



**To:** Business Coordination Board

**From:** Chief Constable

**Date:** 14 March 2017

## **ESTATE UPDATE REPORT**

### **1. Purpose**

1.1 The purpose of this paper is to update the Business Coordination Board (“the Board”) on progress against the Estates Strategic Plan presented to the Board on 16<sup>th</sup> December 2016.

### **2. Recommendation**

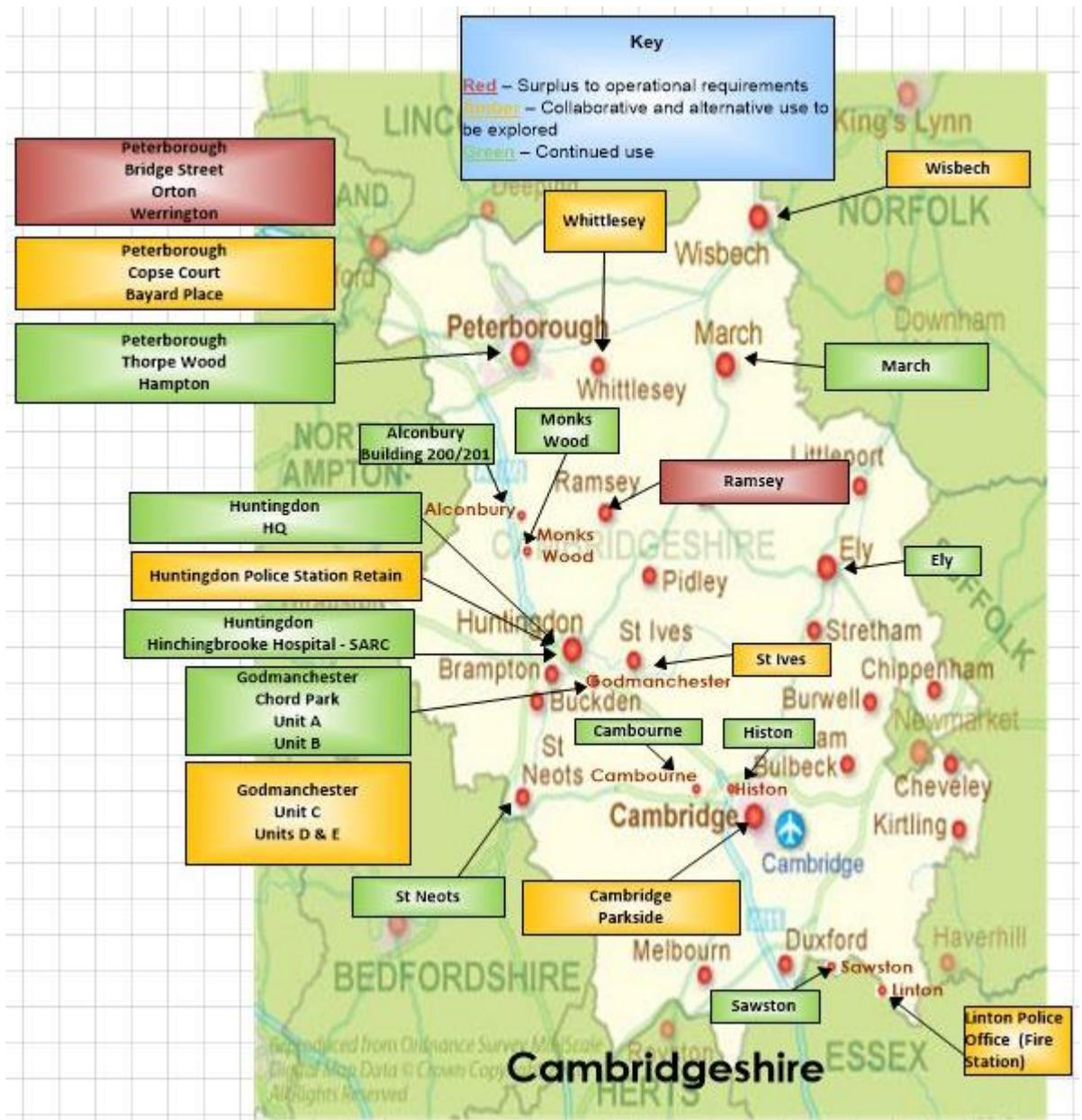
2.1 The Board is requested to note the contents of this paper.

