

PFCC Decision Report

Please ensure all sections below are completed

Report reference number: PFCC/098/19
Classification: OFFICIAL
Title of report: Sale of Former Maldon Police Station
Area of county / stakeholders affected: District of Maldon
Report by : Patrick Duffy – Interim Head of Estates Date of report: 25 th June 2019 Enquiries to: Patrick.Duffy@essex.pnn.police.uk

1. Purpose of the report

This Decision Report supersedes decision sheets PCC/030/18 and PFCC/181/18 seeking approval for the sale of the former Maldon Police Station, West Square, Maldon, Essex, CM9 5PA.

2. Recommendations

To proceed with the unconditional sale of the former Maldon Police Station for the sum of £600,000 with a target completion date of July 2019.

3. Benefits of the proposal

This proposal disposes of the former Maldon 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. Sufficient proof of funds has been provided by the buyer's solicitor.

4. Background and proposal

The former Maldon Police Station is prominently located at the top of Maldon High Street on the main access road into the town centre. The building comprises of a

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corner two storey detached building with a car park to the rear, with a number of small outbuildings.

Maldon Police Station front counter and station was closed to the public in July 2017 with the front counter provision and operational functions being re-located to accommodation within Maldon District Council offices.

The building was nominated as an Asset of Community Value under the Localism Act 2011 on 4th October 2017 with Maldon District Council confirming that the asset had been listed on 21st November 2017.

Stage Gate 2 of the disposal procedure was approved on 14th December 2017 by the Strategic Estates Board.

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 excess of £700,000.

Marketing Period 1

When the former police station was placed on the market, Maldon District Council posted an "Asset of Community Value – Notice of Sale" on the property. During the advertisement there was one request received from an eligible community interest group which triggered the full 6 month moratorium period which ended on 16th July 2018.

Following the marketing period Best and Final Offers were requested by midday on Thursday 1st March 2018.

Six Best and Final Offers were received, the highest and most favourable offer being accepted. Following expiry of the ACV listing the purchasers revised their offer to be conditional on planning consent being obtained for conversion to residential. The revised offer was duly declined given the time which had already lapsed and additional delays for the purchaser to obtain planning permission.

Marketing Period 2

The property was placed back on the open market and all previous bidders were advised that the property was on the market and invited to bid.

Following the marketing period Best and Final Offers were requested by midday on Wednesday 28th November 2018.

Five Best and Final Offers were received. The highest offer was progressed with contracts being engrossed, however the sale did not proceed to exchange of contracts, therefore the contract was withdrawn.

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Offer No. 3

Following the withdrawal of the purchaser, a subsequent offer was made at £600,000. Discussions took place to ensure exchange and completion could be undertaken by 16th July 2019 and this was confirmed. With the exclusion of the highest offer made under *Marketing Period 2*, this is the highest offer available for the sale of the property.

In addition to being the highest of all offers, this offer is also unconditional on planning. The Heads of Terms have been agreed with the purchasers that the sale will complete by 16th July 2019 to prevent the further 6 week CAL moratorium period being triggered.

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.

As set out above, 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.

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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

The building was declared surplus to operational requirements at the Estate Change Board on 11th December 2017, with the disposal being agreed at the Strategic Estate Board on 14th December 2017.

14. Background papers

Marketing Brochure



Offers Received (*Marketing Period 2*)



Heads of Terms (*Bid No. 3*)



Asset of Community Value Notice of Sale



Estate Strategy 2018 – 2023

<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. Grant Buchanan

Date: 3 July 2019

Chief Finance Officer / Treasurer

Sign: [Signature]

Print: Abon Gofu

Date: 3/7/19

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)

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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

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

OPFCC REPORTS SHOULD NOT BE PUBLISHED AS COMMERCIALY SENSITIVE...
HEADS OF TERMS SHOULD NOT BE PUBLISHED AS COMMERCIALY CONFIDENTIAL

Date redaction carried out:

Treasurer / Chief Executive Sign Off – for Redactions only
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:

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Sign:

Print:

PFCC/Deputy PFCC

Date signed: