

PFCC Decision Report

Please ensure all sections below are completed

Report reference number: PFCC/042/23

Classification: OFFICIAL

Title of report: Sale of 28 La Plata Grove, Brentwood (Former Police House)

Area of county / stakeholders affected: District of Brentwood

Report by: Patrick Duffy – Head of Estates

Chief Officer: Jules Donald, Director of Support Services

Date of report: 18th April 2023

Enquiries to: Patrick.Duffy@essex.police.uk

1. Executive Summary

This decision report recommends to Police, Fire and Crime Commissioner (PFCC) to dispose of a vacant, surplus to operational requirements, former police house by sale for the sum of £460,000. In addition, to enter a formal contract for the sale and sealing the land registry transfer.

2. Recommendations

The first recommendation to the PFCC is to agree to proceed with the unconditional sale of 28 La Plata Grove, a former police house for the sum of £460,000.

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 one reception room, kitchen and bathroom. The property needs extensive decoration and modernisation throughout. The property benefits from a good-sized garden at the rear and front of the property in a quiet position laid back from the road, has parking for two vehicles, and offers some development potential.

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 and Internet Marketing. This range of marketing is considered to provide wide exposure. The property was marketed with development potential.

Six weeks of marketing took place between December 2022 and January 2023, with a total of 16 viewings and 3 best offers, which were received on 17th January 2023 ranging from £450,000 to £500,000 which were based on 'buying for family home'. The highest offer was made by a bidder who had no qualified finances and after seeking further evidence they were not able to provide anything having been given reasonable time. Therefore, the second highest offer was accepted on the basis that the bidder had obtained a mortgage, had a good deposit and were financially qualified.

The decision was made to accept the second highest offer of £460,000, as this reflected the market conditions and within guide price.

Therefore, our recommendation is to proceed with the unconditional sale of the former Police House for the sum of £460,000.

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 £460,000. 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 capital receipt of £460,000 which is now being forecasted was submitted to Corporate Finance within the January 2022 disposals tracker and was updated within the month 11 Performance and Resources report provided in March 2023.

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 resulting from 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 (*For Publishing*)



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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:D.Horsman.....

Print: Darren Horsman - Deputy Monitoring Officer

Date: 21.4.2023.....

Chief Finance Officer

Sign:.....

Print: Janet Perry.....

Date: 23 April 2023.....

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

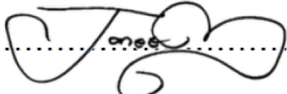
If 'YES', please provide details of required redaction:

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: 26th April 2023

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.

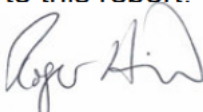
Sign: 

Print: Janet Perry

~~Chief Executive~~ / Chief Finance Officer

Decision and Final Sign Off

I agree the recommendations to this report:

Sign: 

Print: ROGER HIRST

PFCC

Date signed: 26th April 2023

I do not agree the recommendations to this report because:

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Sign:

Print:

PFCC/Deputy PFCC

Date signed: