



Nottinghamshire Police and Crime Commissioner – Notice of Decision

AUTHOR:	Tim Wendels
TELEPHONE NUMBER:	101 Extension 3108522
EMAIL ADDRESS:	tim.wendels@notts.police.uk
DECISION OR INFORMATION:	Decision
DATE RECEIVED:*	27/04/2022
REF:* (to be inserted by the OPCC)	2022.045

TITLE:	Sale of land and replacement car parking at Arrow Centre, Hucknall
---------------	--

EXECUTIVE SUMMARY:

The Arrow Centre is situated on Annesley Road, Hucknall, opposite the Hucknall Tri-Service Centre (formerly Hucknall Ambulance Station), which now also accommodates the Police and Fire Stations.

The Arrow Centre, (formerly International Clothing Centre), was purchased from Nottinghamshire County Council in 2009 and was converted to form the Force Conference Centre, together with office space. The property originally had limited car parking provision and as the building was to be used for large conferences, additional adjacent land was purchased to create additional parking to serve the conference facility. The site currently has a total of 144 car parking spaces.

In 2014, the Conference facility was closed and the site now has a reduced requirement for car parking.

The land adjacent to the Arrow Centre has been vacant for some years and was originally designated for industrial (employment) development. However, due to lack of demand/take up of the employment land, the land has recently been developed with a 100% affordable housing development by EMH (formerly East Midlands Housing Association) marketed under their sales company Hello Homes. The development is nearing completion and has been very successful. EMH are keen to acquire additional land and the surplus car parking at the Arrow Centre is ideally located to form a second phase of EMH's existing development which abuts their current site. A suitable area of land within the Arrow Centre site has been identified for sale for residential development (see attached plan).

The sale of this land would result in the loss of 83 car parking spaces. However, there is capacity within the retained land to re-configure and create 39 additional car parking spaces bringing the total back up to 100, resulting in a net loss of 44 car parking spaces.

Nottinghamshire Police and Crime Commissioner – Notice of Decision

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

A confidential Business Case and agreed confidential Heads of Terms are attached.

FINANCIAL INFORMATION

The sale price and other terms of sale are set out in the attached confidential Heads of Terms document.

The estimated costs (at current prices) of re-configuring the necessary operational car parking spaces within the retained land is £165,000.

Signature:
Chief Finance
Officer



Date:

28/04/2022

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:

1. To agree to the expenditure of £165,000 and to include this sum in the Capital Programme for 2022/23, for re-configuring the car parking at the Arrow Centre, Hucknall.
2. To agree to the sale of the surplus land at the Arrow Centre, Hucknall, shown edged in red on the attached plan, to EMH Housing and Regeneration Limited trading as EMH, on the basis of the attached confidential Heads of Terms document, subject to the grant of full planning permission for residential development.

** See guidance on non-public information

Nottinghamshire Police and Crime Commissioner – Notice of Decision

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

S. M. Coddell

Date:

04/05/2022

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**

Caroline Henry

Date:

09/05/2022