

PFCC Decision Report

Please ensure all sections below are completed

Report reference number: PFCC/017/21
Classification: OFFICIAL
Title of report: Sale of Former Pitsea Police Station
Area of county / stakeholders affected: District of Basildon
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 Pitsea Police Station, former interview suite and 2No. former police houses at Rectory Road & Howard Crescent, Pitsea, Basildon, SS13 2AA

2. Recommendations

To proceed with the unconditional sale of the former Pitsea Police Station and adjoining buildings for the sum of £1,510,000 with a target completion date of 30th April 2021.

3. Benefits of the proposal

This proposal disposes of the former Pitsea Police Station and adjoining properties registered with Land Registry under title number EX975460 which is surplus to operational policing requirements and provides a receipt for the Capital Funds of the Commissioner.

4. Background and proposal

The property is situated with a main frontage to Rectory Road and a secondary frontage to Howard Crescent approximately 0.25 miles to the north east of Pitsea town centre.

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The former Pitsea Police Station comprises a self-contained building fronting Rectory Road together with three residential dwellings fronting Howard Crescent. The main building is arranged to provide office space, comprising a mix of open plan areas and private rooms, the main access being off Rectory Road.

The residential dwellings are arranged in a terrace of three and comprise three bed dwellings (one converted to offices) over two storeys. There is a large yard/car park, accessed via a gated entrance off Howard Crescent. The former Dog Kennels was a purpose built kennel block.

The front counter closed to the public in April 2016 with public contact services being provided from Basildon Police Station. The station formally closed operationally on 31st December 2019 with all operational teams re-located to alternative locations.

The marketing of the property was impacted due to the global pandemic, with marketing commencing on a private treaty basis by Kemsley LLP in November 2020 with offers received by noon on Wednesday 9th December 2020.

In total eight offers were received ranging from £816,000 to £1,500,000 with six being unconditional and one being conditional on planning and another conditional on board approval, the top four offers being unconditional.

The top two bidders were invited to make their best and final offers by 17th December 2020 with the highest offer of £1,510,000 being received on an unconditional basis.

Therefore, we recommend that the Commissioner accept the offer for the unconditional sale of the property for the sum of £1,510,000.

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 in excess of 10 years. 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.

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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 decision report and particular sale.

12. Risks

There are no operational risks affecting this decision report and disposal of this site.

13. Governance Boards

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

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14. Background papers

Heads of Terms – OFFICIAL SENSITIVE (Not for Publishing)

Heads of Terms
OFFICIAL SENSITIVE.pdf

Best & Final Offers – OFFICIAL SENSITIVE (Not for Publishing)

FINAL OFFERS
OFFICIAL SENSITIVE.pdf

Open Offers – OFFICIAL SENSITIVE (Not for Publishing)

OFFERS RECEIVED
OFFICIAL SENSITIVE.pdf

Marketing Report



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OFFICIAL SENSITIVE.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.

Chief Executive / M.O.

Sign:

Dery
Horsman

Print: Darren Horsman

Date: 21 April 2021

Chief Finance Officer / Treasurer

Sign: *Dery*.....

Print: ..Julia Berry.....

Date: 21 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

2. Of Appendix? YES

NO

NO

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

3 Appendices: Head of Terms, Best and Final Offers, Open Offers, are not for publication

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Date redaction carried out: 10 May 2021.....

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: *Julia Berry*

Print: Julia Berry

Chief Executive/Treasurer

Decision and Final Sign Off

I agree the recommendations to this report:

Sign: *Roger Hirst*

Print: ROGER HIRST

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: