

**Executive Board – 22<sup>nd</sup> November 2022**

<b>Subject:</b>	London Road - Emergency Planning function
<b>Corporate Director(s)/Director(s):</b>	Sajeeda Rose, Corporate Director for Growth and City Development Frank Jordan, Corporate Director for Resident Services
<b>Portfolio Holder(s):</b>	Cllr. David Mellen and Cllr Neghat Khan
<b>Report author and contact details:</b>	Steve Sprason, Interim Head of Property, <a href="mailto:steve.sprason@nottinghamcity.gov.uk">steve.sprason@nottinghamcity.gov.uk</a>
<b>Other colleagues who have provided input:</b>	
<b>Subject to call-in:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Key Decision:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Criteria for Key Decision:</b>	
(a)	<input type="checkbox"/> Expenditure <input type="checkbox"/> Income <input type="checkbox"/> Savings of £750,000 or more taking account of the overall impact of the decision
<b>and/or</b>	
(b)	Significant impact on communities living or working in two or more wards in the City <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Type of expenditure:</b>	<input type="checkbox"/> Revenue <input type="checkbox"/> Capital If Capital, provide the date considered by Capital Board Date:
<b>Total value of the decision:</b>	£50k
<b>Wards affected:</b>	Meadows
<b>Date of consultation with Portfolio Holder(s):</b>	27 <sup>th</sup> October 2022
<b>Relevant Council Plan Key Outcome:</b>	
Clean and Connected Communities	<input type="checkbox"/>
Keeping Nottingham Working	<input type="checkbox"/>
Carbon Neutral by 2028	<input type="checkbox"/>
Safer Nottingham	<input checked="" type="checkbox"/>
Child-Friendly Nottingham	<input type="checkbox"/>
Healthy and Inclusive	<input type="checkbox"/>
Keeping Nottingham Moving	<input type="checkbox"/>
Improve the City Centre	<input type="checkbox"/>
Better Housing	<input type="checkbox"/>
Financial Stability	<input checked="" type="checkbox"/>
Serving People Well	<input type="checkbox"/>
<b>Summary of issues (including benefits to citizens/service users):</b>	
<p>The report deals with the obtaining of approval to an assignment (sale) of the Council's occupational lease of accommodation at London Road Fire Station. The impacts of the transaction demonstrate strong and effective partnership working with the Police and the Fire Authority, and secure additional permanent Police presence in the Meadows area of the City and relocation of the Council's Emergency Planning function to Loxley House.</p>	
<b>Does this report contain any information that is exempt from publication?</b>	
<p>An appendix to the report is exempt from publication under paragraph 3 of Schedule 12A to the Local Government Act 1972 because it contains information relating to commercial property terms and, having regard to all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information. It is not in the public interest to disclose this information because if released into the public domain it could prejudice future negotiations</p>	

**Recommendation(s):**

**1** To approve the terms of an assignment of the Council's occupational lease in accommodation at London Road Fire Station, currently housing the Council's Emergency Planning function (EPf), to the Police and Crime Commissioner on the terms as detailed in the attached exempt appendix and to delegate to the Director of Economic Development and Property authority to approve final terms and conditions.

**2** To approve a lease back of the storage accommodation at London Road to the Council on terms to be approved by the Director of Economic Development and Property.

**3** To note the beneficial impacts of the transaction and arrangements for the bringing back of the Emergency Planning function into Loxley House and associated timescales.

**4** To note that the proposal facilitates the securing of a permanent Police presence in the Meadows area of the City in support of the Council's Corporate Priorities in relation to community safety.

**1. Reasons for recommendations**

- 1.1 To facilitate the assignment of the council's lease to the Police and Crime Commissioner and settle the basis of the reimbursement of the Council's relocation and associated costs.

