

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:*	22.11.22
REF:* (to be inserted by the OPCC)	2022.107

TITLE:	London Road Fire Station, The Meadows, Nottingham.
---------------	--

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.

This Notice of Decision relates to the proposal to relocate the Meadows Neighbourhood, Response and Operation Reacher Teams to London Road Fire Station, where the Neighbourhood Team already has access to a small ground floor drop-in office. An opportunity has arisen to take

Nottinghamshire Police and Crime Commissioner – Notice of Decision

over the majority of the second floor of the building which is currently let by Nottinghamshire Fire and Rescue Service (NFRS) to Nottingham City Council (NCC) Emergency Planning Team by way of a 50 year lease from 14 September, 2016.

Originally NCC donated the land upon which the Fire Station was built to NFRS in return for free rent for 50 years (subject to an option for the landlord to terminate the lease after 25 years). NCC simply pay a proportionate share of the running costs of the building which is understood to be approximately £30-35k per year.

Following negotiations by the Chief Constable and the Head of Estates, NCC have agreed to relocate their Emergency Planning Team to Loxley House on the basis of the terms outlined in the attached confidential Business Case.

The Force will need to undertake some building works to make the accommodation suitable for use as a Police Station. The estimated cost of these works are set out in the attached confidential Business Case.

The premises come with a total of 7 on site car parking spaces including 2 with the existing ground floor office. These will be utilised for operational vehicles but it is proposed to seek a Traffic Regulation Order from the Highways authority (NCC) to allow Police only (marked vehicles) on street parking on the road at the rear of the premises. The Force will be responsible for the costs of the Traffic Regulation Order.

The Force will also require 25 car parking passes for staff vehicles. It is currently proposed to rent spaces from East Midlands Railways at the Nottingham Railway Station car park on the basis of the terms outlined in the attached confidential Business Case.

This proposal provides a highly efficient, long-term, low-cost solution for a new Meadows Police Station in an absolutely ideal location, co-located with a key blue light partner.

The expected benefits include 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 continue positive engagement with Nottingham City Council and ensure that momentum continues to complete the transaction
- To minimise the impact of rising building costs

Nottinghamshire Police and Crime Commissioner – Notice of Decision

- To maximise the opportunity for income from sub-letting of the office building at Riverside to offset the project costs

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

A confidential Business Case is attached.

FINANCIAL INFORMATION

The heads of terms for the assignment of the lease from Nottingham City Council are set out in the attached confidential Business case.

The estimated costs (at current prices) of undertaking the necessary building alteration and IT works is set out in the attached confidential Business Case.

The capital investment will form part of the capital programme for 2023/24 as part of the annual budget setting process, taking into account any rephasing of existing schemes to accommodate this priority requirement. Any additional revenue costs arising from the proposal are expected to be offset by additional sub-letting income, and will be factored in to the revenue budget setting for 2023/24.

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**

3


DECISION:


- To agree to take an assignment of Nottingham City Council's lease of second floor office accommodation at London Road Fire Station on the basis of the terms outlined in the Business Case.
- To make a provision of £160,000 in the capital programme to enable the project to proceed.
- To agree to take 25 car parking spaces at Nottingham Railway Station car park on the basis of the terms outlined in the Business Case.

** 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	
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	
Date:	22.11.22