

Norfolk Constabulary Estates Plan 2022-2025

Creating a modern workplace.



(Image of proposed Broadland Police Station – Care of Chaplin Farrant)

Estates Plan Purpose:

The Police and Crime Commissioner for Norfolk (PCC) is the legal owner and public custodian for the Norfolk Constabulary estate.

The purpose of the Estates Plan for the period 2022-2025 is to set out the strategic direction for the Norfolk Constabulary estate so that it supports The Police and Crime Commissioners Police and Crime Plan and Norfolk Constabulary's Strategic Plan.

The Estates Plan is needed to plan for the ever-changing demand on our services, evolving requirements for our workforce and the driver for increasingly mobile, agile and utilising modern digital ICT systems and communications.

This Estates Plan outlines:

- Our new Estates vision.
- The context of the current estate.
- Drivers for Estates modernisation.
- Our types of modern workplaces.
- Our Estate Plan milestones.
- Our governance to oversee estates change.

The Estates Plan will also complement our **Carbon Reduction Plan (2022-2025)** and **Biodiversity Plan (2022-2025)** in the context of our estate minimising its carbon footprint and environmental impact.

"I endorse this Estates Plan to help modernise our premises to provide a more effective and efficient estate to support our communities. Our new Modern Workplace review will help drive smarter agile working and a more sustainable use of our buildings in the future".



Giles Orpen-Smellie
The Police and Crime Commissioner for Norfolk

Our New Estates Vision:

“To provide a fit for purpose estates portfolio which is responsive to the needs of the Constabulary and the community, now and in the future”.

- To provide an estate that ensures the welfare, needs and morale of our staff are met.
- To effectively achieve strategic objectives and service delivery focussing on improving public confidence and outcomes for victims.
- To support the aim of maximising resources for front line policing and delivery of effectiveness, efficiency and value for money.

Our Estates Strategic Requirements:

- Be tightly focused to support the efficient and effective operational delivery of policing services to the public.
- Modernise by updating or replacing older buildings to improve productivity.
- Deliver reductions in carbon emissions, running costs and planned building maintenance backlog and protect the environment.
- Enable the generation of income and exit of leasehold premises where possible.
- Enable collaboration opportunities to be maximized.

Executive Summary:

The estate is legally owned by The Police and Crime Commissioner for Norfolk and is provided for Norfolk Constabulary to meet its needs and those of the communities of Norfolk.

The importance of having a fit for purpose, efficient and effective policing estate cannot be underestimated and this Plan outlines activity that will be taken forward to 2025 in order to achieve those aims. This includes supporting the delivery of the Police and Crime Commissioner's Police and Crime Plan and Norfolk Constabulary's Strategic Plan.

The Plan outlines the size and cost of the estate, drivers for change, the plans to 2025 for each area of our estate, an outline annualised plan of activity and the governance model for ensuring everything is delivered.

There are some key priorities within the plan:

- To review the non-PFI footprint at headquarters in line with the roll-out of the new 'Modern Workplace' programme in order to reduce costs.
- To maximise the investment at the Hethersett Old Hall Professional Development Centre.
- To deliver the new Broadland Police Station that will enable rationalisation of other parts of the estate that are old and inefficient.
- To deliver the refurbishment of Norwich City Police Station (Bethel Street) and review the estate requirements in central Norwich.
- To review and develop proposals to improving provision at north Norwich / south Broadland in response to increased levels of housing growth.
- To review and develop proposals for Great Yarmouth in response to the delivery of the third river crossing.
- To develop innovative proposals and work to reduce the carbon emissions of the Norfolk estate.

These priorities are reflected in the Estates Plan Milestones outlined towards the end of this document. All of these activities, and other detail provided in this document are consistent with the purpose, vision and requirements of the Plan.

Current Estates Context:

Our estate has previously evolved under three significant estate work programmes.

① Police Headquarters

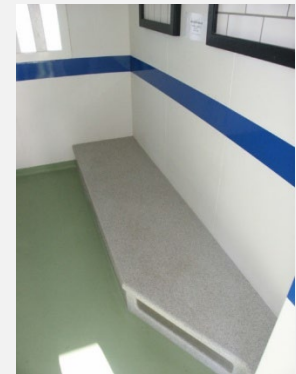
Wymondham Operations & Communications Centre:

In **December 2001** we opened our new headquarters known as the '*Wymondham Operations and Communications Centre (OCC)*'. This replaced various outdated premises in the greater Norwich area and provided us with a modern contact and control room, specialist operational buildings, a firearms training range and supporting command and corporate office accommodation.



