

EXECUTIVE BOARD – 17 March 2015

Subject:	Byron House Refurbishment Works		
Corporate Director/ Director:	David Bishop, Corporate Director for Development and Growth Stuart Knight, Director of Strategic Asset and Property Management		
Portfolio Holder:	Councillor Graham Chapman, Deputy Leader/Portfolio Holder for Resources and Neighbourhood Regeneration		
Report author and contact details:	Simon Peters, Head of Property Investment 0115 876 5475 - simon.peters@nottinghamcity.gov.uk		
Key Decision	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Subject to call-in	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Reasons: <input checked="" type="checkbox"/> Expenditure <input type="checkbox"/> Income <input type="checkbox"/> Savings of £1,000,000 or more taking account of the overall impact of the decision			<input checked="" type="checkbox"/> Revenue <input checked="" type="checkbox"/> Capital
Significant impact on communities living or working in two or more wards in the City			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total value of the decision: See exempt appendix			
Wards affected: Radford and Park	Date of consultation with Portfolio Holder(s): 28 October 2014		
Relevant Council Plan Strategic Priority:			
Cutting unemployment by a quarter			<input type="checkbox"/>
Cut crime and anti-social behaviour			<input checked="" type="checkbox"/>
Ensure more school leavers get a job, training or further education than any other City			<input type="checkbox"/>
Your neighbourhood as clean as the City Centre			<input type="checkbox"/>
Help keep your energy bills down			<input type="checkbox"/>
Good access to public transport			<input checked="" type="checkbox"/>
Nottingham has a good mix of housing			<input type="checkbox"/>
Nottingham is a good place to do business, invest and create jobs			<input checked="" type="checkbox"/>
Nottingham offers a wide range of leisure activities, parks and sporting events			<input type="checkbox"/>
Support early intervention activities			<input type="checkbox"/>
Deliver effective, value for money services to our citizens			<input checked="" type="checkbox"/>
Summary of issues (including benefits to citizens/service users):			
<p>The City Council owns an office building, Byron House, which has been identified as being of a suitable size and layout to accommodate the requirements of the Council's Community Protection section and a new Central Police Station. In order to proceed with the relocation approval is required for: -</p> <ol style="list-style-type: none"> 1. a lease agreement with the Police for occupation of part of the office building, and 2. expenditure on alterations and fitting out works. <p>Colocation within Byron House will provide efficiency and revenue benefits for both the Council and the Police. In addition Nottinghamshire Police has agreed to sell the Guildhall Central Police Station site to the City Council and relocation will enable redevelopment.</p>			
Exempt information:			
<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 the financial or business affairs of particular persons (and the Authority holding the information) 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 it includes terms of sale including price for land/property which, if disclosed, will prejudice the Council's position in negotiations relating to the proposed site.</p>			

Recommendation(s):

- 1 To delegate authority to the Corporate Director for Development and Growth in consultation with the Portfolio Holder of Resources and Neighbourhood Regeneration to approve lease terms with Nottinghamshire Police to occupy part of Byron House on terms set out in the exempt appendix.
- 2 To delegate authority to the Corporate Director for Development and Growth in consultation with the Portfolio Holder of Resources and Neighbourhood Regeneration to approve expenditure on alterations and fitting out works to Byron House to accommodate Nottinghamshire Police and Community Protection on a colocation basis as set out in the exempt appendix, subject to identification of sources of funding as per appendix, linked to and accounted for within the Guildhall Scheme.

