

For Decision	
Public/Non Public*	Public
Report to:	Paddy Tipping, Police and Crime Commissioner
Date of Meeting:	7th February 2018
Report of:	Tim Wendels, Head of Estates & Facilities Management
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Agenda Item:	8

*If Non Public, please state under which category number from the guidance in the space provided.

Estates Strategy and Estates Rationalisation Update

1. Purpose of the Report

- 1.1 To provide an update on the implementation of the ongoing estates strategy and rationalisation programme.

2. Recommendations

- 2.1 To note progress with the implementation of the ongoing estates strategy and rationalisation programme.

3. Reasons for Recommendations

- 3.1 The Report is for information.

4. Summary of Key Points

Estates Strategy

- 4.1 The Estates Strategy for 2017 – 2021 was reported to the Strategic Resources and Performance Meeting on 25 May, 2017. The Strategy is attached as an Appendix to this Report.
- 4.2 The Strategy seeks to ensure an efficient, fit-for-purpose and sustainable estate that delivers value for money and facilitates flexible working. It supports the Police and Crime Plan, organisational objectives and the Force Priority Plan. The Strategy aims to deliver an estate which will be more efficient and of lower cost to run and which is flexible enough to respond to the developing service requirements.
- 4.3 The Strategy includes an Estate Delivery Plan and sets out a wide range of proposed schemes and projects to meet the requirements of the Strategy. A number of future investment plans are included and the Strategy also sets out a wide range of achievements to date which have contributed towards the aims of the Strategy.

4.4 The Table below provides an update on progress with implementation of the proposals set out in the Strategy.

Proposal	Progress
Setting up a Partnership Hub with Mansfield District Council at Mansfield Civic Centre and the sale of Mansfield Woodhouse Police Station	Partnership Hub complete. Mansfield Woodhouse Police Station on the market.
Setting up a Partnership Hub with Ashfield District Council at the Council Offices in Kirkby in Ashfield and the sale of Sutton in Ashfield Police Station	Partnership Hub complete. Sutton in Ashfield Police Station sold, subject to contract.
Setting up a Partnership Hub in Arnold with Gedling Borough Council and the sale of Arnold Police Station	Partnership Hub complete. Arnold Police Station sold.
Development of a public sector hub in Cotgrave Town Centre with Rushcliffe Borough Council, Nottinghamshire County Council, Cotgrave Town Council and health service partners	Building work has commenced on site. Anticipated move to new building in October, 2018.
Co-location with East Midlands Ambulance Service to establish a new Carlton Police Station and sale of the existing Carlton Police Station	New Carlton Police Station complete. Former Station sold, subject to contract.
Rationalisation of office buildings leading to the sale of Holmes House in Mansfield	Good progress made with re-locating existing teams from Holmes House. Anticipated that the building will be fully vacated by end March, 2018.
New Eastwood Police Station co-located with Eastwood Town Council and sale of existing Eastwood Police Station	New Eastwood Police Station complete. Former Station sold, subject to contract.
Review of the future of the ageing and overly large Worksop Police Station with a view to providing appropriate facilities for operational policing at a reduced cost	Initial plans developed and terms now agreed with Bassetlaw District Council to co-locate at Queen's Buildings. Anticipated move to take place in August, 2018.
Review of the future of the ageing and overly large Ollerton Police Station with a view to providing appropriate facilities for operational policing at a reduced cost	Discussions taking place with County, District and Town Councils regarding possible co-location. Feasibility Study into a possible new build facility with Town and District Councils currently being undertaken.
Review of the future of the ageing and poor quality Hucknall Police Station and Training Centre with a view to providing appropriate facilities for operational policing and training	Initial plans developed and terms provisionally agreed with EMAS to co-locate the NPT and Response at the Hucknall Ambulance Station. Initial proposals developed for a new Training Centre on the Sherwood Lodge site, subject to planning permission and

	approval of capital funding.
Consideration of options for greater collaboration with Nottinghamshire Fire and Rescue Service and East Midlands Ambulance Service.	Co-locations in place at Carlton and East Leake. Further co-locations under active consideration. Consultants are currently supporting the development of a Joint Estates Strategy for the three Nottinghamshire Blue Light Services.
Review of the future of the Bridewell custody suite with a view to providing a more appropriate facility.	Interim Business Case approved agreeing the principle of developing a new build Custody Suite. Site for new Custody Suite identified. Full Business Case in course of preparation.
Review of the usage and future of Neighbourhood Offices	Initial review completed. Consultation currently being undertaken.

