

Nottinghamshire Police and Crime Commissioner

Notice of Decision



Author:	Tim Wendels
Telephone number:	101 ext 310 8522
E-mail address:	tim.wendels@nottinghamshire.pnn.police.uk
For Decision or Information	Decision
Date received*:	27.01.21
Ref*:	2021.009

*to be inserted by Office of PCC

TITLE: Sale and temporary leaseback of Bridewell Custody Suite, Carrington Street, Nottingham.

EXECUTIVE SUMMARY:

Following the decision to construct a new Custody Suite at Radford Road, Nottingham, the existing Bridewell Custody Suite is surplus to requirements and it is anticipated that it will be vacated in late Summer, 2021.

The freehold interest in the Bridewell was formally vested in the former Police Authority by a Transfer Deed dated 31 October, 2007. The Transfer Deed contains provisions for a future sale of the Bridewell which includes a requirement to undertake a range of building works to separate the building physically and from a services point of view, from the adjacent Magistrates Courts. The Transfer Deed also requires notice of an intention to sell the building to be given to Her Majesty's Courts and Tribunals Service (HMCTS) prior to any sale to a third party. HMCTS have first refusal to acquire the building and there is a provision for the price to be set by arbitration should the parties not be able to agree a price.

On 6th July, 2020, formal Notice was given to HMCTS of the intention to sell the building. On 22nd December, 2020, HMCTS formally responded confirming their intention to acquire the building and making a formal offer.

Negotiations have ensued and the attached confidential Heads of Terms have been agreed for the sale of the Bridewell to the Secretary of State for Housing, Communities and Local Government on behalf of HMCTS. HMCTS are prepared to complete an early purchase (target 1 April, 2021) and lease the building back to the Police until the building is vacated (subject to a maximum of 12 months). The Police will retain responsibility for the running costs of the site until the lease back arrangement is formally terminated on one month's notice following vacation and clearance of the site. No rent will be payable.

There are significant benefits of a sale to HMCTS, especially the removal of the requirement to physically separate the building and services from the adjacent Magistrates Courts and the early sale which will lead to an early capital receipt and the early termination of the obligation to fund the running costs of the building. This will minimise the period of having running costs to pay for both the old and new custody sites, which under normal arrangements of marketing the building, may have led to offers that were subject to planning permission and other matters, which could have led to significant delays in the sale and consequent extended period of holding costs.

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

Agreed confidential Heads of Terms document is attached.

Nottinghamshire Police and Crime Commissioner
Notice of Decision

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)

See Executive Summary above.

The sale price and other terms of sale are set out in the attached confidential Heads of Terms document.

Signature: 
Chief Finance Officer

Date: 29th January 2021

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			

DECISION:

To agree to the sale and temporary leaseback of the Bridewell, Carrington Street, Nottingham 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



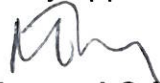
Date: 1/2/21

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: 2/2/21

** See guidance on non public information