

## PFCC Decision Report

**Please ensure all sections below are completed**

<b>Report reference number:</b> PFCC/114/20
<b>Classification:</b> OFFICIAL
<b>Title of report:</b> Sale of Former Harlow Dog Kennels
<b>Area of county / stakeholders affected:</b> Harlow
<b>Report by :</b> Patrick Duffy – Interim Head of Estates <b>Date of report:</b> 2 <sup>nd</sup> October 2020 <b>Enquiries to:</b> <a href="mailto:Patrick.Duffy@essex.pnn.police.uk">Patrick.Duffy@essex.pnn.police.uk</a>

### 1. Purpose of the report

This Decision Report supersedes decision sheet PFCC/016/19 and seeks approval for the sale of the former Harlow Dog Kennel, 286A Fold Croft, Harlow, Essex, CM20 1SE.

### 2. Recommendations

To proceed with the unconditional sale of the former Harlow Dog Kennels for the sum of £385,000 with a target completion date of 31<sup>st</sup> October 2020.

### 3. Benefits of the proposal

This proposal disposes of the former Harlow Dog Kennel which is surplus to operational policing requirements and provides a receipt for the Capital Funds of the Commissioner.

### 4. Background and proposal

The former Dog Kennels was a purpose built kennel block originally located behind a number of police houses which have been disposed of. The property hasn't been used for operational policing purposes for in excess of 10 years and was agreed for disposal by the former Essex Police Authority.

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The property was originally marketed on a private treaty basis by Kemsley LLP throughout the autumn of 2018 with the decision sheet approved to agree to a conditional sale in order to achieve the maximum receipt for the asset for the sum of £327,500.

Planning permission was obtained for developing the site for three dwellings and approved by the Harlow planning committee in June 2020 with contractual completion set in accordance with the contract for 3<sup>rd</sup> September 2020.

The sale failed to complete on the completion date therefore a contractual notice was issued requiring completion to take place within 10 working days or the buyer would be in breach of contract.

Subsequently the buyer failed to complete the purchase by the required date, leading to the contracts being formally rescinded and the deposit retained in accordance with the terms of the contract.

Following the failure to complete we received an offer for the property for £385,000 with exchange and completion to take place by the end of October. The proposed buyer was in negotiations to purchase the property from the PFCC's original buyer therefore is ready immediately to purchase the property.

Therefore, we recommend that that the Commissioner accept the offer for the unconditional sale of the property for the sum of £385,000 without remarketing the property to enable a swift disposal at an increased disposal value.

### **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. There have not been any suggested uses for rejection.

Re-market the property – With an offer already received and the ability to complete the purchase within one calendar month, marketing the property may potentially just delay the receipt for up to six months. With the current unknown impact of the global pandemic and EU Exit risks there is still an uncertainty within the market in addition to revenue costs being incurred for maintaining site security to prevent fly tipping.

### **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 Police Estate.

### **7. Police operational implications**

There are no adverse operational policing implications arising from the sale, the property has not been used for in excess of 10 years. Completion of the sale will assist in delivering Capital receipts to reinvest as per the Commissioners capital programme.

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### **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 associated with this disposal.

### **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**

Agreed to proceed at the Estate Strategic Transformation Board – 15<sup>th</sup> May 2017

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**14. Background papers**

Marketing Brochure



Marketing Info.pdf

Offer Email



Offer.pdf

Estate Strategy 2018-2020

<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.

Deputy M.O.

Sign:



Print: Darren Horsman

Date: 5 October 2020

Chief Finance Officer / Treasurer

Sign:



Print: Elizabeth Helm

Date: 5 October 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)

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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:

.....  
.....

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.

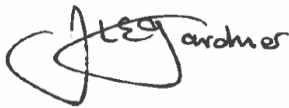
**Sign:** .....

**Print:** .....

**Chief Executive/Treasurer**

**Decision and Final Sign Off**

I agree the recommendations to this report:

**Sign:** 

**Print:** Jane Gardner

**Deputy PFCC**

**Date signed:** 5 October 2020

I do not agree the recommendations to this report because:

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

**Sign:** .....

**Print:** .....

**PFCC/Deputy PFCC**