Estates Rationalisation

4.5 In order to advance the estates strategy including the implementation of partnership working and to ensure that the Force has the right premises of the right size, in the right locations and offering value for money, the following premises have been vacated within the last 12 months and details are also given of alternative provision that has been made:-

- Mansfield Woodhouse – relocated to Mansfield Civic Centre
- Selston – relocated to Hucknall with neighbourhood office at Selston Parish Council.
- Carlton – NPT relocated to Carlton Ambulance Station with Front Counter at Carlton Fire Station.
- Arnold – relocated to Council Offices, Jubilee House, Arnold.
- Eastwood – relocated to Eastwood Town Council Offices.
- East Leake – relocated to West Bridgford with neighbourhood office at East Leake Fire Station.

4.6 With the exception of Selston and East Leake, the vacated premises are freehold and are to be sold. The sale of Arnold has been completed. Sales of Carlton, Sutton and Eastwood have been agreed but not yet completed. Mansfield Woodhouse is on the market and the sale has not yet been agreed.

4.4 The appropriate Notice was served to terminate the Leases of Selston and East Leake.

4.5 The following premises are due to be vacated during the next 12 months:-

- Holmes House, Mansfield – office premises no longer required
- Worksop – relocate to Bassetlaw DC Offices, Queens Buildings

- Cotgrave – relocate to new public sector hub in Cotgrave

Good progress is being made towards the implementation of each of the above projects, which are all currently on target.

- 4.6 Bingham and the Hill Top House site in Eastwood (acquired for a new Police Station project in Eastwood which did not proceed), have also been marketed. Offers have been accepted on Bingham and Hill Top House, subject to planning permission. Contracts were exchanged on the sale of Bingham, with completion conditional on planning permission for a care home. Unfortunately, the purchaser's planning application was refused and subsequent appeal was also turned down. Revised proposals and offers are currently under consideration and discussions taking place with the local planning authority to clarify which of the proposals received are most likely to obtain planning permission.
- 4.7 As set out in the Estates Strategy and at paragraph 4.4 above, a Review has been undertaken in respect of Neighbourhood Offices. The majority of Neighbourhood Offices are "drop in" facilities for Officers, providing IT and welfare facilities for Officers to use whilst in the local area. With the advancement of mobile data, the need for such Offices is reducing and the Review could lead to the release of a number of these premises in due course. Consultation will now be undertaken before any final decisions are taken.
- 4.8 The estate is kept under constant review and consideration is being given to the suitability of a number of other sites such as Hucknall and Ollerton. Proposals are being formulated to relocate to more suitable sites and Business Cases will be developed for consideration once details have been finalised.

5 Financial Implications and Budget Provision

- 5.1 Capital receipts from the sale of Arnold Police Station amounted to £310,000.

6 Human Resources Implications

- 6.1 Consultation is undertaken with affected staff.

7 Equality Implications

- 7.1 None.

8 Risk Management

- 8.1 Risks are considered in individual Business Cases.

9 Policy Implications and links to the Police and Crime Plan Priorities

- 9.1 The Estates Strategy supports and links to each of the Police and Crime Plan Priorities.

10 Changes in Legislation or other Legal Considerations
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- 10.1 N/A.

11 Details of outcome of consultation
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- 11.1 Proposals for consultation are set out in the Estates Strategy.

12 Appendices

- 12.1 Estates Strategy 2017 - 2021

13 Background Papers

- 13.1 Decision Notice - Review of Neighbourhood Offices