

Nottinghamshire Police and Crime Commissioner – Notice of Decision

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DECISION OR INFORMATION:	Decision
DATE RECEIVED:*	24.07.23
REF:* (to be inserted by the OPCC)	2023.075

TITLE:	Riverside Police Station
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EXECUTIVE SUMMARY:

The Force currently occupies Riverside Police Station, Rennie Hogg Road, Nottingham under a 25 year PFI Agreement which expires in February, 2027. The site comprises of two buildings (one office and one workshop) plus parking.

The Riverside main building (office) is occupied by the Meadows Neighbourhood Team, Response Team and Operation Reacher Team, Serious and Organised Crime (SOC) Team and Fraud Team. The Workshop building was occupied by the Vehicle Investigation Team and Dive Team. The Workshop building is now vacant with the Vehicle Investigation Team having moved to the Chilwell workshop site following its purchase in 2021 and the Dive Team having relocated to Headquarters.

It had been proposed to seek to vacate both buildings as soon as possible, well in advance of the PFI expiry and seek to sub-let the buildings, subject to PFI landlord approval, in order to offset some of the costs of the PFI Agreement. However, despite marketing the site for approximately 12 months, there was very little interest shown in the office building with no prospective sub-tenant coming forward. A prospective sub-tenant was identified for the workshop building, (Decision Record 2023.041 refers), but this ultimately fell through due to the complexities of sub-letting a PFI building. In view of the lack of interest and unexpected complexities of sub-letting a PFI building, it is considered that it would be prudent to continue to make use of these buildings until closer to the PFI Agreement expiry date. This will avoid the possibility of the site becoming vacant and a sub-letting not being possible giving rise to enhanced security risks and a waste of valuable, high quality buildings.

Decision Records DR 2022.106 and DR 2022.107 referred to plans for alternative accommodation for the remaining teams on site at Riverside Police Station. It is now proposed to leave the Serious and Organised Crime Team and Fraud Team at Riverside Police Station until closer to the PFI expiry date as there is no longer any benefit in moving these teams out early. This will free up the space converted to office accommodation at Sherwood Lodge (DR 2022.106) to meet other accommodation requirements for the next 3+ years. All other benefits set out in the Business Case referred to in DR 2022.106 remain valid other than the income anticipated from sub-letting.

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It was proposed to move the Meadows Neighbourhood, Response and Operation Reacher Teams to the accommodation currently occupied by Nottingham City Council Emergency Planning Team at London Road Fire Station. Again, the plan was to move the Teams out early to facilitate sub-letting of the Riverside site which is no longer proposed. There is also now the opportunity to leave these Teams at Riverside until much nearer to the end of the PFI Agreement. The proposal set out in the Business Case referred to in DR 2022.107 included a payment to Nottingham City Council for the costs of moving the Emergency Planning Team to Loxley House, necessary building alteration works and set up of an Emergency Control Centre. The costs involved have risen significantly since the original agreement several months ago and it has not been possible to finalise a revised position. It is therefore proposed to also leave the Meadows Policing Teams at Riverside until much nearer to the end of the PFI Agreement, which will give stakeholders certainty for the next 3+ years. It will also provide time and an opportunity to review the solution for the future location of the Meadows Policing Teams and come back with revised proposals at the appropriate time. This could include London Road Fire Station on revised terms, subject to agreement with Nottingham City Council or an alternative solution.

The decision to remain at the Riverside base has also created an opportunity to provide the new mandated Officer Safety Training, referred to as PPST, at this venue with minimal costs. The new mandated package requires extensive space to be allocated for scenario training, which we believe can now be conducted within the workshop building at Riverside, rather than having to occupy valuable and scarce office accommodation at FHQ (Force Head Quarters).

The refurbishment of the former stores and printing building at FHQ has allowed for the Intelligence Teams to be co-located within a secure environment, and for the newly created Prevention Hub to be based within one central location, rather than being managed across various buildings in the force estate.


INFORMATION IN SUPPORT OF DECISION: (eg report or business case)
See Executive Summary above.

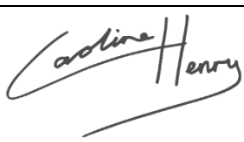
FINANCIAL INFORMATION	
There are no direct financial implications arising from these revised proposals, but it should be noted that as the initial sub-letting proposals have not come to fruition, therefore no income from sub-letting will be received.	
Signature: Chief Finance Officer	REDACTED
Date:	25.07.23

** See guidance on non-public information

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Is any of the supporting information classified as non-public or confidential information?*	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If yes, please state under which category from the guidance**				
DECISION:				
<ol style="list-style-type: none"> 1. To update the decision DR2022.106 changing the proposed use of the converted Stores & Printing building from relocating SOC and Fraud to, co-locating the Intelligence Teams within a secure environment, and for the newly created Prevention Hub to be based within one central location. 2. To update the decision DR2022.107 from vacating Riverside to, continuing to occupy Riverside Police Station until nearer to the end of the PFI Agreement, to no longer seek sub-tenants for the buildings on the site, and not taking 25 car parking spaces at Nottingham City Railway Station. 3. To note the change of plan to review the solution for the future location of the Meadows Policing Teams and come back with revised proposals at the appropriate time. 4. To cancel DR2023.041 as the sub-letting of the workshop at Riverside is no longer viable. 				

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:	25.07.23

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:	26.07.23

** See guidance on non-public information