

PFCC Decision Report

Please ensure all sections below are completed

Report reference number: PCC/151/18
Classification: OFFICIAL
Title of report: Sale of Former Shoeburyness Police Station
Area of County/Stakeholders affected: Southend On Sea
Report by: Patrick Duffy – Interim Head of Estates Date of report: 19 th October 2018 Enquiries to: Patrick.Duffy@essex.pnn.police.uk

1. Purpose of report

This Decision Report seeks approval for the sale of the former Shoeburyness Police Station, 71 High Street, Shoeburyness, Southend-On-Sea, SS3 9AR.

2. Recommendations

To proceed with the unconditional sale of the former Shoeburyness Police Station for the sum of £185,000 to Essex County Fire and Rescue Service.

3. Benefits of Proposal

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

The proposal is for an unconditional sale to Essex County Fire & Rescue Services.

4. Background and proposal

The former Shoeburyness Police Station was a purpose built Police Station adjoining the fire station on the High Street within Shoeburyness, the property comprises a two storey semi-detached building with a small parking area to front and fire station adjoining to the rear.

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The property was vacated operationally in April 2016 with all staff and officers re-located to Southend Police Station, with the Strategic Estates Board approving the property surplus and approval to dispose in September 2017.

The valuations were prepared in accordance with the RICS Valuation – Global Standards 2017. With the consultants being external valuers, with the knowledge, skills and understanding to undertake the valuation competently; we do not consider that they have a conflict of interest with their instructions being agreed by the Head of Estates for Essex Police and The Head of Property for Essex County Fire and Rescue Service. They adopted Market Value, as the appropriate method, defined as:

"The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."

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.

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10. Equality and Diversity implications

It is not considered that an Equality Impact Assessment is required for this particular sale.

11. Background papers

Site Valuation



Appraisal Site.pdf

Flying Freehold Report & Appraisal



Appraisal FF FINAL.pdf

Estate Strategy 2018 – 2023 (Published)

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: P. Brewster - M.O

Date: 26 October 2018

Chief Financial Officer/Treasurer

Sign: 

Print: A. Green

Date: 31.10.18

Publication

Is the report for publication?

YES

NO

If 'NO', please give reasons for non-publication (state 'None' if applicable)

VALUATION REPORT NOT TO BE PUBLISHED AS IT IS CONFIDENTIAL TO THE CLIENT & THEIR PROFESSIONAL ADVISORS

If the report is not for publication, the Chief Executive will decide if and how the public can be informed of the decision.

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Redaction

If the report is for publication, is redaction required:

1. Of Decision Sheet	YES	<input type="checkbox"/>	2. Of Appendix	YES	<input checked="" type="checkbox"/>
	NO	<input checked="" type="checkbox"/>		NO	<input checked="" type="checkbox"/>

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

VALUATION REPORT NOT TO BE PUBLISHED AS IT IS CONFIDENTIAL TO THE CLIENT AND THEIR PROFESSIONAL ADVISORS

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: *[Signature]*

Print: *Re. Hester*

PFCC/Deputy PFCC

Date signed: *8/11/18*

I do not agree the recommendations to this report because;

.....

Sign:

Print:

PFCC/Deputy PFCC

Date signed: