Nottinghamshire Police and Crime Commissioner – Notice of Decision

AUTHOR:	Tim Wendels, Head of Estates and Facilities
TELEPHONE NUMBER:	101 (Notts) Extn. 310 8522
EMAIL ADDRESS:	tim.wendels@notts.police.uk
DECISION OR INFORMATION:	Decision
DATE RECEIVED:*	21.05.21
REF:* (to be inserted by the OPCC)	2021.055

TITLE:	Lease Renewal – Phoenix House, Lime Tree Place, Mansfield.

EXECUTIVE SUMMARY:

The above premises which comprise offices and storage facilities are occupied by Nottinghamshire Police under a 10 year lease which expired on 4 October, 2019.

Since that time extensive discussions have taken place regarding a further long term lease. However, the site was formerly a gas depot and the landlord, National Grid Property Holdings/Birch Sites, is keen to complete site investigation works to establish the extent of any underground contamination prior to arranging clean up works and before a further long term lease is entered into.

Therefore a two stage approach has been agreed with a short term lease being entered into, backdated to the expiry of the previous lease. This short term lease will run until 30 September, 2021 following the completion of site investigation works. This will be followed by a further 10 year lease upon expiry of the short term lease, with a tenant only break option after 5 years.

As part of the negotiations, a substantial reduction in rent has been negotiated to take effect from 5 April, 2020. The confidential Heads of Terms documents for both the short term and long term leases are attached as appendices.

INFORMATION IN SUPPORT OF DECISION: (eg report or business case)

See confidential Heads of Terms documents.

FINANCIAL INFORMATION

The proposals will result in a substantial reduction in rent payable with effect from 5 April, 2020.

Signature: **Chief Finance Officer**	[redacted]

** See guidance on non-public information

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Date:	28th June 2021

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

DECISION:

To agree to:-

a) Take a short term lease of Phoenix House, Mansfield until 30 September, 2021, on the basis of the attached confidential Heads of Terms document.

b) Take a new 10 year lease upon the expiry of the short term lease, on the basis of the attached confidential Heads of Terms document.

LEGAL SERVICES OPINION:

The proposals in terms of the short term and long term lease are lawful and represent value for money for the Force.

Signature:	Craig Sutherland
Date:	25/06/2021

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 & Crime Commissioner	
Date:	30th June 2021

** See guidance on non-public information