**2. Background (including outcomes of consultation)**

- 2.1 In February, the Council informally considered a report outlining an in principle approach from the Police and Crime Commissioner to acquire the Council's lease of its accommodation in London Road Fire Station on terms to be agreed. The London Road accommodation houses the Council's Emergency Planning function (EPf). The Police acquisition would establish a permanent Police presence in the Meadows area of the City, through creating a Local Neighbourhood Police Station, and assist the Police in rationalising their existing accommodation. It was agreed that further dialogue should take place to determine the feasibility/desirability of the proposal.
- 2.2 A feasibility study to relocate the EPf to Loxley House has been undertaken and which is now substantially complete. There are one or two technical issues that remain to be worked through and this proposal is subject to those being satisfactorily resolved.
- 2.3 Detailed negotiations have been undertaken with the Fire Authority (our landlord) and the Police and Crime Commissioner with a view to establishing acceptable terms for the transaction to take place. A position has now been reached where a set of Heads of Terms have been provisionally agreed that we are able to recommend to the Council to proceed on.
- 2.4 This land transaction is normally a matter that would fall within the remit of Officer's existing delegation. However given the strategic nature of the decision being made, comprising as it does a demonstration of strong partnership with the Police (and Fire) Authority, the securing of a permanent Police presence in the Meadow's area of the City, and the relocation of the Council's Emergency Planning function to Loxley House, it is felt appropriate to give full transparency of decision making as part of good governance.
- 2.5 The details of the terms and conditions attaching to the proposal are as detailed in the attached exempt appendix. A target date for completion of the transaction and relocation of the EPf has been set at 31<sup>st</sup> March 2023.

### 3. **Other options considered in making recommendations**

- 3.1 Not to agree the proposals. This would result in a maintenance of the status quo.

### 4. **Consideration of Risk**

- 4.1 As detailed in the attached exempt appendix.

### 5. **Finance colleague comments (including implications and value for money/VAT)**

- 5.1 As detailed in the attached exempt appendix

### 6. **Legal colleague comments**

The terms of the proposed transaction are set out in the exempt appendix. The legal work required will be undertaken by the inhouse legal team and any issues that do arise during the course of the transaction will be addressed at that point.

Comments provided by Malcolm Townroe, Director of legal and Governance  
2<sup>nd</sup> November 2022

### 7. **Other relevant comments**

- **Emergency Planning** - The Council's accommodation in LRFS was designed and purpose built for the Emergency Planning function. Work is ongoing to reduce the detriment to the EPf as a result of the proposed move.

Comments provided by Paul Millward, Head of Resilience 31<sup>st</sup> October 2022

- **Strategic Assets and Property** – The proposals set out in this report do not raise any significant concerns from a Strategic Assets & Property perspective. The terms of the assignment are considered to be market facing and demonstrate best consideration in terms of s123 of the Local Government Act 1972.

Strategic Assets & Property colleagues will work with the Fire Authority and the Police and Crime Commissioner, as well as Legal Services' colleagues, to ensure the transaction is completed by the target date.

Comments provided by Beverley Gouveia, Disposals & Development Manager 28<sup>th</sup> October 2022.

- **Human Resources** - The proposals identify that a small number of colleagues may see their place of work altered as part of the proposals. Location is a contractual term, part of the contract of employment, and as such a consultation process with those employees will need to be undertaken.

In addition to the above, the Council operates a Disturbance and Travel Allowance Policy, which provides compensation for colleagues where a change of location sees an increase in costs. Costs are paid on a lump sum basis, with a calculation period of one year. Costs will be factored into the decision making process by management.

Comments provided by Paul Slater, HR Business Lead. 30 October 2022

**8. Crime and Disorder Implications (If Applicable)**

8.1 No direct implications arising

**9. Social value considerations (If Applicable)**

9.1 No direct implications arising

**10. Regard to the NHS Constitution (If Applicable)**

10.1 No direct implications arising

**11. Equality Impact Assessment (EIA)**

11.1 Has the equality impact of the proposals in this report been assessed?

No



An EIA is not required because: There are no considerations arising out of this report which deals solely with approval of a land transaction.

**12. Data Protection Impact Assessment (DPIA)**

12.1 Has the data protection impact of the proposals in this report been assessed?

No



A DPIA is not required because: There are no implications arising out of this land transaction

**13. Carbon Impact Assessment (CIA)**

13.1 Has the carbon impact of the proposals in this report been assessed?

No



A CIA is not required because: There are no implications arising out of this land transaction

**14. Background Papers**

14.1 none

**15. Published documents referred to in this report**

15.1 none

