



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

**Decision Report**

**Please ensure all sections below are completed**

**Report reference number:** 062-21

**Government security classification** Not protectively marked but subject to redaction

**Title of report:** Day Crewing Houses –Sale of Surplus assets – [REDACTED]

**Area of County/Stakeholders affected:**

**Operational Response - Housing occupiers, Day Crewed fire station arrangements for Waltham Abbey, Great Baddow, South Woodham Ferrers and Dovercourt**

**Report by:** Maria Edwards (Property Services Administrator)

**Date of report:** 18<sup>th</sup> August 2021

**Enquiries to:** Maria Edwards (Property Services Administrator)

**1. Purpose of report**

To seek approval for the sale of [REDACTED]

**2. Recommendations**

- To proceed with the sale of [REDACTED] for the sum of £367,500.
- To sign attached Engrossment Contract and TP1 in order to formalise the sale document and transfer legal ownership to the buyer.

### **3. Benefits and Costs of 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 032-21 was approved to be listed for sale.

Decision sheet 032-21 also confirmed that properties deemed as surplus to requirements can be sold at market value to the firefighters and officers who are currently the tenants of those properties. This decision is in line with the decision of the previous Authority's Policy and Strategy Committee taken in June 2017 as part of the implementation of the 2016 IRMP.

The current tenant of [REDACTED] has indicated that they wish to buy the property, so the property is being sold to the existing tenant in line with the agreement above. A recent property valuation has been obtained from Lambert Smith Hampton, which shows a market value of £367,500 (see Appendix 1).

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

The Commissioner could decide to reject the offer and place the property on the market, however, given previous agreements to offer surplus property to existing firefighters and officers who are current living in surplus properties this option was rejected as it would be inconsistent with previous decisions made by the Commissioner. The offer from the officer is also at the market value so it is probably that the Commissioner will not realise a higher price while incurring further costs.

### **6. Strategic Priorities**

The phased disposal of occupied housing is in line with the Authority's 2020 Programme. Vacant housing will form the last phase to ensure that the move to the On-Call duty system at these four locations is supported through the transition.

### **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 property is being sold at market value and as such is in the best interest of the Authority to accept.

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

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.

**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 has an adverse effect on the property market, and therefore it has 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 been the case.

**13. Governance Boards**

At the SLT meeting on 13<sup>th</sup> April 2021, it was agreed by the SLT team that:

- The listed day crew houses were deemed to be surplus assets.
- The surplus assets should be sold to the existing tenants at open market value in line with the 2017 agreement with the FBU and If those staff do not wish to purchase the houses in line with this agreement, then the housing will be put for sale on the open market at the end of their contract.
- The property is being sold to the existing tenant at market value, in accordance with decision sheet 032-21 and the terms of the agreement made in 2017.

**14. Background papers**

Valuation Report

**Decision Process (062-21)**

**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 fully support the recommendation to dispose of [REDACTED]. The process applied to the disposal is in line with that agreed with the Authority.

Sign -  Date: 24/8/21


**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") Monitoring Officer and Chief Financial Officer prior to review and sign off by the Commissioner or their Deputy.

Monitoring Officer Sign:   
Print: Darren Horsman - Deputy MO.....

Chief Financial Officer Sign:   
Date: 23/8/21 Print: Neil Cross

**Step 3 – Publication**

Is the report for publication? YES with redactions

If 'NO', please give reasons for non-publication (state 'none' if applicable)

.....publication after the sale.....

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



**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:  .....

Print: Roger Hirst, PFCC

Date signed: 26 August 2021

**I do not agree the recommendations to this report because:**

.....  
.....  
.....  
.....

Sign: .....

Print: .....

Date signed: .....