

PFCC Decision Report

Please ensure all sections below are completed

Report reference number: PFCC/018/19
Classification: OFFICIAL
Title of report: Sale of Former Epping Police Station
Area of county / stakeholders affected: Epping Forest
Report by : Patrick Duffy – Interim Head of Estates Date of report: 5 th March 2019 Enquiries to: Patrick.Duffy@essex.pnn.police.uk

1. Purpose of the report

This Decision Report supersedes decision sheet PFCC/031/18 and seeks approval for the sale of the former Epping Police Station, 230 High Street, Epping, Essex, CM16 4AP.

2. Recommendations

To proceed with the unconditional sale of the former Epping Police Station for the sum of £1,500,000 with a target completion date of April 2019.

3. Benefits of the proposal

This proposal disposes of the former Epping 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 Epping Police Station is located within a prominent position on Epping High Street. The property was a purpose built Police Station adjoining the former court house which has been recently converted into dwellings. The building has 4

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floors inclusive of a large basement area. There is a small parking area to the rear with car ports.

Epping Police Station was closed to the public and operationally on 31st March 2016, with all staff and officers re-located to alternative locations. Formal approval to dispose of the property was granted by the Strategic Estates Board in September 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.

Marketing Period 1

Following the marketing period a written Best and Final Offers letter was issued with offers received by 18th January 2018.

Thirty two Best and Final Offers were received with the highest being accepted. Once the offer was accepted and initial exchange of documents took place the purchasers as well as their solicitors failed to respond to our requests which led to the contract being withdrawn.

Marketing Period 2

The property was offered to all bidders that were previously within the top ten highest offers during marketing period 1 and invited to revisit the property and submit an offer.

Following this period a written Best and Final Offers letter was issued with offers to be received by Wednesday 5th December 2018.

Three viable Best and Final Offers were received ranging from £1,050,000 to £1,250,000 with two additional late offers of £1,500,000 and £827,000; therefore an overall range of offers between £827,000 and £1,500,000.

In addition to being the highest of all offers received, the £1,500,000 offer is also unconditional on planning.

5. Alternative options considered and rejected

The property is no longer required for the future Estate Strategy and has been declared surplus to operational requirements.

6. Police and Crime Plan

The sale meets the Commissioner's Police and Crime Plan objective on Finance and Resources, with particular reference to rationalising the police estate.

7. 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 Commissioner's capital programme.

8. 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.

9. 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.

10. Staffing implications

There are no staffing or resource implications. All staff have already been located to alternative policing locations.

11. Equality and Diversity implications

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

12. Risks

There are no operational risks affecting the disposal of this site.

13. Governance Boards

Declared surplus to operational requirements at the Estate Change Board - 5th September 2017.

Agreed to proceed to market at the Strategic Estates Board – 25th September 2017

14. Background papers

Marketing Brochure



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Offers Received (*Marketing Period 2*)



AC2200 - REGISTER
OF OFFERS RECEIVE

Best Offer Email



Highest Offer -
COMMERCIALY SEN

Heads of Terms



Heads of Terms -
COMMERCIALY SEN

Estate Strategy 2018-2020

<http://www.essex.pfcc.police.uk/finance-reporting/publications/police-estates-strategy/>

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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: P. Brown - Sheeewood.....

Date: 8 April 2019.....

Chief Finance Officer / Treasurer

Sign: [Signature].....

Print: Arben Goren.....

Date: 15/04/19.....

Publication

Is the report for publication?

YES

NO

If 'NO', please give reasons for non-publication (Where relevant, cite the security classification of the document(s). State 'None' if applicable)

REPORT TO BE PUBLISHED.
APPENDICES 2-4 NOT TO BE PUBLISHED (SEE BELOW)

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

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

OFFERS RECEIVED NOT TO BE PUBLISHED AS THIS CONTAINS
COMMERCIALY CONFIDENTIAL INFORMATION. BEST OFFER ENAMEL &
HEADS OF TERMS LIKEWISE NOT
TO BE PUBLISHED AS THESE ARE

Date redaction carried out:

Treasurer / Chief Executive Sign Off – for Redactions only

COMMERCIALY SENSITIVE

If redaction is required, the Treasurer or Chief Executive is to sign off that redaction has been completed.

Sign:

Print:

Chief Executive/Treasurer

Decision and Final Sign Off

I agree the recommendations to this report:

Sign: 

Print: 

PFCC/Deputy PFCC

Date signed: 

I do not agree the recommendations to this report because:

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

Sign:

Print:

PFCC/Deputy PFCC

Date signed: