

SURREY POLICE AND CRIME PANEL

30 June 2022

UPDATE ON SURREY ESTATES

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1 SUMMARY

In November 2021, the Police & Crime Commissioner approved a change in strategic direction for the development of a new Surrey Police HQ. Following a comprehensive evaluation exercise, a decision was taken to re-develop the Force's current HQ site at Mount Browne in Guildford. This meant that plans to build a new HQ and Eastern Operating Base in Leatherhead were halted. Following on from this decision, work has been underway to progress the new HQ plans, in addition to considering the implications for the Force's wider estates and housing strategies.

Members of the Panel will be invited to Mount Browne to hear more about the HQ and estates plans (two previous dates having been cancelled). Hence, this is a brief interim report on recent work in this area.

2 RECOMMENDATIONS

The Police and Crime Panel is asked to note the report.

3 PROGRESS ON ESTATES ISSUES

3.1 Mount Browne Re-Development Project

The first design team meeting took place on 7th June 2022, with RIBA stages 0 (Strategic Definition) and 1 (Preparation and Brief) scheduled to complete by November 2022. Work is ongoing with Guildford BC to define a Planning Performance Agreement.

3.2 Leatherhead Sale

An external agent has been formally appointed and work has commenced to develop a detailed disposal strategy for the Leatherhead site previously earmarked for the new HQ, as well as looking at the wider Estates Strategy for Surrey Police and identifying any potential opportunities that could be of benefit.

3.3 Estates Strategy

Following the decision to redevelop the Force's HQ at Mount Browne in Guildford, the Surrey Estates Strategy, covering the period 2021 to 2031 has been updated and was approved by the Commissioner at a meeting of the Surrey Estates Board on 13th June. The Surrey property portfolio comprises 34 operational sites, both freehold and leasehold, across the County. In addition, there are several parcels of land and mast sites.

The strategy outlines the vision and ambition for the Force estate, including a commitment to provide effective, efficient and sustainable buildings that support the work of Surrey Police at a local level to keep communities safe and feeling safe. The strategy aims to assist in reducing costs, promoting operational effectiveness, enhancing conditions for staff and enabling more agile and collaborative ways of working, supported by modern technology.

The Force remains committed to having a physical policing presence in every Borough and District and these facilities will be reviewed to confirm they are suitably located and fit-for-purpose. Whilst the Force's Neighbourhood teams operate at Borough and District level, these teams connect into more specialist policing services based in three Divisional hubs at Guildford, Staines and Reigate. Other, county-wide functions - e.g. major crime investigation, roads policing, firearms and dogs - remain spread across the county, and in many cases, in collaboration with Sussex.

The strategy has the overarching aim to be self-funded. It will initially be funded by a combination of capital receipts, revenue contributions from the base budget and, if required, borrowing although this will ideally have to have a 25-year payback. In terms of tactical delivery of the strategy, preliminary work to assess the estate has identified 13 key priority projects, the most significant of which will be the development of the new HQ and associated projects.

3.4 Housing Strategy

The PCC owns 40 freehold residential properties across the County. The future use of these is being considered in the Draft Housing Strategy, due for completion in later in the year.

3.5 Governance

New governance arrangements are now in place to enable the PCC and senior officers to have stronger oversight of all estates matters. The first meeting of the Strategic Estates Oversight Board (chaired by the PCC) took place on 13th June, with the first Surrey Delivery Group having met earlier in the month.

4 CONTACT INFORMATION

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