

## PFCC Decision Report

<b>Report reference number:</b> PFCC/086/20
<b>Classification:</b> OFFICIAL
<b>Title of report:</b> Sale of Former Limes Farm Police Post
<b>Area of County/Stakeholders affected:</b> District of Epping Forest
<b>Report by:</b> Patrick Duffy – Interim Head of Estates <b>Date of report:</b> 2 <sup>nd</sup> July 2020 <b>Enquiries to:</b> <a href="mailto:Patrick.Duffy@essex.pnn.police.uk">Patrick.Duffy@essex.pnn.police.uk</a>

### 1. Purpose of report

This Decision Report seeks approval for the sale of the former Limes Farm Police Post, Limes Avenue, Chigwell, Essex, IG7 5NT.

### 2. Recommendations

To proceed with the unconditional sale of the former Limes Farm Police Post for the sum of £108,000 with a target completion date of September 2020.

### 3. Benefits of Proposal

This proposal disposes of the former Limes Farm Police Post 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.

### 4. Background and proposal

The former Limes Farm Police Post was a purpose-built police office adjoined to two former police houses, the police houses being historic asset disposals. The property comprises a single storey building of only 27m<sup>2</sup> adjoined to the dwelling next door with a large parking area to the side.

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Limes Farm Police Post was confirmed as no longer being used by the local policing Inspector. The Limes Centre directly opposite is utilised for engagement with the public and partners.

████████████████████ expressed an interest in purchasing the property and entered into negotiations with our agents to make an appropriate offer for the property. The offer received for £108,000 is comparable to the market valuation undertaken in April 2019.

### **5. Alternative options considered and rejected**

Consideration was given to formally marketing the property, however due to market volatility, relatively low valuation and that a suitable offer was received from ████████████████████, prolonging the disposal by marketing the property was discounted to facilitate a swift disposal.

Alternative options were considered as part of the overall Estate Strategy, however the strategy is now approved and this decision sheet is for an individual property as part of implementation of the strategy.

### **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. No officers or staff were based at the Police Post.

## 11. Equality and Diversity implications

It is not considered that an Equality Impact Assessment is required for this decision.

## 12. Risks

There are no risks arising from this decision being made. All operational policing risks are considered at Stage Gate 1 whereby the property is declared surplus to operational requirements.

## 13. Governance Boards

This disposal was approved in accordance with Police and Crime Commissioner for Essex's Estate Asset Disposal Flow Chart V5 with Stage Gates.

The property was declared operationally surplus at the Essex Police Estate Change Board on 7<sup>th</sup> October 2019.

Approval of Stage Gates 1 and 2 was agreed at the Strategic Estates Board on 8<sup>th</sup> November 2019.

## 14. Background papers

Site Plan



Site Plan.pdf

Market Appraisal



Market  
Appraisal.pdf

Estate Strategy 2018 – 2023 (Published)

<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’s 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: 9 September 2020

Chief Financial Officer/Treasurer

Sign:

Print: Elizabeth Helm

Date: 13 July 2020

**Publication**

Is the report for publication?

YES

NO

If ‘NO’, please give reasons for non-publication (*state ‘None’ if applicable*)

*With the exception that the Market Appraisal is not to be published as it is commercially confidential.*

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:

*Identity of the purchaser to be redacted throughout the document.*

*The Market Appraisal is not to be published as it is commercially confidential.*

**Date redaction carried out: 24 September 2020**

**Treasurer / Chief Executive Sign Off – for Redactions only**

If redaction is required, Treasurer or Chief Executive are to sign off that redaction has been completed.

Sign: 

Elizabeth Helm

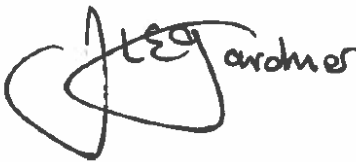
Print: .....

**Chief Executive/Treasurer**

**Date signed: 24 September 2020**

**Decision and Final Sign Off**

I agree the recommendations to this report;

Sign: 

Print: Jane Gardner

**Deputy PFCC**

**Date signed: 21 September 2020**

I do not agree the recommendations to this report because;

.....  
.....

Sign: .....

Print: .....

**PFCC/Deputy PFCC**

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