

Nottinghamshire Police and Crime Commissioner
Notice of Decision



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For Decision or Information	Decision
Date received*:	13.03.17
Ref*:	2017.020

*to be inserted by Office of PCC

TITLE: Jubilee House, Arnold – Proposed Co-location with Gedling Borough Council

EXECUTIVE SUMMARY:

The principle of the sale of Arnold Police Station was agreed as part of a broader Business Case involving the sale and replacement of Carlton Police Station. The agreed proposals included taking a lease of space within the County Council building known as Sir John Robinson House (former Home Brewery building) in Arnold as a replacement for Arnold Police Station. The proposal involved sharing space with Gedling Borough Council community protection staff who were based in this building.

Negotiations with Nottinghamshire County Council have been protracted and costs turned out to be higher than originally anticipated. The County Council were to undertake the necessary building alteration works on our behalf and provided an estimated cost of over £300,000. Following a re-design and value engineering process, this was later reduced to approximately £160,000. However, we were unable to bring these costs within the target capital funding of £100,000. The all inclusive rent for the premises was estimated at £20,000 per annum.

Due to the difficulty in making the project work at Sir John Robinson House and especially the inability to bring the project to fruition within budget, Gedling Borough Council have reviewed options for the co-location to take place within their estate. They have now identified suitable space within Jubilee House which is situated close to their main campus in Arnot Hill Park, Arnold. In anticipation of the co-location taking place at Jubilee House, Gedling Borough Council have now terminated their lease of Sir John Robinson House.

Gedling Borough Council have offered a 10 year lease of space within Jubilee House at an annual, all inclusive rent of £16,000, subject to rent reviews at the end of years 3, 6 and 9 in line with CPI. After two years, the Police will have an annual break option upon the service of 6 months' notice.

Gedling Borough Council will undertake the works on behalf of the Police including additional works for the benefit of their staff. The estimated capital costs are £65,000. They have to complete some enabling works at the Civic Centre first in order to enable staff to be moved out of Jubilee House to free up space. They are currently estimating that the premises will be ready for the Police to move in to in the second half of June, 2017.

INFORMATION IN SUPPORT OF DECISION: (e.g report or business case)

Please see FEB Report 27th February, 2017.

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FINANCIAL INFORMATION (please include if it is capital or revenue or both. What the split is and the totals being requested. Is this a virement/ something already budgeted for or something that requires additional funding. Are there any savings that can be offered up/or achieved)

The move from Arnold Police Station to Jubilee House will result in a small annual revenue saving of approximately £4,000.

In addition, the sale of Arnold Police Station is expected to produce a significant capital receipt.

The estimated costs of building alteration works and IT connections at Jubilee House are £65,000 and this sum will need to be added to the 2017/18 capital programme.

Signature: 
Chief Finance Officer

Date: 16th March 2016

Is any of the supporting information classified as non-public or confidential information**?	Yes	X	No	
If yes, please state under which category number from the guidance**	3			

DECISION:

1. To take a lease of part of Jubilee House, Nottingham Road, Arnold on the basis of the terms outlined above.
2. To include £65,000 in the 2017/18 capital programme to cover the estimated costs of the building alteration works and IT connections.

OFFICER APPROVAL

I have been consulted about the proposal and confirm that the appropriate advice has been taken into account in the preparation of this report. I am satisfied that this is an appropriate request to be submitted to the Police and Crime Commissioner.

Signature:
Chief Executive



Date: 22/3/17

DECLARATION:

I confirm that I do not have any disclosable pecuniary interests in this decision and I take the decision in compliance with the Code of Conduct for the Nottinghamshire Office of the Police and Crime Commissioner. Any interests are indicated below:

The above request has my approval.

Signature: 
Nottinghamshire Police and Crime Commissioner

Date: 22/3/17

** See guidance on non public information