2.2 Detailed papers will continue to be prepared as individual assets require a formal Decision Notice.

### **3. Background**

3.1 The Asset value of the Police Estate as at April 2016 was £37 million and the annual property cost for the 29 assets in 2016/17 is £3.92 million.

3.2 The estates required, as reported in December 2016, is shown below:



3.3 The assets shown as amber and green will be subject to partner discussions and probable shared accommodation resulting in a more efficient and sustainable public estate. It is expected that collaboration/shared services will drive the accommodation plan and that it is surplus assets which would then be subject to a leasehold or freehold disposal.

#### **4. Update on Estate Plan**

4.1 The following assets are surplus to operational requirements and are subject to marketing:

- Orton Police Station – Planning change of use has been obtained and marketing will resume once the landlord consent to sublet has been received.
- Werrington Police Station - landlord consent to sublet and a planning change of use are being obtained and a good response has been received from local marketing.
- Bridge Street Police Station – The site will become surplus to operational requirements in April, following relocation of the Vehicle Workshop. Marketing is set to commence on both a sale and investment basis.
- Ramsey Police Station – Marketing is set to commence on both a sale and investment basis.

4.2 The following assets are being explored for collaborative and alternative uses:

- Whittlesey Police Station – Partner interest has been received.
- Wisbech Police Station – A combined Fire, Ambulance & Police Station is being explored on the Fire Station site.
- St Ives Police Station – The building is already subject to partner occupation as a Day Centre with better use of the site being explored for Blue Light collaboration.
- Linton Fire Station – Already used as a combined Fire/Police Station.
- Parkside Police Station – A Project Initiation Document is under consideration with specialist advice being obtained on site selection for the construction of a Police Investigation Centre.
- Chord Business Park, Godmanchester – Two of the five units are already subject to shared service with further partnership working being considered.
- Huntingdon Police Station – Following initial investigation collaborative use is now considered unlikely.
- Bayard Place – The asset is owned by Peterborough City Council and houses the Joint Enforcement Team.
- Copse Court – Subject to enhanced car parking to support the adjacent Police Station the building will be considered for alternative uses.

4.3 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. This facility will be available from March 2017.

4.4 Regional opportunities around Training and Serious & Organised Crime are under consideration and may have an estate requirement.

4.5 The Huntingdon Accommodation Review Board has met on 3 November and 6<sup>th</sup> December 2016 to scope opportunities for further collaboration as shown in the above updates. Although Monks Wood does not currently feature some preliminary planning advice is being obtained to more fully understand the constraints and opportunities for the site.

4.6 Surplus land at Force Headquarters is subject to partial compulsory purchase as part of A14 improvement scheme with a Health Campus being considered for the remainder.

## 5. Value for Money

5.1 The Constabulary will strive to improve business efficiency, making further savings through collaboration with BCH partners, and ensuring benefits are realised, building on strong financial management in force. They will work to better understand & manage demand, develop governance to drive change forward, and continue to invest in technology solutions to enhance policing and enable the frontline to deliver for the public. A consequence of this work will be to refine and deliver the estate strategy.

5.2 Reducing property costs and generating income from the estate where possible will help to reduce the revenue funding gap and each will be reported to the Board following investigations.

## 6 Recommendation

6.1 The Board is requested to note the contents of this paper.

6.2 Detailed papers will be prepared as individual assets require a formal Decision Notice.

## BIBLIOGRAPHY

<b>Source Document</b>	Cambridgeshire Constabulary Estate Management – Property Files
<b>Contact Officers</b>	Colin Luscombe, Director of Estates