



**Lancashire
Constabulary**
police and communities together

JOINT MANAGEMENT BOARD

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| ITEM 4 | DATE: 7 JULY 2015 |
| TITLE: ESTATES STRATEGY UPDATE | |
| REPORT BY: BOB KAY – ESTATES MANAGER & CLAIRE LIVESEY – ASSET & REVENUE MANAGER | |
| Executive Summary | |
| <p>This report sets out the progress being made against the objectives set out in the Estates Strategy and provides the Board with an update in relation to the relocation of Accrington Police Station, the replacement of the Blackpool Divisional HQ and the review of Hutton HQ.</p> | |
| Recommendation | |
| <p>The Police and Crime Commissioner and Chief Constable are asked to note the report.</p> | |
| Signature | Signature |
| Police and Crime Commissioner | Chief Constable |
| Date | Date |

1. Background and Advice

The 5 year Estates Strategy was adopted in 2014 and contained a number of objectives. Progress towards some of these objectives are as follows:

Objective 1 – Collaboration

A formal collaboration with LCC has been agreed and is awaiting final sign off. This enables the PCC to both access some specialist services, such as Estates Surveying and Health & Safety Compliance, and also utilise the knowledge base of the wider department.

The Constabulary's Estate Department are continuing to seek opportunities to share premises with partner agencies. In that regard they have developed a mailing list for all partner agencies to notify each other when surplus properties have been identified or when there are opportunities to share under utilised premises.

Objective 6 – HQ Review

An initial scoping exercise to identify useage and efficiencies for both HQ main campus and Lindle Lane satellite site has been completed. This has been presented to Chief Officers and OPCC in order to both provide an update on current progress and discuss initial findings.

In principle decisions have been agreed:

- Confirmation that Lancashire Police will retain their headquarters presence at Hutton.
- Approval to explore the opportunity to consolidate the Hutton presence to 1 site at Saunders Lane.
- To review use of site(s) and users requirements with a view to future proofing the needs of policing in Lancashire.
- Re-invest capital receipt obtained from the sale of Lindle Lane site to:
 - Relocate functions to Hutton HQ (Saunders Lane) or find suitable alternatives.
 - Fund improvements at Hutton HQ to improve property condition, ensure functional suitability for modern day policing and increase efficiency to lower annual running costs.
 - Ensure the Estate can facilitate opportunities which arise to deliver existing common services/functions to other Lancashire public sector and partner agencies.
- Dispose of any surplus land or buildings, in accordance with Estates Strategy

Consultation with interdependent review teams are being undertaken, which will ultimately define the scope of the Estates HQ review and provide the long term strategic direction for the HQ estate. Provisionally, it is intended that the issues and opportunities report will be presented to COG & PCC in March 2016.

Objective 9 – Capital Developments

Replacement Accrington PS – Heads of Terms have been agreed with Hyndburn BC which are proceeding to lease for the occupation of two former retail units on Broadway, in the town centre. £500K of capital budget allocation has been identified to convert the premises to a police station, including Public Enquiry Area, and to provide additional accommodation and a communications mast at the freehold former vehicle workshop.

This will enable the existing building, which is no longer fit for purpose, too large for the Constabulary requirements and costly to convert, to be disposed of, thereby realising annual savings in the region of £50K. In order to maximise the value of the asset, the existing building will be retained in the short term due to the continuing presence of Hyndburn Magistrates' Courts, who are conjoined to the building, until a review of HMCTS provision in the area is undertaken.

West New Build (Replacement Blackpool DHQ) – Draft Heads of Terms have been agreed with Blackpool Borough Council and Council permission is being sought at the Executive Committee Meeting in July 2015. Following a mini competition, McBaines Cooper have been appointed by Wilmott Dixon Construction as full Design Team for the new premises.

2. Links to the Police and Crime Plan

Regular monitoring of the Estate Strategy ensures that the provision of the police estate in Lancashire, most effectively supports the delivery of local policing as determined by the Police and Crime Plan and the Chief Constable Strategic Strategy.

3. Consultation

4. Implications

- a. Legal**
- b. Financial**
- c. Equality considerations**

5. Background Papers

6. Public access to information

Information in this form is subject to the Freedom of Information Act 2000 and other legislation.

Part 1 of this form will be made available on the PCC website within 3 working days of approval. Any facts/advice/recommendations that should not be made available on request should not be included in Part 1 but instead on the separate Part 2 form.

| Officer declaration | Date |
|---|------|
| LEGAL IMPLICATIONS – As above | |
| FINANCIAL IMPLICATIONS – As above | |
| EQUALITIES IMPLICATIONS – As above | |
| CONSULTATION – As above | |
| <p>Director to the Office of the Police and Crime Commissioner (Monitoring Officer)</p> <p>I have been informed about the proposal and confirm that financial, legal and equalities advice has been taken into account in the preparation of this report. I am satisfied that this is an appropriate request to be submitted to the Police and Crime Commissioner for Lancashire.</p> <p>Signature.....Date.....</p> | |