

## PFCC Decision Report

**Report reference number:** PFCC/161/20

**Classification:** OFFICIAL

**Title of report:** Sale of Former Southminster Police Station

**Area of county / stakeholders affected:** District of Maldon

**Report by :** Patrick Duffy – Interim Head of Estates

**Date of report:** 22<sup>nd</sup> May 2020

**Enquiries to:** [Patrick.Duffy@essex.pnn.police.uk](mailto:Patrick.Duffy@essex.pnn.police.uk)

### 1. Purpose of the report

This Decision Report is seeking approval for the sale of the former Southminster Police Station and attached former Library, Queenborough Street, Southminster, CM0 7AD. This Decision Report supersedes Decision Report 156/19 previously issued for the property disposal.

### 2. Recommendations

To proceed with the unconditional sale of the former Southminster Police Station and Library for the sum of £650,000.

The receipt will be split between the Police, Fire and Crime Commissioner for Essex (PFCC) and Essex County Council (ECC). This decision is only relevant to the disposal of the PFCC's asset. ECC approval will be sought for disposal of its asset.

|                    |          |
|--------------------|----------|
| PFCC receipt 80.7% | £524,550 |
| ECC receipt 19.3%  | £125,450 |

### 3. Benefits of the proposal

This proposal disposes of the former Southminster Police Station which is surplus to operational policing requirements and provides a substantial receipt for the capital funds of the Commissioner.

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The proposal is for a joint sale with ECC on an unconditional basis, ensuring maximum receipt from the asset disposal.

### **4. Background and proposal**

The former Southminster Police Station comprises a two-storey detached building, together with an adjoined single storey library with a small landscaped area to the front. The property has extensive parking to the rear accessed from both Queensborough Road and Sheepcotes Lane. The building was also included within the draft list of local heritage assets within Southminster.

Southminster front counter closed to members of the public on 2<sup>nd</sup> March 2016 with the full operational closure at the same time, with all operational functions being relocated to alternative police accommodation.

The property has been marketed on a private treaty basis by Lambert Smith Hampton on behalf of both the PFCC and ECC.

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 had previously been marketed for several weeks with a guide price of offers in the region of £650,000.

Following the marketing period a Best and Final Offers process was undertaken.

Five viable Best and Final Offers were received ranging from £455,000 to £650,000. The highest offer received (£650,000) is unconditional on planning and is recommended for acceptance.

### **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.

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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. 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

The building was declared surplus to operational requirements at the Estates Change Board on 5<sup>th</sup> September 2017, with the disposal being agreed at the Strategic Estates Board on 25<sup>th</sup> September 2017.

### 14. Background papers

Marketing Brochure



Marketing Info.pdf

Pre Disposal Advice – OFFICIAL COMMERCIALY SENSITIVE

Pre Disposal Advice  
COMMERCIALY SEN

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

Chief Executive / M.O.

Sign: 

Print: P. Brent-Isherwood

Date: 12 June 2020

Chief Finance Officer / Treasurer

Sign: 

Print: Elizabeth Helm

Date: 15 June 2020

**Publication**

Is the report for publication?

|     |                                     |
|-----|-------------------------------------|
| YES | <input checked="" type="checkbox"/> |
| NO  | <input type="checkbox"/>            |

If 'NO', please give reasons for non-publication (Where relevant, cite the security classification of the document(s). State 'None' if applicable)

Pre-Disposal Advice NOT to be published as it is commercially sensitive

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 | <input type="checkbox"/>            | 2. Of Appendix? | YES | <input checked="" type="checkbox"/> |
|                       | NO  | <input checked="" type="checkbox"/> |                 | NO  | <input type="checkbox"/>            |

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

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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:** .....

**Print:** .....

**Chief Executive/Treasurer**

**Date signed:** .....

**Decision and Final Sign Off**

I agree the recommendations to this report:

**Sign:** 

**Print:** Roger Hirst

**PFCC**

**Date signed: 19 June 2020**

I do not agree the recommendations to this report because:

.....

**Sign:** .....

**Print:** .....

**PFCC/Deputy PFCC**

**Date signed:** .....