

For Decision	
Public/Non Public*	Public
Report to:	Police and Crime Panel
Date of Meeting:	26th November, 2018
Report of:	Nottinghamshire Police and Crime Commissioner
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Agenda Item:	7

*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 The purpose of this report is to provide a further update in relation to the implementation of the ongoing estates strategy and rationalisation programme.

2. Recommendations

- 2.1 It is recommended that the Panel notes the progress with the implementation of the ongoing estates strategy and rationalisation programme.

3. Reasons for Recommendations

- 3.1 To ensure that the Police and Crime Panel are kept up to date in relation to the Force's progress in this area of business.

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 25th May, 2017. An update on progress with implementation of the proposals within the Strategy was presented to the Police and Crime Panel on 7th February 2018. The Strategy is attached as at Appendix A 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 sale agreed.
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 contracts exchanged conditional upon planning permission for conversion to residential.
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 complete. Move to new site on 7 November.
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.
Rationalisation of office buildings leading to the sale of Holmes House in Mansfield	Holmes House vacated and sale agreed.
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.
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	Move to Partnership Hub at Queen's Buildings complete. Former Station sale agreed.
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. Other sites also being considered. Review ongoing.
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	Plans developed and terms agreed with EMAS to co-locate the NPT and Response at the Hucknall Ambulance Station. Procurement of contract for building works in progress. 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 (Fire and Ambulance Stations), East Leake and London Road Fire Stations. Shared use of Fire Service training facilities at Ollerton. Co-location planned with EMAS at Hucknall. Further co-locations under active consideration. Consultants have recently produced reports looking at further collaboration opportunities, especially the development of a joint HQ for Police and Fire. A Business Case is under preparation for a joint HQ on the Sherwood Lodge site.
Review of the future of the Bridewell custody suite with a view to providing a more appropriate facility.	Full Business Case produced for a new 50 cell custody suite in Nottingham. Site acquired. Full design development now commencing.
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 18 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 – Neighbourhood Policing Team (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.
- Holmes House, Mansfield (office building) – staff relocated to Mansfield Police Station and other sites.
- Worksop – relocated to Council Offices ,Queen’s Buildings, Worksop.
- Cotgrave – relocated to new public sector hub in Cotgrave town centre.

4.6 With the exception of Selston and East Leake, the vacated premises are freehold and are to be sold. The sales of Arnold, Carlton and Eastwood have been completed. Contracts have been exchanged on the sale of Sutton conditional on planning permission and the sale of Mansfield Woodhouse, Holmes House and Worksop have been agreed but not yet completed.

- 4.7 The appropriate Notice was served to terminate the leases of Selston and East Leake.
- 4.8 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. Contracts have been exchanged on Bingham and Hill Top House, conditional upon planning permission. Contracts were previously 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 leading to the purchaser pulling out and the contract being rescinded. A revised proposal and offer from an alternative purchaser was subsequently accepted leading to contracts being exchanged once again. The new purchaser is currently finalising their proposals and consulting with the planning authority and local stakeholders to attempt to avoid a repeat of the planning refusals previously experienced on this site. It is anticipated that a revised planning application will be submitted in December.
- 4.9 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 is now being undertaken before any final decisions are taken.
- 4.10 The estate is kept under constant review and consideration will be given to the ongoing suitability of sites as appropriate in order to meet the aims of the Estates Strategy.
- 4.11 It is proposed to undertake an interim review of the Estates Strategy at the half way point in 2019 in order to ensure that it remains up to date and relevant for the full period covered by the existing Strategy i.e. up to 2021.

5 Financial Implications and Budget Provision

- 5.1 Capital receipts from the sale of Arnold, Carlton and Eastwood Police Stations amounted to £1,660,000.

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

10.1 There are no changes in legislation or other legal considerations relating to this report.

11 Details of outcome of consultation

11.1 Proposals for consultation are set out in the Estates Strategy.

12 Appendices

12.1 Appendix A - Estates Strategy 2017 - 2021

13 Background Papers

13.1 Decision Notice - Review of Neighbourhood Offices