

PFCC Decision Report

Please ensure all sections below are completed

Report reference number: PFCC/029/21
Classification: OFFICIAL
Title of report: Sale of Former Police House, Brentwood
Area of county / stakeholders affected: Brentwood Borough Council
Report by: Patrick Duffy – Head of Estates Date of report: 28 th April 2020 Enquiries to: Patrick.Duffy@essex.police.uk

1. Purpose of the report

This Decision Report seeks approval for the sale of the former Police House located within Brentwood.
[Full Postal Address Redacted]

2. Recommendations

To proceed with the unconditional sale of the former Police House for the sum of £472,500 with a target completion date of 28th May 2021.

3. Benefits of the proposal

This proposal disposes of the former Police House 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, in addition to the recommended purchasers' property already being under offer and therefore the sale should progress more quickly than others.

4. Background and proposal

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The property is a former Police House built in the 1970's comprising a large three-bedroom semi-detached house. The property is in need of modernisation throughout. The property has a wide garden plot with a garage and off road parking.

The property has been marketed on a private treaty basis by Keith Ashton estate agents with a guide price of £450,000.

The property has been exposed to the market by means such as a For Sale Board, Property Particulars, Direct Marketing and Internet Marketing. This range of marketing is considered to provide wide exposure.

Following the marketing period a written Best and Final Offers letter was issued with offers received by Friday 29th January 2021.

Eight offers were received ranging from £420,000 to £477,000, with the highest two offers being within £2,000 of each other, therefore these were considered based on the information received from the agents.

Offer A – For £477,000, however the bidders own property has received no offers.
Offer B – For £475,000, with the bidders house sold *subject to contract*.

In assessing the two offers a number of factors were considered prior to making a recommendation. The property is currently vacant and potentially vulnerable therefore the swiftest possible disposal is recommended. Given that Offer B already have their property “sold subject to contract” the recommendation is that we proceed with offer B.

During the conveyance, the purchasers undertook a number of surveys of the property reporting on its condition, due to the findings a reduction in price was requested for £10,125.57 with quotations from the relevant trades produced as evidence. This was counter offered and a reduction of £2,500 was agreed.

Therefore the recommendation is to proceed with the unconditional sale of the former Police House for the sum of £472,500.

5. Alternative options considered and rejected

Keep the Property – Rejected - There is little or no requirement to maintain a Police House provision within Essex.

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. 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.

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, the former police house is not part of the core property requirements.

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

Essex Police Authority – Strategic Housing Review

14. Background papers

Heads of Terms – OFFICIAL SENSITIVE (Not for publishing)

Heads of Terms.pdf

Offers – OFFICIAL SENSITIVE (Not for publishing)

Offers.pdf

Property Brochure – OFFICIAL (Publish)

OFFICIAL



Property
Brochure.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 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: 5.5.2021

Chief Finance Officer / Treasurer

Sign:
J. Berry

Print: Julia Berry

Date: 5 May 2021

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)

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

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

Address needs to be redacted from Decision Sheet and Heads of Terms and Offers attachments should not be published.

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Date redaction carried out: 20 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: 

Print: Julia Berry

Chief Executive/Treasurer

Decision and Final Sign Off

I agree the recommendations to this report:

Sign: 

Print: Roger Hirst

PFCC/~~Deputy PFCC~~

20 May 2021

Date signed:

I do not agree the recommendations to this report because:

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.....
.....

Sign:

Print:

PFCC/Deputy PFCC

Date signed: