

For Decision	
Public/Non Public*	Public
Report to:	Strategic Resources and Performance Meeting
Date of Meeting:	25th May 2017
Report of:	Tim Wendels, Head of Estates & Facilities Management
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Agenda Item:	6

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

Estates Strategy and Update on Estates Rationalisation

1. Purpose of the Report

- 1.1 To seek the formal approval of the PCC to the new Estates Strategy.
- 1.2 To provide an update on the implementation of the ongoing estates rationalisation programme.

2. Recommendations

- 2.1 To approve the new Estates Strategy 2017 - 2021.
- 2.2 To note progress with the implementation of the ongoing estates rationalisation programme.

3. Reasons for Recommendations

- 3.1 To ensure that there is a detailed Estates Strategy in place to guide future decision making around estates issues.

4. Summary of Key Points

Estates Strategy

- 4.1 A new Estates Strategy for 2017 – 2021 was developed at the end of 2016 and has been approved by the Force Executive Board. The Strategy is attached as an Appendix to this Report. At the request of the OPCC, the Strategy is more detailed than the previous Strategy and sets out clear proposals relating to the development of the estate and estate changes. It is now submitted for PCC approval.

Estates Rationalisation

- 4.2 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:-

- Central – relocated to Byron House
- Canning Circus – relocated to Byron House
- Meadows – relocated to Riverside
- Sneinton – relocated to Sneinton Library
- Retford – relocated to Bassetlaw DC offices, 17b, The Square
- Mansfield Woodhouse – relocated to Mansfield Civic Centre
- Sutton – relocated to Council Offices, Kirkby
- Selston – relocated to Hucknall
- Radcliffe on Trent – relocated to Cotgrave
- Ruddington – Neighbourhood Office no longer required.

4.3 With the exception of Selston, Radcliffe on Trent and Ruddington, the vacated premises are freehold and are to be sold. The sales of Central, Canning Circus, Sneinton and Retford have been completed. Meadows is being transferred to Nottingham City Council and is close to completion. Mansfield Woodhouse and Sutton are on the market and sales have not yet been agreed.

4.4 The appropriate Notice was served to terminate the Leases of Selston, Radcliffe on Trent and Ruddington.

4.5 The following premises are due to be vacated during 2017/18:-

- Carlton – NPT to relocate to Ambulance Station
- Arnold – relocate to Gedling BC Offices, Jubilee House
- Holmes House, Mansfield – office premises no longer required
- Eastwood – relocate to Eastwood Town Council offices, Nottingham Road
- East Leake – relocate to Cotgrave

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

4.6 Arnold, 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 Arnold, subject to planning permission. Contracts have been 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 is now subject to an appeal. An offer has not yet been accepted on the Hill Top House site.

4.7 As set out in the Estates Strategy, a Review is currently being 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.

- 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 Worksop and Hucknall. 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 Central, Canning Circus, Sneinton and Retford Police Stations amounted to £3,078,100.

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 N/A.

11 Details of outcome of consultation

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

12 Appendices

- 12.1 Estates Strategy 2017 - 2021