



Essex Police, Fire and Crime Commissioner Fire and Rescue Authority

Decision Report

Please ensure all sections below are completed

Report reference number: 025-22

Government security classification Not protectively marked

Title of report: Day Crewing Housing – Surplus Asset – Tranch 6 [REDACTED]
[REDACTED]

Area of county / stakeholders affected: Countywide

Report by : Paula Carter (Property Services Administrator)

Date of report: 29th June 2022

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1. Purpose of the report

This Decision Report is seeking approval to place on the market the remaining day crew house that will be a surplus assets once the Day Crewing Contract ends on the 31 July 2022.

2. Recommendations

To proceed with the marketing of the surplus day crewed house (listed in section 4), which has an estimated market value of £322,500.

The sale is expected to be completed within this financial year. Once an acceptable offer is secured on the property a separate decision report will be provided to confirm the sale of the property.

3. Benefits of the proposal

The cash generated from the sale can be used to fund other transformation or capital projects, in accordance with the regulations for the use of the Capital Receipts Reserve.

4. Background and proposal

The service owns a number of properties that have been used for day crew housing. The Police, Fire and Crime Commissioner has previously agreed under decision sheets 001-20 021-20, 003-21, 032-21, 047-21 and 074-21 to list such surplus assets for sale. Following a review of the remaining properties, this property is deemed to be a surplus asset.

Number	Road	Town	Postcode			Valuation 31.03.2022
				House	Freehold	£322,500

Some prior surplus day crew properties have been offered to tenants that were employees to purchase. However the occupier has submitted their notice to quit with no request to purchase. This property will be vacant on 30th June 2022. It will be listed directly on the open market.

The last valuation was 31 March 2022 and was performed by an independent valuer Lambert Smith Hampton.

5. Alternative options considered and rejected

The property is no longer required and is a surplus asset. The PFCC could decide not to sell it however, this would be a inefficient use of public funds and is therefore not recommended.

6. Strategic priorities

The sale of this property is a result of this property 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
- Within paragraph 60 of the 2020-21 budget paper which was approved by the Police, Fire and Crime Panel on the 6 February 2020.

This proposal represents the sixth tranche day crew house being declared as a surplus asset.

7. Operational implications

There are no adverse operational implications arising from the sale.

The proceeds from the sale 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 incurring some minor costs now (Rates / Utilities / Minor R&M).

Capital receipts arising will be allocated to the capital receipts reserve after deduction of allowable disposals costs associated with conveyancing and marketing.

As the sales of the day crewed housing come to fruition, these will be noted within 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

As this property is vacant there would be no staff implications of this decision.

11. Equality and Diversity implications

We have considered whether individuals with protected characteristics will be disadvantaged because of the actions being taken. Due regard has also been given to whether there is impact on people who identify as being part of each of the following protected groups as defined within the Equality Act 2010:

Race	N	Religion or belief	N
Sex	N	Gender reassignment	N
Age	N	Pregnancy & maternity	N
Disability	N	Marriage and Civil Partnership	N
Sexual orientation	N		

The Core Code of Ethics Fire Standard has been fully considered and incorporated into the proposals outlined in this paper.

12. Risks

There is a risk that Covid 19 has an adverse effect on the property market, and therefore it has a potential impact on the expected sale proceeds and timing of the sales.

13. Governance Boards

At the SLT meeting on 28th June 2022 (See Appendix 1), it was agreed by the SLT team to:

- Approve the list of day crew houses as being surplus assets
- Proceed with the sale of the surplus day crewed houses on the open market, which have an estimated market value of £322,500. Valuation provided

14. Background papers

Appendix 1 – SLT Paper 28th June 2022

Decision Process 025-22

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 the recommendation to dispose of the surplus asset



Sign:

Date:.....6/7/22.....

Step 1B – Consultation with representative bodies

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

.....Not required.....

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: .06/07/2022.....



Chief Finance Officer

Sign:

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

Date: . . 29/06/22.

