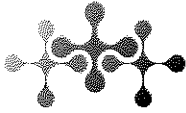


Nottinghamshire Police and Crime Commissioner
Notice of Decision



Nottinghamshire
POLICE & CRIME COMMISSIONER

Author:	Tim Wendels
Telephone number:	101 (Notts) Ext. 800 2370
E-mail address:	tim.wendels@nottinghamshire.pnn.police.uk
For Decision or Information	Decision
Date received*:	26th November 2013
Ref*:	2013.31

*to be inserted by Office of PCC

TITLE: SALE OF CENTRAL POLICE STATION, NOTTINGHAM

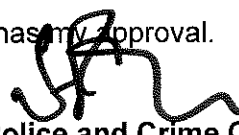
EXECUTIVE SUMMARY:
The Nottinghamshire Police and Crime Commissioner and the Nottinghamshire Fire & Rescue Authority have agreed to enter into a joint marketing exercise to sell the combined site of the Central Police and Fire Stations in Nottingham.
Following a full tender exercise, it is proposed to accept the tender from Nottingham City Council, subject to agreement of detailed heads of terms and the terms set out in the attached Tender Acceptance Report.
It is proposed that contracts will be exchanged with Nottingham City Council for the sale, conditional upon vacant possession (anticipated mid 2015).

INFORMATION IN SUPPORT OF DECISION: (e.g report or business case)
The attached Tender Acceptance Report provides full details of the tender process and its outcome including full details of the tender from Nottingham City Council.


Is any of the supporting information classified as non public or confidential information**?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If yes, please state under which category number from the guidance**:	Non – public 3			

DECISION:
To agree to accept the tender from Nottingham City Council, details of which are set out in the attached Tender Acceptance Report, subject to agreement of detailed heads of terms.

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:  Date: 27/11/13
Nottinghamshire Police and Crime Commissioner

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:  Date: 26/11/13
Chief Executive

** See guidance on non public information and confidential information.

East Midlands Strategic Commercial Unit



13th November 2013

To: Chairman of the Nottinghamshire Fire and Rescue Service (Fire Authority)
Police and Crime Commissioner of Nottinghamshire (Commissioner)

Subject: Tender Award Report: Land Sale of Central Police & Fire Stations

Force: Nottinghamshire Police and Nottinghamshire Fire Authority

1. PURPOSE OF THE REPORT

1.1. Recommend approval for the entry into a sale agreement with Nottingham City Council for the Central Police & Fire Stations, based on the results of the tendering exercise undertaken.

2. BACKGROUND INFORMATION

2.1. The Authorities have entered into a joint legal agreement to dispose of the site

2.2. NFRS is also known as a Combined Fire Authority (CFA) and is a self-governing organisation through a Fire Authority comprising of eighteen councillors drawn from the County and City Councils. It is NFRS's intention to relocate the fire and rescue function from the existing Central Fire Station site to another location within the environs of the City of Nottingham

2.3. Nottinghamshire Police shall also be relocating

2.4. It is anticipated that both Authorities will have vacated the property within two years of the Sale Arrangement being agreed.

2.5. In order to ensure a robust process that maximised the value for money gained from the sale, a tendering exercise was undertaken, led by the East Midlands Strategic Commercial Unit (EMSCU)

3. TENDER PROCESS AND ANALYSIS

3.1. The Authorities appointed joint agents, FHP and Lambert Smith Hampton, to market the site. The agents undertook a marketing exercise to comprise advertisements in property journals, local press and digital media in addition to direct mailing of known property developers and investors.

3.2. An Invitation to Tender (ITT) was issued to all parties that expressed an interest in the land, with the date for tender submissions set at 12:00 on 8th October 2013