



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

Report reference number: 069 - 21

Government security classification (Official-Sensitive (Commercial))

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

Area of county / stakeholders affected: Countywide

Report by: Maria Edwards (Property Services Administrator)

Date of report: 11/12/21

Enquiries to: Maria Edwards (Property Services Administrator)

1. Purpose of the report

To seek approval for the sale of a surplus asset.

2. Recommendations

To proceed with the sale of [REDACTED]
[REDACTED] for the sum of £340,000.

- 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]
[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 at a value of £327,500. The property was subsequently valued as of 31 March 2021 at £330,000 (Appendix).

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 one Supplier.

Three offers were made on the property one for £351,000 (this buyer has also offered on another of our properties and has been successful so has dropped out. Two for £340,000 and we have elected (on the advice of the agent) to go with a chain free couple with their mortgage in place for £340,000

5. Alternative options considered and rejected.

The Commissioner could decide to reject the offers and return the property to the market, however, given amount the offer is for this option is not recommended.

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
- Within paragraph 60 of the 2020-21 budget paper which was approved by the Police, Fire and Crime Panel on the 6 February 2020.
- At the SLT Meeting on 26th May 2020 and the Strategic Board on 11th June 2020.

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.

Essex Legal informed us 1st Dec 2021 that a reduced deposit of 5% paid on exchange as the buyer has a Help to Buy mortgage. This was approved via email exchange to the Chief Finance Officer.

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

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

Race	No	Religion or belief	No
Sex	No	Gender reassignment	No
Age	No	Pregnancy & maternity	No
Disability	No	Marriage and Civil Partnership	No
Sexual orientation	No		

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 be the case.

13. Governance Boards

At its meeting on the 21 January 2021, SLT recommended the sale of the property as a surplus asset. The Commissioner approved the marketing of the property through decision sheet 003/21.

14. Background papers

Decision Sheet 003/21

Decision Process (069-21)

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 support this recommendation...



Sign: Date:13/12/21...

Step 1B – Consultation with representative bodies

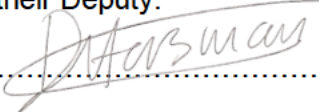
(The Chief Fire Officer is to set out the consultation that has been undertaken with the representative bodies)

.....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'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: 21.3.2022

Chief Finance Officer

Sign: 

Print:Neil Cross

Date: 11/1/22

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)

.....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 4 - Redaction

If the report is for publication, is redaction required:

- 1 Of Decision Sheet YES
- 2 Of Appendix Not for publication

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

Address to be redacted throughout the document. 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: 28 March 2022

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

Date signed: 28/03/2022

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)

Print: Roger Hirst

Date signed: 22 March 2022

I do not agree the recommendations to this report because:

.....
.....

Sign: (PFCC / DPFCC)

Print:

Date signed: