

Nottinghamshire Police and Crime Commissioner – Notice of Decision

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DECISION OR INFORMATION:	Decision
DATE RECEIVED:*	10.11.22
REF:* (to be inserted by the OPCC)	2022.106

TITLE:	Convert Stores & Printing building at Sherwood Lodge to office accommodation.
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EXECUTIVE SUMMARY:

The Force currently occupies Riverside Police Station, Rennie Hogg Road, Nottingham under a 25 year PFI Agreement which expires in February, 2027. The site comprises of two buildings (one main and one workshop) plus parking. The costs of the premises are £1,130,350 PFI costs, £53,530 utility costs and £71,440 in business rates (accurate as at end of 2021/22 F/Y) - total £1,255,320 per year. This figure is offset by Government PFI credits of £588,200 per year, giving a total net cost of Riverside of £667,120 per year.

The Riverside site was occupied by the Meadows Neighbourhood Team, Response Team and Operation Reacher Team, Serious and Organised Crime (SOC) Team, Fraud Team, Vehicle Investigation Team and Dive Team. The latter two teams have already been relocated to the Chilwell workshop site following its purchase in 2021 and Headquarters respectively. The remainder of the teams remain within the main two storey office building.

With just over 4 years left on the PFI Contract, the force acted expeditiously to plan for its cessation which the Home Office have endorsed positively as part of their national assessment work across policing PFI's which was undertaken in 2019. Working with the PFI provider, the workshop building was vacated earlier this year and is now being leased to a sub-tenant. The main building will be subject of similar arrangements in 2023. This enables the force to generate additional income until the PFI expires.

Operationally, all of the remaining teams currently located at Riverside can be located within the existing Headquarters estate, with the exception of the Meadows Neighbourhood, Response and Operation Reacher Teams which need to be geographically based in the Meadows area of Nottingham. This is important for visibility, response times and community confidence to both The Meadows and Sneinton areas and is the subject of a separate Business Case.

The Vehicle Investigation Team has relocated to the recently acquired Chilwell Workshops which were formerly part of the Vensons PFI, prior to its termination and the Dive Team has been relocated to the Sherwood Lodge site.

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The recently vacated Stores and Printing building at Sherwood Lodge is to be converted to office space to accommodate the SOC and Fraud teams and this Decision Notice relates to those proposals.

Currently the Stores and Printing area of the building is vacant space; having been so since the re-location of the Uniform Stores to the former Newark Custody Suite. This Decision Record relates to the provision of capital funding to facilitate relocation of the SOC & Fraud teams from the Riverside premises to the vacant space offered by Printing and Stores including the cost of relocating the reprographic equipment.

Whilst these proposals will create additional demand for car parking at Sherwood Lodge due to the additional employees being transferred across from Riverside, it is anticipated that the recently agreed Agile Working Policy will result in a reduction of demand for car parking at Sherwood Lodge which will mitigate against the increase in demand from these proposals. Furthermore, the number of Officers attending the Training School is currently at a peak due to the number of additional Probationers currently in training as part of Operation Uplift and this will reduce to more normal levels which will also free up parking spaces. It is therefore not considered necessary to build additional car parking spaces as part of this proposal.

The expected benefits are a reduction in annual running costs and overall cost of the Force Estate. These benefits emanate from 4 years of sub-letting income, a reduction in PFI cessation costs in 4 years-time and a very substantial (£1m plus per year) cost avoidance in 4 years-time.

The proposal supports the Police and Crime Plan priorities by ensuring that suitable accommodation is available to support operational teams and the overall cost of the estate is reduced. The proposal also fits precisely with the Estates Strategy which includes a specific requirement to prepare for the expiry of the PFI Contract at Riverside Police Station, making alternative plans and arrangements for Officers and staff and ensuring that utilisation and income from the site is maximised during this period.

Despite the continuation of the PFI Agreement until February, 2022, it is important to proceed promptly with this matter for the following reasons:-

- To retain the positive PFI expiry readiness assessment from the Home Office
- To minimise the impact of rapidly rising building costs
- To maximise the opportunity for income from sub-letting of the office building at Riverside to offset the project costs
- To make beneficial use of vacant space within the estate for which there are ongoing maintenance and other running costs

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

A confidential Business Case is attached.

FINANCIAL INFORMATION

The estimated costs (at current prices) of undertaking the necessary building alteration and IT works is set out in the attached confidential Business Case.
Half of the £1m required capital investment is already included within the existing approved Capital Programme, the remainder will be included in the revised capital programme for 2023/24 as part of the annual budget setting process. Any additional revenue costs arising from the proposal are expected to be offset by additional sub-letting income.

Signature:
Chief Finance
Officer

REDACTED

Date:

22.11.22

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**

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DECISION:

1. To approve the conversion of the former Stores & Printing building at the FHQ site at an estimated total project cost of £1,005,000, to enable the relocation of SOC and Fraud teams from Riverside.
2. To increase the capital programme provision from £500,000 to £1,005,000 to enable this project to proceed.

** See guidance on non-public information

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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. Goodell

Date:

22.11.22

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:

22.11.22