

PFCC Decision Report

Report reference number: PFCC/033/21
Classification: OFFICIAL
Title of report: Sale of Former Waltham Abbey Police Station
Area of county / stakeholders affected: District of Epping Forest
Report by: Patrick Duffy – Head of Estates
Date of report: 3 rd March 2021
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1. Purpose of the report

This Decision Report supersedes decision sheets PCC/051/17, PFCC/097/18 and PFCC/091/19 seeking approval for the sale of the former Waltham Abbey Police Station, 35 Sun Street, Waltham Abbey, EN9 1EL.

2. Recommendations

To proceed with the unconditional sale of the former Waltham Abbey Police Station for the sum of £1,100,000.

3. Benefits of the proposal

This proposal disposes of the former Waltham Abbey Police Station which is surplus to operational policing requirements and provides a substantial 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.

4. Background and proposal

The former Waltham Abbey Police Station comprises a two-storey detached building to the front of the site facing Sun Street, together with a one / two storey building within the rear car park attached to the adjacent library. The property has extensive parking to the rear accessed from Quaker Lane. Originally a

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Metropolitan Police station, the property transferred with policing responsibility to Essex Police in April 2000.

Waltham Abbey front counter closed to members of the public on 30th November 2011 following approval by the former Police Authority with the station formally ratified for disposal at the Strategic Estates Board in May 2017 following its operational closure in August 2016.

The property has been marketed on a private treaty basis by Kemsley LLP. 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 £750,000.

Following the marketing period, a Best and Final Offers process was undertaken. 19 viable Best and Final Offers were received ranging from £755,000 to £1,300,000.

A sale to the highest bidder was progressed up to the point of exchange when an anomaly over vehicular access rights to the rear of the property was identified following the High Street becoming pedestrianised many years ago. Subsequently the sale stalled. The purchaser revised their offer in June 2018 to £1,000,000 incorporating the risks associated with the anomaly.

Discussions were entered into with the local authority to explore options for overcoming the vehicular access rights when an interest was expressed by the local authority in purchasing the property. An alternative offer was received from the local authority for £1,050,000. As well as the building remaining within public ownership the station is next door to an existing public facility so the sale would have had wider benefits to the public of Waltham Abbey, however the LA withdrew its offer.

It was then recommended to revert to the previous offer which was increased from £1,000,000 to £1,100,000 incorporating that a statutory declaration was completed in association with the vehicular access anomaly. This has now been undertaken as an easement with the land owner.

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.

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 as 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

Disposal agreed at the Estate Strategic Transformation Board – 15th May 2017

14. Background papers

Heads of Terms – OFFICIAL SENSITIVE

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Accepted Offer – OFFICIAL SENSITIVE

Accepted Offer.pdf

Original Offers Received – OFFICIAL SENSITIVE

01 Offers Received
Commercially Sensitive

Marketing Brochure



01 Waltham Abbey
Marketing Info.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 PFCC Chief Executive and Chief Finance Officer prior to review and sign off by the PFCC / DPFCC.

Chief Executive / M.O.

Sign:

Print: P. Brent-Isherwood

Date: 3 March 2021

Chief Finance Officer

Sign:

Print: Julia Berry.....

Date: 3 March 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)

However the Heads of Terms, Offers Received and Accepted Offer appended to the report are not to be published as these are protectively marked.

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:

The Heads of Terms, Offers Received and Accepted Offer appended to the report are not to be published as these are protectively marked.

Date redaction carried out: 10 March 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.

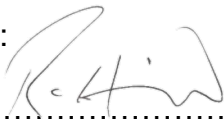
Sign: 

Print: Julia Berry

Chief Executive/Treasurer

Decision and Final Sign Off

I agree the recommendations to this report:

Sign: 

Print: Roger Hirst

PFCC

Date signed: 9 March 2021

I do not agree the recommendations to this report because:

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Sign:

Print:

PFCC/Deputy PFCC

Date signed: