

ESTATES STRATEGY 2022-2026 UPDATE

The Estates Strategy for 2022 – 2026 was reported to the Accountability Board on 14th June, 2022. The Strategy is attached as an Appendix to this Report.

The purpose of the Estates Strategy is to set out the strategic direction of the Force estate so that it supports the Police and Crime Plan and organisational objectives. An Estates Strategy is needed to plan ahead for the changing nature of policing, which is increasingly mobile, agile and delivered in partnership with partner agencies.

The Strategy sets out the following Vision:

- Create an efficient, fit for purpose and sustainable estate that delivers value for money and facilitates flexible working in line with the Police and Crime Plan;
- Deliver an estate which provides an appropriate level of security for officers and staff and information;
- Obtain views of the community and partners to inform our decision making process; and
- Provide a visible and accessible service which enables multi agency working and promotes visible policing.
- The Strategy sets out the achievements of the previous Estates Strategy (2017 – 2021) and sets out clear proposals relating to the development of the estate and further estate changes going forward.

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

Proposal	Progress
Delivery of the implementation of the Joint Police and Fire and Rescue Service HQ at Sherwood Lodge in early 2022, facilitating the move of Fire and Rescue from their current HQ and the OPCC from Arnot Hill House.	The new Joint HQ building was completed in January, 2022. Following the move of the Control Room into the new building, further works have been undertaken to convert the former Control Room and adjoining accommodation for use by Police and Fire & Rescue. These works were completed in November, 2022, enabling the final moves of Fire & Rescue staff from Bestwood Lodge to

	take place. The OPCC moved to Sherwood Lodge from Arnot Hill House in May 2022, allowing the release of this leasehold building from the estate.
Consideration of opportunities for further collaboration with Nottinghamshire Fire and Rescue Service and East Midlands Ambulance Service.	Regular discussions take place between the Police, Fire & Rescue and EMAS regarding collaboration. It is proposed to extend the successful collaboration between Police and Fire & Rescue regarding sharing bunkered fuel sites, to include Police sites. EMAS have recently purchased the former Training Block at Newark Police Station to form a collaboration at that site (see below).
Review the utilisation of the overly large Newark Police Station and seek to set up a Partnership Hub with East Midlands Ambulance Service and other partners, as appropriate, to ensure maximum utilisation of the asset.	The former Training Block, which was surplus to Police requirements, has been sold to EMAS and will replace the current Newark Ambulance Station. The former custody suite has been converted for use as a uniform and equipment store, which has freed up space at Sherwood Lodge which will provide accommodation for some of the teams relocating from the Riverside PFI building (see below).
Prepare for the expiry of the PFI Contract at Riverside Police Station in February, 2027, making alternative plans and arrangements for Officers and staff and ensuring that utilisation and income from the site is maximised during this period.	Plans are now in place to relocate all of the teams currently located at Riverside Police Station and the moves are underway. All of the teams can be located within the existing estate, with the exception of the Meadows Neighbourhood, Response and Operation Reacher teams. It is proposed to re-locate these teams to accommodation at London Road Fire Station, which is ideally located. Following relocation, it is proposed to seek to sub-let the Riverside accommodation in order to maximise income from the buildings pending the expiry of the PFI contract in February, 2027.
Review the usage of Police sites to seek to identify any surplus land for sale and development.	Reviews will be ongoing throughout the Strategy period. Surplus land has been identified at the Arrow Centre, Hucknall where there is an overly large car park. A portion of the car park is to be sold for

	residential development. Terms have been agreed and Solicitors have been instructed. Contracts will be exchanged with completion conditional upon the grant of planning permission.
Construction of a new Adult Sexual Abuse Referral Centre in order to ensure that Forensic Regulator Standards are met.	The new SARC has been completed.
Support improvements to the current Paediatric SARC to ensure that appropriate Video Recorded Interview Facilities are in place.	These works have been completed and Video Recorded Interview facilities are now in place.
Review of Clifton Police Station to ensure that it is fit for purpose and sufficient to accommodate Officers necessary to police the significant housing developments planned on land south of Clifton.	Clifton Police Station is currently leased from Nottinghamshire Fire & Rescue Service. A part of the building on the first floor was retained by Fire & Rescue but is now available to extend the accommodation at this site. Negotiations are currently taking place with Fire & Rescue to either purchase the freehold or take a new lease of the whole building.
Review of Nottingham City Integrated Offender Management accommodation.	The lease of office accommodation at Castle Quay, Nottingham expired in September, 2022 and the opportunity was taken to re-locate the Nottingham City IOM team to existing leased accommodation at Byron House in Nottingham where there was spare capacity. This has resulted in reduced costs.
Conversion of the Northern Control Room for IT training and to provide back up Control Room facilities.	These works have been completed and the IT training accommodation is now in use.
Undertake improvements to lower ground floor areas of Oxclose Lane Police Station.	These works have been completed and the refurbished accommodation is in use.
Undertake improvements to Radford Road Police Station including internal refurbishment works and new windows.	Works planned for 2023.

<p>Continue the roll out of Smart LED lighting.</p>	<p>An LED lighting scheme at Mansfield has recently been completed. Further LED lighting schemes at St Anns, Radford Road, Tom Ball Hall and HQ to take place in 2023. Further schemes will be designed and planned as appropriate.</p>
<p>Produce plans to continue to reduce carbon emissions with a target of net carbon zero by 2050 and develop further appropriate schemes. This work will commence with a re-baselining of carbon emissions for the estate following the completion of the new Joint HQ building, the new Nottingham Custody Suite and the rest of the changes following the implementation of the previous Estates Strategy. This work will also need to link to the Fleet Strategy to ensure that total carbon emissions are taken into account.</p>	<p>Discussions are taking place with the Carbon Trust and other consultants to produce a roadmap and strategy to enable the Force to become carbon neutral by 2050. This includes undertaking appropriate site surveys to plan the projects necessary to achieve that goal.</p>