

Report of the Chief Executive

FORMER STAPLEFORD POLICE STATION1. Purpose of report

To request permission to move the former Stapleford Police Station from HRA to General Fund, subject to requisite legal processes; to facilitate its redevelopment into office space.

2. Background

Cabinet on 3 September 2013 approved the acquisition of the freehold of the former Police Station on the corner of Nottingham Road and Toton Lane in Stapleford.

The initial objective behind this purchase was to redevelop the wider site, including Maycliffe Hall and Cliffe Hill Community Centre, but due in part to the location of Western Power substation, and the redevelopment of Maycliffe Hall, a comprehensive redevelopment of the site became impractical. Therefore, other options are now being explored.

On 31 December 2018 funding was made available from Nottinghamshire County Council for small scale town centre development projects. This funding aims to regenerate town centres through the creation of jobs and utilisation of brownfield areas.

We believe that the redevelopment of the former Stapleford Police Station in to office space fulfils sufficiently 3/7 of the criteria set out in the appendix. It would enable us to reclaim an under-used site, allowing redevelopment to take place to offer increased numbers of high quality office space for Stapleford Town Centre. As well as creating over 15 high quality jobs for our most underperforming Town Centre. Further details are set out in the appendix.

For this development to go ahead there is a need to move the building from the Housing Revenue Account (HRA) ownership in to the General Fund.

3. Financial implications

The cost of acquiring the former Police Station in Stapleford was £168,000 and was met from the HRA. Should the bid be successful, further details of the Police Station redevelopment will be brought before members at the relevant committee.

Recommendation

The Committee is asked to APPROVE, subject to requisite processes, the transfer of the former Stapleford Police Station from HRA to General Fund.

Background papers

Nil

APPENDIX

The funding has a number of aims and therefore criteria, of which one or more need to be met for the project to be considered for funding. These include:

- the reclamation of brownfield and under-used land and the facilitation of land assembly packages;
- the redevelopment of underutilised sites;
- the reconfiguration of existing retail space to provide increased numbers of high quality office, retail and restaurant floor space; as well as residential accommodation, all designed to reflect the changing needs of and demands upon the respective centres;
- the provision of additional retail space, reflecting changing shopping habits, including the creation of innovative capital solutions for start-up businesses within town centre locations;
- enhancements to existing indoor and outdoor market areas;
- façade and shop frontage improvements, including vacant shops to reduce vacancy rates;
- sustainable transport improvements to improve access to town centres and to reduce congestion.

This redevelopment would mean the conversion of the existing structure in to office space of various sizes. Overall it would create 173.05m² of office space which would equate to the creation of at least 15 high quality jobs, along with revitalising our most underperforming Town Centre through increased footfall and demand for services.