1 REASONS FOR RECOMMENDATIONS

- 1.1 The City Council owns an office building, Byron House, which has been identified as being of a suitable size and layout to accommodate the requirements of Community Protection and a Central Police Station. In order to proceed with the relocation approval is required for a lease agreement of part of the office building to Police and expenditure on alterations and fitting out works.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

- 2.1 Nottinghamshire Police has identified Byron House as a suitable location for a new Central Police Station to collocate with the Council's Community Protection team. The existing Central Police Station is old and is of a character and layout that is no longer suitable for modern ways of working and the delivery of an integrated Police and Community Protection service.
- 2.2 Nottingham City Council Community Protection currently occupies part of the Central Police Station. They also occupy Exchange Buildings North and were relocated there on a temporary basis from their previous offices within Lawrence House when that was sold in 2012 for redevelopment. Exchange Buildings North is part of the Council House complex (a Grade II Listed building) and its present layout does not facilitate modern working practices. There is a significant backlog of maintenance and considerable expenditure necessary to refurbish the property to provide good quality offices that meet current day needs.
- 2.3 The Council and Nottinghamshire Police have a Partnership Agreement to deliver the Aurora Programme developing a single integrated, uniformed, compliance and enforcement service for Nottingham and this situation presents an opportunity to bring together Police and Community Protection under one roof in the city centre.
- 2.4 Byron House occupies a prominent location on the corner of Maid Marion Way and Park Row. It is owned by the City Council and has been let to a range of tenants since 1989. It is now substantially vacant - the head lease expired in December 2014 and the one remaining tenant is due to leave in March 2015. It provides approximately 37,000 sq ft of open plan office space on six floors and has 38 parking spaces in the basement. It is large enough to accommodate the city centre requirements of both Community Protection and

Police and provide an open plan layout that will enable better integrated working practice.

- 2.5 Byron House has been well maintained, but is 25 years old and some alterations and fitting out works are required to provide suitable accommodation for the colocation and operational needs of the Police and Community Protection. Expenditure on the works is to be limited to the budget as set out in the financial implications section in the exempt appendix
- 2.6 There is further background information in the exempt appendix.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 Do nothing. This option was rejected, because the Police need to reduce costs by finding a sustainable new location in the city centre and selling Central Police Station. Closure of the Central Police Station would require relocation of Community Protection staff presently in this building to remaining sub-standard Council space in the short term.
- 3.2 Find separate alternative accommodation. This option was rejected, because it would not challenge the commitment and future effectiveness of the Aurora Programme, and the pressure to find suitable alternative premises for Community Protection would remain. The proposal to utilise Byron House as a joint facility is not only a cost effective solution for both parties, but also has the potential to significantly improve the effectiveness of the Aurora partnership.

4 FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY/VAT)

- 4.1 See exempt appendix

5 RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS AND CRIME AND DISORDER ACT IMPLICATIONS)

- 5.1 The Council and Nottinghamshire Police have agreed Heads of Terms for an Agreement for Lease and Lease. The principal terms are laid out in the exempt appendix.
- 5.2 From a legal perspective the proposal to grant a new lease to the Police on the indicative terms set out above raises no significant legal issues. Legal Services will draft the lease on the basis outlined and will progress it to legal completion.
- 5.3 The report also refers to a number of other matters which will require legal engagement to ensure that they are fully and properly documented. This will ensure that there is precise clarity on the nature of the arrangements agreed between the parties and avoid any future uncertainty.

6 SOCIAL VALUE CONSIDERATIONS

- 6.1 Not applicable

7 REGARD TO THE NHS CONSTITUTION

- 7.1 Not applicable.

8 EQUALITY IMPACT ASSESSMENT (EIA)

8.1 An EIA is not needed, as this report does not relate to new or changing policies, services or functions.

9 LIST OF BACKGROUND PAPERS RELIED UPON IN WRITING THIS REPORT (NOT INCLUDING PUBLISHED DOCUMENTS OR CONFIDENTIAL OR EXEMPT INFORMATION)

9.1 None.

10 PUBLISHED DOCUMENTS REFERRED TO IN THIS REPORT

10.1 Leader's Key Decision, published 07 October 2013: 'Property acquisition - Shakespeare Street, Nottingham', ref: 1037.

11 OTHER COLLEAGUES WHO HAVE PROVIDED INPUT

11.1 Malcolm Townroe, Head of Legal Services, Email: Malcolm.townroe@nottinghamcity.gov.uk Telephone: 0115 876 4332.

11.2 Jim Driver, Strategic Finance Manager, Email: jim.driver@nottinghamcity.gov.uk Telephone: 0115 876 4226.