



PFCC

POLICE, FIRE AND CRIME COMMISSIONER FOR ESSEX

Essex Police, Fire and Crime Commissioner Fire and Rescue Authority

Decision Report

Report reference number: 002-23
Government security classification: Not protectively marked but subject to redaction
Title of report: Sale of Surplus Asset [REDACTED]
Area of county / stakeholders affected: Service-wide
Report by: Paula Carter (Property Services Administrator)
Date of report: 18 th January 2023
Enquiries to: paula.carter@essex-fire.gov.uk

1. Purpose of the report

To seek approval for the sale of [REDACTED]

2. Recommendations

- To proceed with the sale of [REDACTED] with a completion date to be agreed.
- To sign the 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] which is surplus to Essex County Fire and Rescue Service's 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's requirements and under decision sheet 074-21 was approved to be listed for sale. The property valuation as at 31 March 2022 was [REDACTED] and the relevant valuation is attached as an appendix.

Three estate agents were invited to quote and a sole agency was agreed at 0.75%.

The property was marketed for sale in June 2022, and the property agent recommended carrying out an open day with the property being marketed at [REDACTED].

One offer was received at [REDACTED] and accepted however this did not progress and the house remained on the market.

An offer of [REDACTED] was received but rejected in July 2022 due to being under the price recommended by the property agent.

An offer was accepted in September 2022 for [REDACTED] on the advice of the agent and in line with recent sales trends.

This decision report recommends that this offer is accepted.

5. Alternative options considered and rejected

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

6. Strategic priorities

The sale of this property is a result of the property becoming surplus to requirements as the Service's operating model has changed. This is in line with the 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 precept-setting paper which was approved by the Police, Fire and Crime Panel on 6 February 2020.
- In the signed decision report 074-21 dated 14 December 2021, which provided the approval to market and subsequently sell [REDACTED].

7. Operational implications

There are no adverse operational implications arising from this 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 sale of the property has followed a robust marketing process with the offer being accepted in excess of the 2022 valuation.

Given the process followed, it is recognised that the offer reflects the current market conditions and, as such, is in the best interest of the Authority to accept.

The capital receipt 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.

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 day crew housing is reported in the monthly Finance report to 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 characteristics as defined within the Equality Act 2010:

Race	N	Religion or belief	N
Sex	N	Gender reassignment	N
Age	N	Pregnancy and 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 was a risk identified that Covid-19 would have an adverse effect on the property market, and therefore a potential impact on the expected sales proceeds and timing of the sale. 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 9th November 2021, it was agreed by the SLT that:

- The listed day crewed houses were deemed to be surplus assets.
- The surplus assets should be sold.

*Refer to
Street Board
Decision*

Signed decision report 074-21 dated 14th December 2021 provided the approval to market and subsequently sell [REDACTED]

14. Background papers

Appendices:

- Appendix A – Final Contract
- Appendix B – Valuation Schedule – ECFRS Asset Valuations as at 31.03.2022

Background paper:

- Decision report 074-21 (Day Crew Housing – Surplus Assets – Tranche 5)

Decision Process 002-23

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:..... 18/1/23.....

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: P. Brent-Isherwood

Date: 3 February 2023

Chief Finance Officer

Sign: ...



Print:Neil Cross.....

Date: . 18/1/23

Step 3 - Publication

Is the report for publication? YES (Subject to redaction)

If 'NO', please give reasons for non-publication (Where relevant, cite the security classification of the document(s). State 'none' if applicable)

Commercially sensitive information to be redacted

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, SUBJECT TO REDACTION**
- 2 Of Appendix **NOT FOR PUBLICATION**

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

Address of the property to be redacted throughout

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: .8 March 2023.....

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: 9th March 2023.....

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 / DPFCC)
Print: R. C. Hirst Date signed: 28/2/23

I do not agree the recommendations to this report:

Sign: (PFCC / DPFCC)
Print: Date signed: