

PFCC Decision Report

Please ensure all sections below are completed

Report reference number: PFCC/003/20
Classification: OFFICIAL
Title of report: Sale of Former Wickford Police Station
Area of County/Stakeholders affected: Borough of Basildon
Report by: Patrick Duffy – Interim Head of Estates Date of report: 13 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 Wickford Police Station, 14 London Road, Wickford, SS12 0AN. This decision sheet supersedes decision sheets PCC/078/17, PFCC/063/18, PFCC/172/18, PFCC/005/19 and PFCC/144/19 previously issued for the property disposal.

2. Recommendations

To proceed with the unconditional sale of the former Wickford Police Station for the sum of £1,100,000 with a target completion date of April 2020.

3. Benefits of Proposal

This proposal disposes of the former Wickford 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 which is not dependent on the purchaser obtaining planning permission.

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4. Background and proposal

The former Wickford Police Station comprises a purpose built two storey police station with parking to the front and rear, and former police house most recently occupied as offices. Externally there is a block of garages within the rear yard / car park, with stores and kennels. The small access road currently owned by the Commissioner will also be included within this sale.

Wickford Police Station's front counter was closed to the public on 28th November 2011 by Essex Police Authority. Until recently the Basildon CPT PCSOs, PPU CAIT and an SCD team occupied the station.

The LPT relocated to Basildon police station as part of a previous LPA restructure. In September 2016 PPU CAIT and the CPT PCSOs relocated to the respective PPU and CPT hubs at Basildon police station and in February 2017 the remaining SCD team relocated to an alternative site.

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 was marketed for several weeks with a guide price of £1,000,000.

Marketing Period 1

Following the marketing period a written Best and Final Offers letter was issued with offers received by Friday 28th July 2017.

Eight viable Best and Final Offers were received with the highest being accepted. Pre-exchange the purchaser reduced their offer by in excess of 30% which was refused.

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 Thursday 19th April 2018.

Three viable Best and Final Offers were received with the highest being accepted. Once the offer was accepted the purchaser reduced their offer by in excess of 26%, changing their offer to conditional which would delay the property disposal. This revised offer was refused.

Marketing Period 3

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. An additional marketing campaign was also launched by our agents.

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Following the marketing period a written Best and Final Offers letter was issued with offers received by Wednesday 21st November 2018.

12 viable Best and Final Offers were received with the highest being accepted, and solicitors were instructed. After initial exchanges the purchasers failed to respond to a request to progress the purchase with papers being withdrawn.

Marketing Period 4

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. An additional marketing campaign was also launched by our agents.

Following the marketing period a written Best and Final Offers letter was issued with offers received by Tuesday 24th September 2019.

10 viable Best and Final Offers were received. When the highest was accepted the bidder changed their offer to be conditional on planning consent being achieved.

Marketing Period 5

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. An additional marketing campaign was also launched by our agents.

Following the marketing period a written Best and Final Offers letter was issued with offers received by Friday 10th January 2020.

Six viable Best and Final Offers were received, ranging from £850,000 to £1,250,000 with the highest offer being conditional.

The offers were considered along with the wider promotion or improvement of the economic, social or environmental well-being of the area, as well as the ability to complete the sale given the number of times the sale has fallen through. Therefore our recommendation is to accept the unconditional offer for £1,100,000 attached.

5. Alternative options considered and rejected

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

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.

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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 February 2017 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.

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's Chief Executive on 29th July 2017.

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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 5*) – OFFICIAL SENSITIVE COMMERCIAL



Offers
COMMERCIAL SEN

Offer – OFFICIAL SENSITIVE COMMERCIAL



Offer
COMMERCIAL SEN

Decision Support – OFFICIAL SENSITIVE COMMERCIAL



Decision Support
COMMERCIAL SEN

Local Government – General disposal consent

Circular 06/03: Local Government Act 1972 general disposal consent (England) 2003 disposal of land for less than the best consideration that can reasonably be obtained

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. SCOTT - MCENWOOD

Date: 23 JANUARY 2020

Chief Financial Officer/Treasurer

Sign: [Signature]

Print: ABEEN G. G. G.

Date: 24/1/20

Publication

Is the report for publication?

YES
NO

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

.....
..... N/A

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 RECEIVED, OFFER ACCEPTED A DECISION SUPPORT REPORT NOT TO BE PUBLISHED AS ALL 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

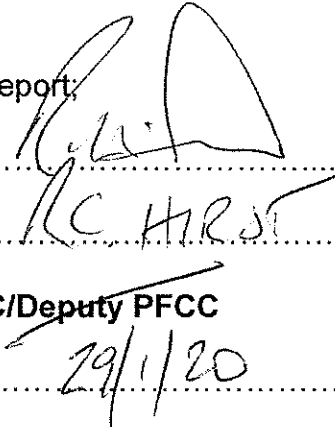
I agree the recommendations to this report;

Sign:

Print:

PFCC/Deputy PFCC

Date signed:



Handwritten signature: [Signature]
Handwritten name: RC HRS
Handwritten date: 29/1/20

I do not agree the recommendations to this report because;

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

Sign:

Print:

PFCC/Deputy PFCC

Date signed:

