

PFCC Decision Report

Please ensure all sections below are completed

Report reference number: PFCC/016/21
Classification: OFFICIAL
Title of report: Sale of Former Hoffmans Way Offices
Area of county / stakeholders affected: District of Chelmsford City Council
Report by: Patrick Duffy – Head of Estates Date of report: 15 th April 2021 Enquiries to: Patrick.Duffy@essex.police.uk

1. Purpose of the report

This Decision Report seeks approval for the sale of the former Police Authority and subsequently Police and Crime Commissioner for Essex and the Athena Management office accommodation known as 3 Hoffmans Way, Chelmsford, Essex, CM1 1GU.

2. Recommendations

To proceed with the unconditional sale of the former Hoffmans Way offices for the sum of £1,150,000 with a target completion date of 30th April 2021.

3. Benefits of the proposal

This proposal disposes of the former Hoffmans Way offices registered with Land Registry under title number EX649089 which are surplus to operational policing requirements and provides a receipt for the Capital Funds of the Commissioner.

4. Background and proposal

The former Hoffmans Way offices were purchased by the former Police Authority in 2004 to be utilised as their offices, subsequently they were utilised by the Police and Crime Commissioner for Essex and the Athena Management Organisation until the PCC's office relocated to the Essex Fire and Rescue Service headquarters at Kelvedon Park in June 2017 and the AMO re-located to Harlow

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Police Station November 2019 with the property operationally closing on 30th December 2019.

The building is a two storey detached office building with secure private parking area to the rear. Both the ground and first floor comprise predominantly of open plan accommodation with a number of partitioned private offices, WC's and kitchen facilities.

There is an entrance foyer and reception area on the ground floor with a lift serving the first floor

The property marketing took place on a private treaty basis by Kemsley LLP throughout early 2020, the global pandemic and national lockdown announced in March 2020 impacted on progress, until relaxation of the lockdown started in June 2020.

Throughout September 2020 three offers were received ranging from £1,150,000 to £1,200,000. The two highest offers were equal but would require a change of use for the property whereas the lower offer was from a beneficiary on behalf of an Essex based registered charity.

The offers were considered along with the wider promotion or improvement of the economic, social or environmental and well-being of the county. It is therefore deemed that we recommend the Commissioner accept the offer for the unconditional sale of the property for the sum of £1,150,000 to the beneficiary of the Essex based registered charity.

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 Police Estate.

7. Police operational implications

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

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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 decision report.

12. Risks

There are no operational risks affecting the disposal of this site.

13. Governance Boards

Estate Change Board – 30/05/2019
Strategic Estates Board – 08/11/2019

14. Background papers

Marketing Brochure



Marketing
Brochure.pdf

Heads of Terms – OFFICIAL SENSITIVE

Heads of Terms.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: D. Horsman.....

Print: Darren Horsman.....

Date: 22.4.2021.....

Chief Finance Officer / Treasurer

Sign: J. Berry.....

Print: Julia Berry.....

Date: 26 April 2021.....

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:

Do not publish the Heads of Terms attachment as it is commercially sensitive.

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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: J. Berry.....

Print: Julia Berry.....

Chief Executive/Treasurer

Date signed: 26 April 2021.....

Decision and Final Sign Off

I agree the recommendations to this report:

Sign: 

Print:ROGER HIRST.....

PFCC/Deputy PFCC

Date signed: 4 May 2021

I do not agree the recommendations to this report because:

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Sign:

Print:

PFCC/Deputy PFCC

Date signed: