

PFCC Decision Report

Please ensure all sections below are completed

Report reference number: PFCC/110/22
Classification: OFFICIAL
Title of report: Sale of 7 La Plata Grove, Brentwood (Former Police House)
Area of county / stakeholders affected: District of Brentwood
Report by: Patrick Duffy – Head of Estates Chief Officer: ACO Mark Gilmartin Date of report: 20 th July 2022 Enquiries to: Patrick.Duffy@essex.police.uk

1. Executive Summary

This decision report recommends the Police, Fire and Crime Commissioner (PFCC) disposes of a vacant, surplus to operational requirements, former police house, by sale for the sum of £567,000. It also recommends the PFCC enter a formal contract for the sale and seals the land registry transfer.

2. Recommendations

The first recommendation to the PFCC is to agree to proceed with the unconditional sale of 7 La Plata Grove, the former police house for the sum of £567,000.

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 1970's comprising a three-bedroom semi-detached house with two reception rooms, kitchen and bathroom. The property needs decoration and modernisation throughout. To the side of the property there is off road parking for two/three vehicles, with a garage to the rear, and having a long garden plot.

The property was vacated by the residing former police 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 Keith Ashton estate agents with a guide price of £500,000.

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.

Throughout the marketing 47 viewings were undertaken, and 9 offers were received on 22nd March 2022 ranging from £450,000 to £567,000. The highest offer was accepted as it was £31,000 above the next highest offer and the bidder already had their mortgage secured with additional cash investment.

Therefore, our recommendation is to proceed with the unconditional sale of the former Police House for the sum of £567,000.

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 officer's 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 and with continuing costs to maintain the property.

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 £567,000. 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.

10. Legal implications

The commissioner will be required to enter 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

Essex Police Authority – Strategic Housing Review

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

Marketing Brochure – OFFICIAL (Publish)



Property_Brochure.pdf

Sale Contract – OFFICIAL SENSITIVE (Not for publishing)



Contract 7 La
Plata.pdf

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



Transfer 7 La
Plata.pdf



7 La Plata LRCP
29032022.pdf

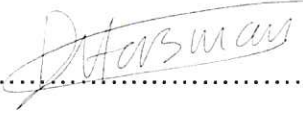
Estate Strategy 2018 – 2023

<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: 21/7/2022

Chief Finance Officer

Sign: 

Print: Janet Perry

Date: 01 August 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
NO

2. Of Appendix? YES
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:

3 August 2022

I do not agree the recommendations to this report because:

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.....
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Sign:

Print:

PFCC/Deputy PFCC

Date signed: