

## PCC Decision Report

Please ensure all boxes below are completed

<b>Report reference number:</b> <i>(Please contact OPCC for reference number)</i>	PCC/009/17
<b>Classification :</b> Restricted	
<b>Title of report :</b> Sale of Former Stansted Mountfitchet Police Office, Hargrave Close, Cambridge Road, Stansted Mountfitchet, Essex, CM24 8DJ.	
<b>Area of County/Stakeholders affected :</b> Former Stansted Mountfitchet Police Office, Hargrave Close, Cambridge Road, Stansted Mountfitchet, Essex, CM24 8DJ.	
<b>Report by :</b> Simon Curling, Interim Head of Operational Estate Services.	
<b>Date of report :</b> 25 <sup>th</sup> January 2017.	
<b>Enquiries to :</b> Simon Curling, Interim Head of Operational Estate Services.	

**1. Purpose of report**

- 1.1 This Decision Report updates and replaces the Decision Sheets forwarded to OPCCE on 21<sup>st</sup> December 2016 and 10<sup>th</sup> January 2017.
- 1.2 This Decision Report seeks approval to the unconditional sale of the Former Stansted Mountfitchet Police Office, at a price of £575,000.

**2. Recommendations**


- 2.1 To proceed with the unconditional sale of the Former Stansted Mountfitchet Police Office at a price of £575,000.

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**3. Benefits of Proposal**

- 3.1 This proposal disposes of surplus Estate at the Former Stansted Mountfitchet Police Office, Hargrave Close, Cambridge Road, Stansted Mountfitchet, Essex, CM24 8DJ.
- 3.2 This proposal delivers a substantial receipt to the Capital Funds of the Commissioner.
- 3.3 This proposal is for an unconditional sale and is not dependent on the buyer obtaining planning permission.
- 3.4 This proposal is on a cash basis and is not dependent on another sale.
- 3.5 The proposal will assist early delivery of the Capital Programme.
- 3.6 The proposal will reduce the need for Capital Programme borrowing.

**4. Background and proposal**

- 4.1 The Former Stansted Mountfitchet Police Office is a former purpose built Police Office and 2 Police Houses. It comprises a detached building that was erected around 60 years ago as a purpose built village Police Office and 2 Police Houses.
  - 4.2 The property was closed operationally in August 2012, although has been used informally since. It has been retained as it a site for an Airwave Radio Tower, which is finally now being relocated by Airwave. The property has been marketed over the last 2 months. Completion of the sale will depend on Airwave relocating. Airwave have sourced a new site and completed construction. They are in their testing and commissioning phase.
  - 4.3 The property stands on a plot of about a fifth of an acre and is capable of conversion to flats or houses, or reuse for another purpose.
  - 4.4 The property has been marketed on an open market basis by Tucker Gardner Estate Agents.
  - 4.5 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.
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[RESTRICTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

4.20 I accordingly recommend that we should sell the Former Stansted Mountfitchet Police Office, Hargrave Close, Cambridge Road, Stansted Mountfitchet, Essex, CM24 8DJ at £575,000, on the basis this is the best cash offer now.

**5. Police and Crime Plan**

5.1. 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**

6.1 There are no adverse Police Operational implications arising from the sale.

6.2 Completion of the sale will assist in delivering the Capital receipts to reinvest in improving Police Operational delivery.

6.3 If the sale is not progressed there will be a Capital receipt shortfall of at least £575,000, which will inhibit the reinvestment into the Estate.

**7. Financial Implications**

- 7.1 If this sale is not undertaken the Capital Programme will need to be funded from elsewhere.
- 7.2 If this sale is not undertaken it is likely that the sale process will be more protracted.
- 7.3 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**

- 8.1 There are no legal implications arising from the sale.
- 8.2 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**

- 9.1 There are no internal staffing implications.
- 9.2 There are no employment legislation implications.

**10. Equality and Diversity implications**

- 10.1 No Equality Impact Assessment has been carried out for this sale.
- 10.2 It is not considered that an Equality Impact Assessment is required for this particular sale.

**11. Background papers**

- 11.1 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. Hunt*

Chief Financial Officer/Treasurer

Sign: *[Signature]*

Print: *CHARLES R. GARRETT*

**Decision**

I agree the recommendations to this report;

Sign: *[Signature]*

Print: *R. C. HEST*

**PCC/Deputy PCC**

Date signed: *27/1/17*

I do not agree the recommendations to this report because;

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.....  
.....

Sign: .....

Print: .....

**PCC/Deputy PCC**

Date signed:

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**Publication**

Report for publication

YES

NO

**Reasons for non-publication (state 'None' if applicable)**

Commercial  
Confidentiality.....  
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**Sign:** .....

**Print:** .....

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