

PFCC Decision Report

Please ensure all sections below are completed

Report reference number: PFCC/002/20
Classification: OFFICIAL
Title of report: Sale of Former Shrub End Police Station
Area of County/Stakeholders affected: District of Colchester
Report by: Patrick Duffy – Interim Head of Estates Date of report: 10 th January 2020 Enquiries to: Patrick.Duffy@essex.pnn.police.uk

1. Purpose of report

This Decision Report seeks approval for the sale of the former Shrub End Police Station, 54-56 John Kent Avenue, Colchester, Essex, CO2 9HE. This decision sheet supersedes PCC/102/17 previously issued for the property disposal.

2. Recommendations

To proceed with the unconditional sale of the former Shrub End Police Station for the sum of £500,000 with a target completion date of April 2020.

3. Benefits of Proposal

This proposal disposes of the former Shrub End 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 Shrub End Police Station was a purpose built police office and two police houses, later converted into a police station. It comprises a two storey

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detached building with a large parking area to the rear and lawn. Externally there is a single garage within the rear car park.

Shrub End Police Station front counter was closed to the public on 28th November 2011 by Essex Police Authority. The property was vacated operationally in September 2016 with all staff and officers re-located to Colchester Police Station.

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 Friday 20th October 2017.

10 viable Best and Final Offers were received from eight bidders. The highest offer was accepted which was also unconditional. During the legal work for the disposal, it was identified that a restrictive covenant was against the title of the property. Removal of the restrictive covenant took longer than expected and during this period the building suffered from an arson attack. Once resolved the offer was reduced. Due to the time that had lapsed between receiving the initial offers and the reduced offer from the purchaser, it was considered that the property should be formally marketed again.

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 a written Best and Final Offers letter was issued with offers received by Friday 8th November 2019.

Seven viable Best and Final Offers were received ranging from £375,000 to £605,000 with two conditional offers and five unconditional offers.

Officers are recommending acceptance of the highest unconditional offer of £500,000.

5. Alternative options considered and rejected

Consideration was given to accepting a conditional offer, however there is no guarantee that planning consent could be achieved for the schemes, given the costs associated with the building and vulnerability of the site.

Alternative options were considered as part of the overall Estate Strategy, however this is now approved and this decision report is for an individual property as part of implementation of the strategy.

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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 re-located to alternative policing locations.

11. Equality and Diversity implications

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

12. Risks

There are no risks arising from this decision being made. All operational policing risks are considered at Stage Gate 1 whereby the property is originally declared surplus to operational requirements. To support this teams have re-located and been operating from alternative locations since September 2016 with no impact on our service to the public.

13. Governance Boards

This disposal was approved in accordance with Police and Crime Commissioner for Essex Estate Asset Disposal Flow Chart V5 with Stage Gates.

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The property was declared operationally surplus at the Estate Change Board on 17th July 2017.

Permission was sought for Stage Gate 1 and 2 to be formally approved ahead of the Strategic Estate Board and received from the PFCC Chief Executive on 29th July 2017.

These decisions were recorded formally at the Strategic Estates Board on 25th September 2017.

14. Background papers

Marketing Brochure



Marketing
Brochure.PDF

Offers Received (*Marketing Period 2*) – OFFICIAL SENSITIVE COMMERCIAL



Offers Received
COMMERCIALY SEN

Decision Support – OFFICIAL SENSITIVE COMMERCIAL



Decision Support
COMMERCIALY SEN

Estate Strategy 2018 – 2023 (Published)

<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. Beattie-Brewman
Date: 17 January 2020

Chief Financial Officer/Treasurer Sign: [Signature]
Print: ASDEN GOFIN
Date: 20/1/20

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

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

CARDS RECEIVED AND "DECISION SUPPORT" REPORT NOT TO BE PUBLISHED AS COMMERCIALY SENSITIVE

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: *[Handwritten Signature]*

Print: *L.C. HEST*

PFCC/Deputy PFCC

Date signed: *23/1/20*

I do not agree the recommendations to this report because;

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.....
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Sign:

Print:

PFCC/Deputy PFCC

Date signed: