

## SURREY POLICE AND CRIME PANEL

### 24 NOVEMBER 2023

#### Surrey Police Estates Update

11

#### 1 SUMMARY

- 1.1 This paper contains an overview of work in hand on the Surrey Estates Strategy and outlines next steps and planned activity in the first quarter of 2024.

#### 2 SURREY ESTATES STRATEGY

- 2.1 Work on the Strategy continues at pace with a number of changes to reflect external influences, internal organisational need and the strategic interdependencies that link the various project delivery programmes.
- 2.2 A Strategy Master Programme detailing the critical path, the project interdependencies, other departmental dependencies and resource requirements is nearing completion and will be subject to discussions with stakeholders across the Force and the PCC to ensure plans are understood and to support the strategy delivery timelines.

- 2.3 Progress on the Strategy is as follows:

#### 3 MOUNT BROWNE REDEVELOPMENT

- 3.1 The Mount Browne Redevelopment Project reached the end of RIBA Stage 2 as planned at the end of September 2023.
- 3.2 The estimated project costs have risen, when compared with those at the end of the Strategic Assessment carried out in November 2021, primarily due to external influences such as inflation, cost of materials and labour shortages. These pressures have impacted the construction industry and projects nationally over the last few years.
- 3.3 The design team have been instructed to reduce costs via targeted value engineering sessions (an exercise that will continue into RIBA Stage 3), without compromising on quality, operational functionality or the long term reduction in running costs which is needed to fund the development.

3.4 An updated business case, supported by a full financial model, will be discussed at the next Estates Project Board where the Board will assess the overall affordability of the project and decide on the parameters for progression to the next stage.

3.5 The team are currently focusing on a number of key activities:

- Developing, in conjunction with the internal Procurement Team, the main contractor procurement strategy to ensure that a contractor can be brought on board.
- Finalising the Planning Application submission pack.
- A pre-application meeting in mid-December to run through potential design changes with the Planning officer for feedback.
- A session with Guildford Borough Council Members at the appropriate time prior to submission of the planning application. This is to give an overview of the proposals together with a tour of the site reinforcing the strategic and operational need for the project ahead of Planning Committee.
- Progressing discussions with the neighbouring landowner regarding the amount of land required for a new access road, drainage attenuation and softening the visual impact of the road on the green belt.
- Lawyers have been instructed to start work to split the Mount Browne land title to facilitate, at the appropriate time, the disposal of the surplus sites to fund the redevelopment.

3.6 An artist's impression of the latest iteration of proposed Campus is shown below:



## **4 EASTERN DIVISION STRATEGIC PLANNING**

- 4.1 Due to the recent discovery of Reinforced Autoclaved Aerated Concrete (RAAC) in Reigate Police station, work has commenced with key divisional stakeholders, led by the Divisional Commander, to define the Eastern Divisional accommodation needs.
- 4.2 This work will focus on ensuring that the distribution of policing services across the division is in the optimum location in each Borough & District to support operational delivery.
- 4.3 Proposals will be discussed with the PCC and brought to the Surrey Estates Board in due course.

## **5 HOUSING STRATEGY**

- 5.1 Work on the strategy is progressing in three core areas:
- The refurbishment of the retained housing stock continues at pace with the most urgent houses completed and work on the remaining houses targeted to commence in early December 23.
  - These improvements are being funded by the disposal of surplus housing stock. So far 4 properties have sales agreed with a further 4 in the pipeline.
  - The Divisional Housing Hub proposals, which are intended to provide affordable accommodation for newer officers, is being worked through with a view to bringing a proposal to the PCC and Estates board in the new year.

## **6 HORLEY**

- 6.1 The sale of Horley is now complete and this is being used to fund improvements across the estate.

## **7 CUSTODY**

- 7.1 Work is ongoing with key operational stakeholders to define operational need (number of cells, location etc) and benchmarked with other Forces via the National Custody Forum
- 7.2 This should result in a proposal for a change in custody provision which, if that results in a change to estates, will come back to the Estates Board in the new year for initial consideration.

## **8 DISPOSALS OF SURPLUS SITES**

- 8.1 Work continues with Surrey Police advisors to identify and derive best value from any surplus estate. This is done in discussion with the PCC and the funds are used to support the rest of the Estates programme.

## 9 CONTACT INFORMATION

Damian Markland, Head of Performance & Governance  
[Damian.markland@surrey.police.uk](mailto:Damian.markland@surrey.police.uk)