

PFCC Decision Report

Report reference number: PFCC/036/20

Classification: OFFICIAL

Title of report: Sale of former Hatfield Heath Police Station

Area of county / stakeholders affected: District of Uttlesford

Report by: Patrick Duffy – Interim Head of Estates

Date of report: 27th July 2020

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1. Purpose of the report

This Decision Report seeks approval for the sale of the former Hatfield Heath Police Station, Chelmsford Road, Hatfield Heath, CM22 7BH. This supersedes decision report PFCC/080/19 previously issued.

2. Recommendations

To proceed with the conditional sale of the former Hatfield Heath Police Station for the sum of £630,000. The contract is ready to exchange with a target completion date of October 2020 subject to vacant possession.

3. Benefits of the proposal

This proposal disposes of the former Hatfield Heath 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. Sufficient proof of funds has been provided to our selling agents.

4. Background and proposal

The former Hatfield Heath Police Station was a purpose-built police office and two police houses. It comprises a detached building with hardstanding to the front and rear. The rear extends into a garden previously under license to a neighbour.

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Hatfield Heath Police Station front counter was closed to the public on 28th November 2011 by Essex Police Authority. The property was fully vacated shortly afterwards with all staff and officers relocated to alternative policing premises. The property has been vacant for a number of years until the Airwave mast could be removed from the site which was completed in spring 2019.

Offers were sought on two options for sale; Option A - for the entire demise and Option B - the entire demise less a 10ft strip of land. Following receipt of bids, it was determined that it was more beneficial to sell the entire demise as a whole asset and, although a relatively small area of land, 11 of the 19 offers did not bid for the reduced area of land.

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 £550,000.

Following the marketing period Best and Final Offers were requested by midday on Thursday 8th August 2019. 19 Best and Final Offers were received for Option A (whole site) with eight Best and Final offers received for Option B (part site). The offers for Option B (part site) were disregarded.

The two highest bidders withdrew their offers upon acceptance therefore the bids were reconsidered. The 17 valid offers received and under consideration ranged between £475,000 and £665,000. The highest offer was progressed.

With the legal work associated with the disposal extending into 2020 and the COVID19 pandemic, the highest offer was reduced and negotiated to £630,000. Although originally there were offers higher than the renegotiated offer, we recommend to proceed to completion due to the current future uncertainty within the property market.

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

Strategic Estates Board – 15th May 2017

14. Background papers

Decision Report 080/2019 (Superseded)



PFCC.080.19
Hatfield Heath PS Di

Marketing Brochure



Marketing
Details.pdf

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Option B – Highlighted Plan



Option B Site
Plan.pdf

Offers Received – OFFICIAL SENSITIVE COMMERCIAL



Offers Option A
Rev.b - Whole Site C



Offers Option B
Rev.a - Site less strip

Highest Offer – OFFICIAL SENSITIVE COMMERCIAL



Revised Offer.pdf

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 PFCC Chief Executive and Chief Financial Officer prior to review and sign off by the PFCC / DPFCC.

Chief Executive / M.O.

Sign: 

Print: P. Brent-Isherwood

Date: 13 October 2020

Chief Finance Officer / Treasurer

Sign: 

Print: Elizabeth Helm

Date: 27 July 2020

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)

Offers received and highest offer not to be published as they are Official Sensitive (Commercial)

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 and highest offer not to be published as they are Official Sensitive (Commercial)

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: Roger Hirst

PFCC

Date signed: 27 November 2020

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: