

Nottinghamshire Police and Crime Commissioner
Notice of Decision



Nottinghamshire

POLICE & CRIME COMMISSIONER

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For Decision or Information	Decision
Date received*:	10.03.17
Ref*:	2017.019

*to be inserted by Office of PCC

TITLE: Former Custody Suite, Worksop Police Station

EXECUTIVE SUMMARY:

Worksop Police Station is made up of two distinct areas. The main Police Station and ancillary buildings to the rear are owned freehold by the PCC. However, the former custody suite is situated on the ground floor of the adjacent former Magistrates' Courts building with a small ground floor link from the main Police Station.

As the former custody suite is part of the adjacent building, the PCC's ownership of this part of the building is by way of a 125 year Lease from the Secretary of State for Communities and Local Government from 1 April 2005, expiring on 31 March, 2130. The Lease is subject to a peppercorn rent.

The custody suite closed in 2011. However, within this area of the building is a PABX room which contains IT/telephony equipment which serves both Worksop Police Station as well as a number of other Stations within the north of the County (Retford, Harworth and Crown House, Worksop). The cost of re-siting this equipment would have been significant, but it is due to be replaced as part of the Telephony Project and Tri-Force IT collaboration proposals, which are now being rolled out. For this reason, it has not been possible to seek to dispose of the former custody suite until now.

There is no market for custody suites and therefore options for its sale and value are extremely limited. However, the Lease contains a Tenant's Break Option, which effectively requires the landlord to acquire the building from the PCC. Furthermore, the price to be paid is based upon the value of office premises in Worksop of a similar age, type and floor area to the premises. The floor area to which the market value for offices will be applied is 3,333 square feet (309.65 square metres).

In order to initiate the Break Option, it is necessary to serve a minimum of 12 months' Notice on the landlord to expire on 31 March. Therefore, in order to terminate the lease on 31 March, 2018, it will be necessary to serve the Notice by 31 March, 2017 at the latest. If that date is missed, the earliest that the Lease can be terminated is 31 March, 2019.

INFORMATION IN SUPPORT OF DECISION: (e.g report or business case)

Please see FEB Report 27th February, 2017.

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FINANCIAL INFORMATION (please include if it is capital or revenue or both. What the split is and the totals being requested. Is this a virement/ something already budgeted for or something that requires additional funding. Are there any savings that can be offered up/or achieved)

The service of Notice to terminate the lease under the Tenant's Break Option will generate a significant capital receipt. The amount of the capital receipt is subject to negotiation between landlord and tenant.

It is anticipated that the disposal of this section of the Worksop Police Station site will also lead to a reduction in the running costs of the site.

Signature: 
Chief Finance Officer

Date: 16th March 2016

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

DECISION:

To serve Notice under the Tenant's Break Option by 31 March, 2017 to terminate the Lease of the former Custody Suite at Worksop Police Station on 31 March, 2018.

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: 22/3/17

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 and Crime Commissioner

Date: 28/3/17

** See guidance on non public information