



Nottinghamshire Police and Crime Commissioner – Notice of Decision

AUTHOR:	Tim Wendels, Head of Estates and Facilities
TELEPHONE NUMBER:	101 Extension 3108522
EMAIL ADDRESS:	tim.wendels@notts.police.uk
DECISION OR INFORMATION:	Decision
DATE RECEIVED:*	06.07.23
REF:* (to be inserted by the OPCC)	2023.070

TITLE:	Clifton Police Station
---------------	------------------------

EXECUTIVE SUMMARY:

The Force currently occupies Clifton Police Station, Farnborough Road, Clifton under a 10 year lease from the Fire Authority which expired on 15 November, 2022. The Force is continuing to occupy the premises under a Tenancy at Will pending discussions regarding a new lease.

The current lease relates to the ground floor of the building which extends to approximately 315 square metres. The building also has a smaller first floor, extending to approximately 98 square metres, which was originally occupied by Nottinghamshire Fire and Rescue Service (NFRS) but which has now been vacant for some time.

In 2018, outline planning permission was granted for 3000 new houses on land south of Clifton just off the A453 (Fairham Pastures). The development will also include 100,000 square metres of employment development including offices, shops and gypsy and traveller pitches. This major development may require additional response or other resources to be located at Clifton and strategically, it is suggested that the opportunity is taken to secure the additional space on the first floor whilst it is available.

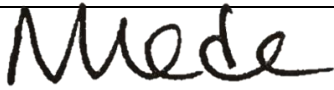
Discussions have taken place with NFRS, initially over the possible freehold purchase of the building. Agreement could not be reached over the value of the building and NFRS subsequently decided that their strong preference was to retain the freehold and grant a lease of the whole building. A suitable rent has now been provisionally agreed, subject to formal approvals of both parties. NFRS have confirmed that they are unwilling to grant a further lease relating to solely the ground floor of the building.

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

Further details are included in the attached confidential Business Case.


Nottinghamshire Police and Crime Commissioner – Notice of Decision

FINANCIAL INFORMATION				
<p>Full details of the costs involved are included in the attached confidential Business Case.</p> <p>Total capital costs to make the first floor suitable for occupation including IT costs are estimated at £60,000, from within the existing capital programme. Additional annual revenue costs to cover the additional rent and running costs are estimated at £16,700 from 2024/25.</p>				
Signature: Chief Finance Officer	<div style="background-color: black; color: white; text-align: center; padding: 5px;">REDACTED</div>			
Date:	08.08.23			
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 from the guidance**	3			
DECISION:				
<ol style="list-style-type: none"> 1. To agree to take a new lease of the whole building at Clifton Police Station on the basis of the terms outlined in the attached confidential Business Case. 2. To agree to spend £60,000 from the existing capital programme provision to allow the project to proceed. 3. To agree to an additional revenue budget of £16,700 to cover the estimated additional rent and running costs from 2024/25. 				

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: Deputy Monitoring Officer	
Date:	17.08.23

** See guidance on non-public information

Nottinghamshire Police and Crime Commissioner – Notice of Decision

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:	05.09.23