

PFCC Decision Report

Please ensure all sections below are completed

Report reference number: PFCC/035/22
Classification: OFFICIAL
Title of report: Sale of 37 Kingston Avenue, Chelmsford (Former Police House)
Area of county / stakeholders affected: District of Chelmsford
Report by: Patrick Duffy – Head of Estates Chief Officer: ACO Mark Gilmartin Date of report: 23 rd February 2022 Enquiries to: Patrick.Duffy@essex.police.uk

1. Executive Summary

This decision report recommends to the Police, Fire and Crime Commissioner (PFCC) to dispose of a vacant, surplus to operational requirements, former police house for the sum of £393,000. In addition to enter into a formal contract for the sale and seal the land registry transfer.

2. Recommendations

The first recommendation to the PFCC is to agree to proceed with the unconditional sale of 37 Kingston Avenue, the former police house for the sum of £393,000.

The second recommendation to the PFCC is to sign the sales contract contained within *Section 16 Background Papers and Appendices*.

The third recommendation to the PFCC is to seal the Land Registry Transfer (TP1) contained within *Section 16 Background Papers and Appendices*.

3. Background to the Proposal

The property is a former Police House built around the 1960's comprising a three bedroom semi-detached house with one reception room and bathroom. The property is in need of decoration/modernisation throughout. To the front of the property there is off road parking for two vehicles, with the rear having a modest garden plot.

The property was vacated by the residing officer following their retirement from the force. All police houses were declared surplus to operational requirements and approved for disposal by the former Essex Police Authority as part of the Housing Review.

The property has been marketed on a private treaty basis by Bairstow Eves estate agents with a guide price of £400,000.

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.

Marketing Period 1

Throughout the marketing 17 viewings were undertaken, therefore Best and Final Offers were requested by Friday 3rd May 2021. Our agents received seven offers ranging between £350,000 and £401,000. The highest offer was accepted with the purchaser subsequently withdrawing from the transaction. The property was then re-marketed.

Marketing Period 2

Following a period of marketing an open house event took place on 20th November 2021 with Best and Final Offers being requested by 25th November 2021. Our agents received seven offers ranging between £380,000 and £393,000.

Therefore, our recommendation is to proceed with the unconditional sale of the former Police House for the sum of £393,000.

4. Proposal and Associated Benefits

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.

5. Options Analysis

Keep the Property – Rejected – Essex Police has no operational need to keep and maintain the property following the residing officers retirement and there is no need to provide a police house provision within Essex. If the property is kept it would remain vacant and be subject to increasing council tax due to being vacant.

6. Consultation and Engagement

There has been engagement with staff representative bodies through the relevant governance boards, namely the Estate Change Board for asset disposals.

7. Strategic Links

The recommendations within the decision report are underpinned by the Estate Strategy, which in turn supports the overall Police & Crime plan ensuring we have the most efficient and effective estate to support policing throughout the county for the Essex public.

8. 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.

9. Financial implications

The recommendation within this decision report will achieve a capital receipt of £393,000. If this sale is not completed the Capital Programme will need to be funded from elsewhere.

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.

The anticipated asset value originally had a mid-point forecast of £350,000, this was superseded following the second marketing period and acceptance of the most beneficial offer.

The forecasted capital receipt was increased to £393,000 which is now being forecasted. This was submitted to Corporate Finance on the December 2021 disposals tracker and was updated within the month 10 Performance and Resources as reported to the Performance and Resources Board in February.

10. Legal implications

The commissioner will be required to enter into a sale contract and seal a land registry transfer (TP1) to complete the asset disposal as detailed within the second and third recommendation.

The conveyance has been undertaken on behalf of the commissioner by Essex Legal Services and the documentation is included within Section 16 Background Papers and Appendices.

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.

11. Staffing implications

There are no staffing or resource implications, the former police house is not part of the core property requirements.

12. Equality, Diversity and Inclusion implications

There are no specific Equality, Diversity or Inclusion implications arising from this decision report.

13. Risks and Mitigations

There are no adverse risks identified that are as a result of the recommendation within the decision report.

14. Governance Boards

The former Essex Police Authority carried out a Strategic Housing Review and they made the decision that all police houses were surplus to requirements and upon vacant possession being obtained, the asset would be disposed of.

Essex Police Estate Change Board - Asset disposal progress is presented to the board with this particular sale value first reported on 11th January 2022.

PFCC Strategic Estate Board - Asset disposal progress is presented to the board with this particular sale value first reported on 21st February 2022.

15. Links to Future Plans

This decision report and the recommendations are linked to our longer-term plans for providing capital resources and subsequent investment strategy.

16. Background Papers and Appendices

Sale Contract – OFFICIAL SENSITIVE (Not for publishing)



engrossment
contract 37 Kingstor

Land Registry Transfer (TP1) & Site Plan OFFICIAL SENSITIVE (Not for Publishing)



engrossment 37 Kingston Ave -
transfer 37 KingstonLR Plan v3.2 012012I

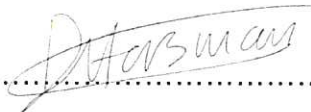
Estate Strategy 2018 – 2023

<http://www.essex.pfcc.police.uk/finance-reporting/publications/police-estates-strategy/>

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: Darren Horsman - Deputy MO

Date: 18.3.2022

Chief Finance Officer

Sign: 

Print: Janet Perry

Date: 18.03.2022

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)

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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

2. Of Appendix? YES

NO

NO

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

The sales contract and transfer contain personal information relating to the purchasers. Once the sale has completed the information will be available through Land Registry.

Date redaction carried out:

Chief Finance Officer / 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:

Chief Executive / Chief Finance Officer

Decision and Final Sign Off

I agree the recommendations to this report

Sign: 

Print: R. C. Hirst

PFCC/Deputy PFCC

Date signed: 18/3/22

I do not agree the recommendations to this report because:

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Sign:

Print:

PFCC/Deputy PFCC

Date signed: