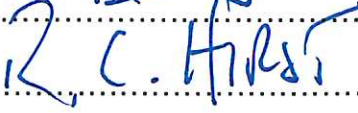
Date signed:

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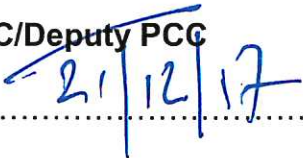
Decision and Final Sign Off

I agree the recommendations to this report;

Sign: 

Print: 

PCC/Deputy PCC

Date signed: 

I do not agree the recommendations to this report because;

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.....
.....

Sign:

Print:

PCC/Deputy PCC

Date signed: