

Nottinghamshire Police and Crime Commissioner

Notice of Decision



Nottinghamshire

POLICE & CRIME COMMISSIONER

Author:	Tim Wendels
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For Decision or Information	Decision
Date received*:	01.05.20
Ref*:	2020.025

*to be inserted by Office of PCC

TITLE: Sale of West Bridgford Police Station, Rectory Road, West Bridgford.

EXECUTIVE SUMMARY:

Following Decision Reference 2019.047, when it was agreed to relocate the Neighbourhood Policing, Response and CID teams to the West Bridgford Fire Station and place the existing Police Station on the market to be sold, a full marketing exercise has been undertaken by Agents Lambert Smith Hampton.

Significant interest was received in the property and a total of 13 offers were received. All offers were conditional upon the receipt of planning permission.

The highest offer was from McCarthy and Stone Retirement Lifestyles Ltd and is conditional upon the grant of planning permission for the redevelopment of the site for retirement apartments.

Following discussions with McCarthy and Stone, it is proposed that the matter will proceed initially by way of a conditional Option Agreement, pending the grant of an acceptable planning permission.


The terms of the Option Agreement and subsequent sale are detailed in the attached confidential Heads of Terms document and include a non refundable Option Fee, which will be deducted from the agreed purchase price should the sale proceed following the grant of planning permission.

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

Please see the attached confidential Heads of Terms for the Option Agreement and subsequent sale.

FINANCIAL INFORMATION (please include if is it 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)

This transaction will result in a substantial capital receipt which is set out in the attached confidential Heads of Terms document.

Signature: 
Chief Finance Officer

Date: 1st MAY 2020

Is any of the supporting information classified as non-public or confidential information**?	Yes	X	No	
If yes, please state under which category number from the guidance**	3			

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DECISION:

To agree to enter into a conditional Option Agreement with McCarthy and Stone Retirement Lifestyles Ltd for the sale of the West Bridgford Police Station site and a subsequent freehold sale following the grant of planning permission, on the basis of the attached confidential Heads of Terms document.

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



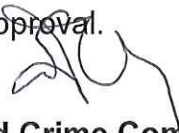
Date: 6.5.2020

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:

6/5/2020.

** See guidance on non public information