



**PFCC**  
**POLICE, FIRE AND CRIME**  
**COMMISSIONER FOR ESSEX**

**Essex Police, Fire and Crime Commissioner Fire and Rescue  
Authority**

**Decision Report**

Please ensure all sections below are completed

<b>Report reference number:</b> 058-21
<b>Government security classification</b> Not protectively marked but subject to redaction
<b>Title of report:</b> Day Crewing Houses – Sale of Surplus assets - [REDACTED]
<b>Area of county / stakeholders affected:</b> Countywide
<b>Report by:</b> Maria Edwards (Property Services Administrator) <b>Date of report:</b> 6 July 2021 <b>Enquiries to:</b> Maria Edwards (Property Services Administrator)

**1. Purpose of the report**

To seek approval for the sale of [REDACTED]

**2. Recommendations**

To proceed with the sale of [REDACTED] for the sum of £352,000.

To sign attached Engrossment Contract and TP1 in order to formalise the sale document and transfer legal ownership to the buyer.

**3. Benefits of the proposal**

The proposal disposes of [REDACTED] which is surplus to Essex County Fire and Rescue Service requirements and provides a substantial capital receipt.

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

The service owns a number of properties that have been used for day crew housing.

The property is deemed to be surplus to Essex County Fire and Rescue Service requirements and under decision sheet 003/21 was approved to be listed for sale, with a valuation of £305,000 as at 31 March 2020.

A further valuation has been carried out as part of the year end financial close process, and the property was valued at £327,500 at 31<sup>st</sup> March 2021.

Three Estate agents were approached for quotes for the fees associated with selling of the day crew properties listed under decision sheet 003/21. The fees quoted were consistent for each of the Estate Agents and therefore the properties listed for sale were split amongst the Estate Agents, so that we were not solely reliant upon 1 Supplier.

We had five offers on this property:

The first one for £352,000 a cash buyer with nothing to sell.

The second cash buyers also at £347,000.

The third was for £325,000 who was a first-time buyer but would need a mortgage.

The fourth offer for £320,000 also a first-time buyer but needing a mortgage.

The fifth offer was for £310,000 also a first-time buyer needing a mortgage.

Having reviewed the offers it is proposed to accept the first and highest offer.

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

The Commissioner could decide to reject the offers and return the property to the market or accept one of the lower offers or to use the property for a different purpose. Given the amount the best offer is for and the property no longer being of any operational use it is recommended that the commissioner accepts the highest offer and complete the sale.

#### **6. Strategic priorities**

The sales of these properties are a result of these properties becoming surplus to requirements as the Service's operating model has changed. This is in line with the 2016-2020 IRMP, 2020–2024 IRMP and enables delivery of the priorities set out in the 2019-2024 Fire and Rescue Plan.

Plans to sell surplus day crewing housing have previously been communicated as part of the benefit realisation of the day crewed conversion programme. This specific property was listed as surplus to requirements in the 003-21 decision report.

#### **7. Operational implications**

There are no adverse operational implications arising from these sales.

The proceeds from the sales will provide capital receipts to fund other transformation or capital projects in line with the priorities set out in the Fire and Rescue Plan 2019-2024.

## 8. Financial implications

The Capital receipts arising will be allocated to the Capital Receipts Reserve after deduction of allowable disposal costs associated with conveyancing and marketing.

If the sale is not undertaken, it is likely that the sales process will be more protracted.

A failure to maximise the sales value of the property could place the Commissioner in breach of the fiduciary duty to sell assets for best consideration.

The sale of the day crew housing will be reported in the monthly Finance report that is included within the Performance and Resources Board.

## 9. Legal implications

Legal representation for the conveyancing would be required.

## 10. Staffing implications

There are no staffing implications, as staff have already vacated this property.

## 11. Equality and Diversity implications

This decision is not expected to have *an impact on any of the following protected groups as defined within the Equality Act 2010*:

<i>Race</i>	<i>No</i>	<i>Religion or belief</i>	<i>No</i>
<i>Sex</i>	<i>No</i>	<i>Gender reassignment</i>	<i>No</i>
<i>Age</i>	<i>No</i>	<i>Pregnancy &amp; maternity</i>	<i>No</i>
<i>Disability</i>	<i>No</i>	<i>Marriage and Civil Partnership</i>	<i>No</i>
<i>Sexual orientation</i>	<i>No</i>		

## 12. Risks

There was a risk that Covid 19 had an adverse effect on the property market, and therefore would have a potential impact on the expected sales proceeds and timing of the sales. However, the offer for this property and the valuation provide reassurance that this has not be the case.

## 13. Governance Boards

At the SLT meeting on the 13 April 2021, it was agreed by the SLT that:

- The listed day crewed houses were deemed to be surplus assets.
- The surplus assets should be sold.

## 14. Background papers

*Decision Sheet 003/21 v2*



003-21 Decision  
Sheet Day Crew Hous



**Decision Process**

**Step 1A - Chief Fire Officer Comments**

(The Chief Fire Officer is asked in their capacity as the Head of Paid Service to comment on the proposal.)

I support this recommendation



Sign:

Date: 3 September 2021

**Step 1B – Consultation with representative bodies**

(The Chief Fire Officer is to set out the consultation that has been undertaken with the representative bodies)

N/A

**Step 2 - Statutory Officer Review**

The report will be reviewed by the Essex Police, Fire and Crime Commissioner Fire and Rescue Authority's ("the Commissioner's") Monitoring Officer and Chief Finance Officer prior to review and sign off by the Commissioner or their Deputy.

Monitoring Officer

Sign: .....  .....

Print: Darren Horsman - Deputy MO

Date: 13.9.2021 .....

Chief Finance Officer

Sign:



Neil Cross

Date: 3 September 2021

**Step 3 - Publication**

Is the report for publication?      **YES with redactions**

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

.....

If the report is not for publication, the Monitoring Officer will decide if and how the public can be informed of the decision.

**Step 4 - Redaction**

If the report is for publication, is redaction required:

- 1 Of Decision Sheet YES
- 2 Of Appendix NO

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

Address of the property to be redacted throughout

Engrossment contract and TP1 not to be published as they are commercially sensitive

Valuation Report not to be published as it is commercially sensitive.....

Date redaction carried out: 4 November 2021

If redaction is required, the Chief Finance Officer or the Monitoring Officer are to sign off that redaction has been completed.

Sign: .....  .....

Print: ..... Neil Cross .....

**Step 5 - Decision by the Police, Fire and Crime Commissioner or Deputy Police, Fire and Crime Commissioner**

I agree the recommendations to this report:

Sign: .....  ..... (PFCC / DPFCC)

Print: ..... R.C. Hirst .....

Date signed: 14 Sept 2021

I do not agree the recommendations to this report because:

.....  
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