



Cambridgeshire
Police & Crime
Commissioner

To: Business Coordination Board

From: Chief Executive

Date: 27 October 2015

ESTATE STRATEGIC PROGRAMME 2015

1. Purpose

- 1.1 The purpose of this paper is to report to the Business Coordination Board (“the Board”) work being undertaken to ensure that the estate occupied by Cambridgeshire Constabulary (“the Constabulary”) is managed and developed in such a way as to support the wider organisational objectives of the Constabulary as set out in the Cambridgeshire Policing Plan.
- 1.2 The paper outlines the strategic direction of the Estate, having regard to the Agile Working, Metis, Contact Points and Collaboration, and to demonstrate how an annual saving of circa £700,000 can be identified for 16/17 budget year.

2. Recommendation

- 2.1 The Board is requested to note the contents of this paper and approve the structure and direction of the programme.
- 2.2 Detailed papers will be prepared as individual assets require a formal Decision Notice.

3. Background

- 3.1 The implementation of mobile technology is having a major impact in the way local police teams work, allowing officers to send and receive real-time information while out and about, reducing the need to return to a fixed base to complete paperwork and increasing the amount of time they can be visible in their communities.
- 3.2 In order to improve engagement and accessibility, Police Contact Points are being rolled out across the County, typically being sited within busy supermarkets and currently located at Peterborough, St Neots, Cambridge, Wisbech and Cambourne.

- 3.3 As collaboration has progressed a number of departments have been restructured or collaborated to new sites and this has resulted in some areas of the current estate becoming underutilised.
- 3.4 With the Constabulary continuing to face financial challenges, with a further £19.3m of savings to be found by the end of the financial year 2019/20, it is clear that fixed cost resources such as buildings and maintenance need to be reviewed and, where possible, budgets reduced to contribute to financial savings.

4. The Estate

- 4.1 The current estate numbers 41 buildings and costs in excess of £4m pa to run. A review of each of the six local policing areas and the corporate portfolio has been undertaken.
- 4.2 Shared accommodation options with partner agencies will be key to delivering the solutions for the Estates review and the project as we move forward.
- 4.3 It is envisaged that moves of appropriate business areas will be enabled to other sites, thus allowing any empty buildings/floors to be leased, reducing revenue maintenance costs and generating lease income.
- 4.4 Iterative impact of the role out of mobile technology, use of contact points and collaboration mean the following assets have been identified by the Constabulary as surplus to operational requirements with positive action already taken in some areas as detailed below:

Asset	Comments
Cardinal Park	Building vacated and surrendered to landlord
John Mansfield Cntr	Building vacated & surrendered to Peterborough CC
Belgic Square	Building vacated and surrendered to landlord
Chatteris	Building leased to Police Firearms Officers Assoc.
Yaxley	Terms agreed to sell to Police Federation
Bottisham	Planning obtained for residential use and will be sold
Papworth	Planning application submitted and will be sold
Bretton	On the market for assignment or surrender
Orton	On the market for assignment or surrender
Werrington	On the market for assignment or surrender
Bridge Street	Development plan being prepared for proposed sale in 2016
Wisbech	Relocation plans are being explored with the Fire Service
Melbourn	Lease options being considered with the Landlord
11/12 Ferrars Road	Change of use being investigated for a proposed sale in 2016
Ramsey	Change of use being investigated for a proposed sale in 2016
Whittlesey	Change of use being investigated for a proposed sale in 2016
Sawtry	Open relocation discussion with potential sale in 2016
Unit C & D Chord	Staff to be relocated and a proposed lease in 2016

- 4.5 Partner discussions are being held regarding other facilities, e.g. with respect of the enquiry office function at Bayard Place, Peterborough, to explore service efficiencies.
- 4.6 It is recognised that additional Estate savings will need to be achieved in the future. It is expected that opportunities around agile working and collaboration will further contribute to these savings as they enable a reduction of the back office estate.
- 4.7 The Constabulary currently has three vehicle workshops across the county and a project is underway to provide services from a new single workshop at St Ives.
- 4.8 The provision of custody facilities through collaboration is under consideration and may impact on the estate particularly to the south of the county.

5. Summary

- 5.1 The implementation of mobile technology has reduced the need to return to a fixed base. This allows Officers to spend longer in their communities and to support the public contact points and has rendered a number of operational buildings surplus to requirements.
- 5.2 The use of agile working facilities across the retained estate will reduce unnecessary journeys, increase available working time and reduce the demand for office space. Further cultural change is required to optimise this opportunity.
- 5.3 Due to the on-going programme of collaboration with Bedfordshire Police and Hertfordshire Constabulary, a joint estate strategy across the three forces will be required in the near future.
- 5.4 The Estate programme is expected to achieve an annual saving of circa £700,000.
- 5.5 As the agile working and collaboration projects mature it is likely that further estate revenue savings can be secured and contribute to the wider financial savings detailed in 3.4 above.

6. Recommendation

- 6.1 The Board is requested to note the contents of this paper and approve the structure and direction of the programme.
- 6.2 Detailed papers will be prepared as individual assets require a formal Decision Notice.

BIBLIOGRAPHY

Source Document	Cambridgeshire Constabulary Estate Management – Property Files
Contact Officers	Elly McKee Estates Management Surveyor, Cambridgeshire Constabulary Colin Luscombe, Director of Estates, Office of the Police and Crime Commissioner