



NORTHAMPTONSHIRE POLICE, FIRE & CRIME PANEL

20th April 2023

Subject: Estates Strategy Update

1. Introduction

- 1.1 This report updates the Panel with the PFCC's Estates Strategy for Police and Fire and Rescue in Northamptonshire.
- 1.2 The current estate is close to capacity, therefore the ability to deliver on the strategy requires a new key supporting building to consolidate functions that are not required to be located geographically.
- 1.3 The current Estates Strategy is founded on the following principles:
 - Consolidated and rationalised joint estate to enable investment in the frontline
 - Improved accessibility and visibility
 - Flexible estate to meet changing operational needs
 - Enhance property and asset management to improve safety, security and sustainability

2. Governance Arrangements

- 2.1 The PFCC chairs an estate board that sets and oversees the strategy. Both chief officers are on this board ensuring that operational need is at the forefront of the development of the strategy.
- 2.2 The strategy links to the capital programme for both organisations, ensuring affordability of the strategy both over the short and longer term. The strategy has underpinned the capital plans for 2023/24.

3. Delivery of the Estates Strategy

- 3.1 Since October 2022 the team have been working with Gleeds to produce a full Estates Masterplan, this has involved a large amount of stakeholder and user engagement, site visits across the Police and Fire Estate, assessment of conditions, engagement of

architects and understanding about the use and best location of the premises to help inform how best to ensure the needs of the public can be met.

- 3.2 The report is now in its initial draft form with areas now to focus on ahead of the recommendations being presented to the Estates Board in May 2023. Following this, a revised Estates Strategy shall be drafted to align to the recommendations agreed.

4. Property Disposals

- 4.1 The table below provides Panel Members with an update on the work being delivered in relation to property disposals that were identified within the Estates Strategy.

Property	Update
Corby Police Station	Contracts exchanged end of March 2023 with completions to take place no later than 31 May 2023
Kettering Police Station	We continue to work with North Northants Council on the sale of the site with the adjoining Magistrates Court.
Desborough Police Station	the property is now being marketed on the open market.
Police Boxes	These are in the various stages of being prepared for marketing/lease exits where applicable.
Earls Barton Fleet Workshop	The property is being prepared for active marketing.
Moulton Logistics Centre	Current lease arrangement in place with EMAS until June 2023; recommendations around next steps form part of the masterplan.

5. Next Steps

- 5.1 The Estates Team will continue with the ongoing marketing in partnership with North Northamptonshire Council in relation to the sale of the former Kettering Police Station Building and site.
- 5.2 In relation to the Police Station building in Desborough, The Estates Team are awaiting the outcomes of the marketing open day which took place in earlier in April 2023.
- 5.3 Work is ongoing in relation to exiting the use of the Police Boxes and once that is completed, the Estates team will commence the marketing of them. They will also look at bringing the Earls Barton Fleet Workshop to market in late Spring 2023.

5.4 The next meeting of the Estates Board is due to take in place in May 2023 which will receive an update on the all the work above and is due to agree a revised Estates Strategy which will be provided to Panel Members once it is published

6. Recommendation

6.1 That the Northamptonshire Police, Fire and Crime Panel considers the content of the report.

Stephen Mold

Northamptonshire Police, Fire and Crime Commissioner