

## report

meeting	<b>NOTTINGHAMSHIRE AND CITY OF NOTTINGHAM FIRE &amp; RESCUE AUTHORITY</b>	
	<b>POLICY &amp; STRATEGY COMMITTEE</b>	
date	<b>4 August 2006</b>	Agenda item number

### REPORT OF THE CHIEF FIRE OFFICER

#### PROPOSAL TO ACQUIRE PROPERTY FOR COMMUNITY SAFETY

##### 1. PURPOSE OF REPORT

To seek the approval of Members for the acquisition of a property located at 572 Farnborough Road, Clifton, to use as a base for Community Safety.

##### 2. BACKGROUND

2.1 The Service has been looking to acquire additional premises for some time for the purpose of relocating Community Safety away from Headquarters.

2.2 The Authority's strategy for the effective delivery of community safety is built on the balance of resources across all aspects of service delivery : education, enforcement and response. In terms of education, the Authority has recognised the need to ensure effective and appropriate means to work within and alongside the community. It is recognised that the traditional fire station is not necessarily the best location or facility.

2.3 In addition, the policies underpinning successive community plans has created a significant number of posts dedicated to the delivery and support of community safety. It is important that those personnel have a suitable base from which to operate.

##### 3. REPORT

3.1 Finding a property which meets the requirements in terms of location, proximity of public transport, availability of car parking and general condition has proved difficult. However, property has recently been placed on the market by the Nottingham City Primary Care Trust, which meets most of these requirements. The property concerned is a building which had previously been used as a Medical Centre, is modern in design, and will require little in terms of modifications or repairs. It is situated at the junction of Farnborough Road and Southchurch Drive, by the Holy Trinity Church and opposite a medium sized shopping area.

3.2 The property itself consists of 349m<sup>2</sup> of accommodation split over two floors, and offers a mixture of open plan and small meeting rooms or offices orientated around a large central atrium. The property already has the necessary planning consents to accommodate the requirements of the Service in addition to have twelve secure car

parking spaces, in addition to extensive on street and public car parking nearby. The building is also on a busy bus route.

3.3 As mentioned above, the building is opposite a number of shops and also next door to the church hall and the community centre, placing it at the centre of the community in this part of Clifton. The Community Safety teams located here will send a positive message to this community, and support the service delivery arrangements associated with the Hassocks Lane proposal.

3.4 Additional details are given at Appendix A to this report.

#### **4. FINANCIAL IMPLICATIONS**

4.1 The cost of the building is expected to be of the order of £550,000, however there will be some additional costs for furnishing and the provision of the necessary data points etc. It is expected that this could be achieved for a total cost of approximately £650,000.

4.2 The building currently has a rateable value of £45,750 which would imply non-domestic rates payable to the City Council of £19,809. The running costs of the building would be expected to be of the order of £25,000 for which adequate budgetary provision would need to be made.

4.3 Provision has been made within the capital budget for a purchase of this nature.

4.4 In terms of capital financing, it is likely that this would be considered as a longer term investment and would therefore look to finance this by way of an external loan. The annual cost of this if financed over forty years would be approximately £40,000, for which there is already adequate revenue budget provision.

#### **5. PERSONNEL IMPLICATIONS**

There will be some implications for staff in terms of relocating from the Bestwood site to Clifton, however most of these staff are already relocating from other areas to Headquarters. Full consultation will take place with staff and their representatives before relocation.

#### **6. EQUALITY IMPACT ASSESSMENT**

An initial impact assessment has revealed no specific equality issues arising from this report.

#### **7. RISK MANAGEMENT IMPLICATIONS**

Such risk management implications as there are relate to the relocation of staff and the setting up of this centre.

#### **8. RECOMMENDATIONS**

That the Policy and Strategy Committee authorise the Chief Fire Officer to negotiate for the purchase of this property and enter into any requisite documentation in order to complete the purchase by the Authority.

**9. BACKGROUND PAPERS FOR INSPECTION**

None.

Paul Woods  
**CHIEF FIRE OFFICER**

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Proposal to Acquire Property

Former Medical Centre, 571 Farnborough Road, Clifton

Following on from the delayed bid for the Former Red Cross Training facility at Lenton the Service still has a requirement for additional training and Community Safety accommodation within the City area.

A property has recently come onto the market due to the relocation of the Doctors Surgery at Farnborough Road, Clifton.



The property is a two storey purpose built medical centre and comprises 394m<sup>2</sup> on an overall site area of 0.2 acres.

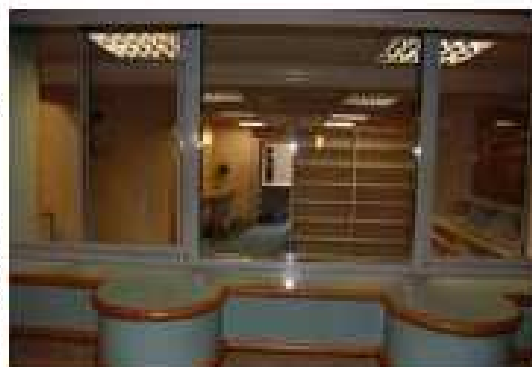
It is located in the centre of a range of community facilities including the Church, the Community Centre, a small shopping area and an elderly persons complex.

Access to public transport is good as the main bus stops are directly across the road and outside the property.

Car parking is not a problem as the property itself has parking for 12 cars and there is also a blighted piece of land to the rear of the property which could possibly be acquired from the Church.

Public car parking is provided by a very large free public car park across the road from the property.

The inside of the property comprises a small lobby area which opens onto a large reception area which also has lowered counters for disabled access. The reception area itself comprises of a large open office which could probably accommodate up to 7-8 people.



What was the waiting room is to the left of this reception and could either be converted to open plan office space or used as a public area.



The waiting room opens out onto a large Atrium type space which is surrounded by a number of offices and former treatment rooms which vary in size from single occupancy, double occupancy and up to four person offices. From this area there are two stairways which lead up to the first floor.

The first floor has a number of smaller offices and a large Common Room area.

The general condition of the building is good although there are a number of cosmetic improvements that will be required such as removal of medical equipment, screens, specialist lighting etc. and some superficial decoration. In addition the building will need to be furnished and computer and telephone facilities made available. This will be subject to a separate survey but it is anticipated that this could be achieved for under £100,000.

The asking price for building is £550,000 freehold which compares favourably with the asking price for the Red Cross building of £525,000 for a long lease.



Officers view at the present time is that the Clifton property would better meet our needs and should be pursued in preference to the Abbey Street site although we will continue to negotiate on this until such time as the Clifton site can be secured. We should also seek early completion of this contract. The site is currently owned by the PCT who are looking to concentrate their efforts onto the LIFT project which is taking place about ½ mile away from this site.