② Police Investigation Centres:

In **2011** we opened new custody suites at Aylsham, Great Yarmouth, King's Lynn and Wymondham in a joint project with Suffolk Constabulary. Not only did this provide us with the right custody capacity and fit for purpose facilities, but it has enabled us to modernise some of our older police station sites.



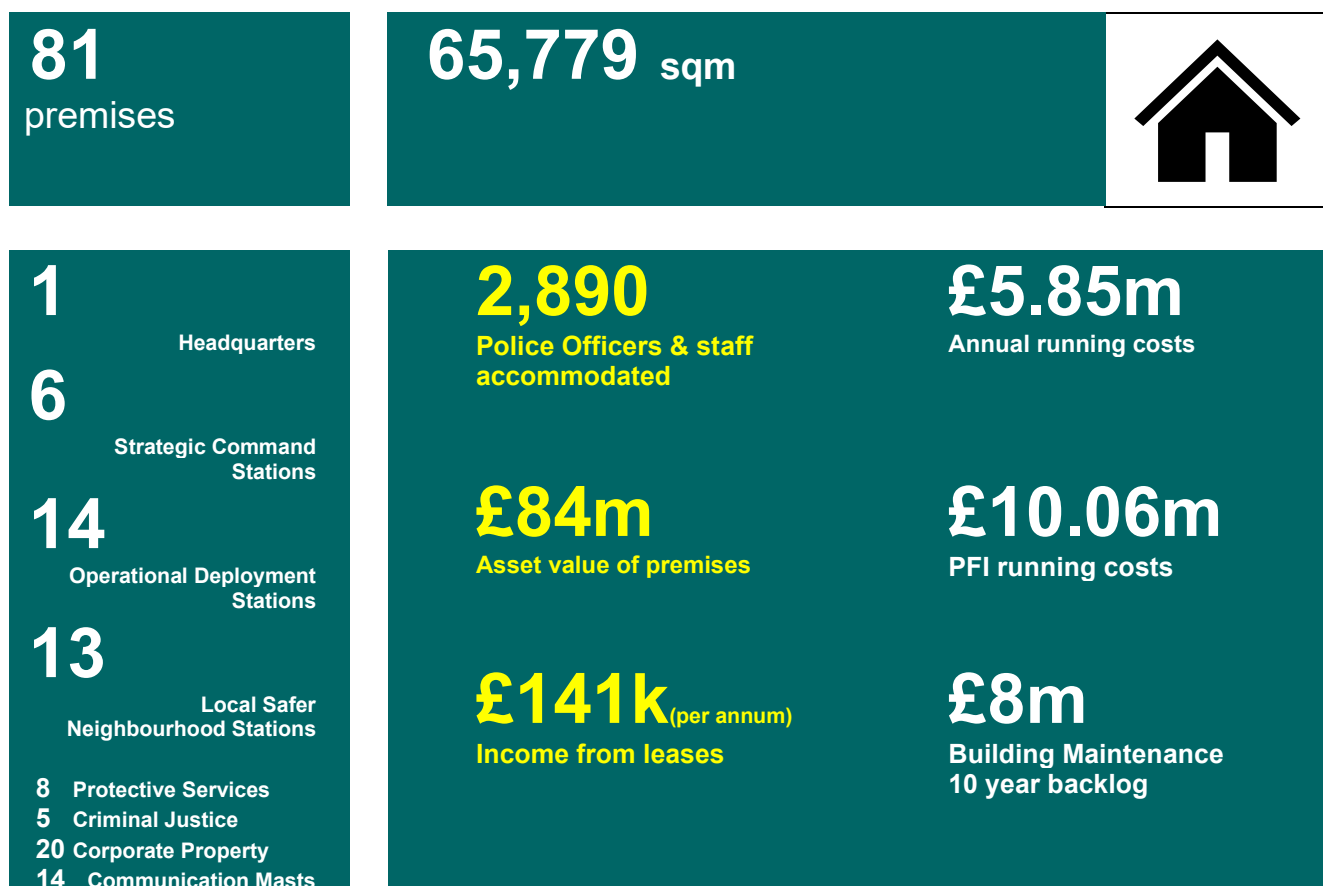
③ Police Station Renewal:

From **2005 to date** we have successfully advanced the renewal or major refurbishment of many police stations across the county of Norfolk in Aylsham, Cromer, Dersingham, Earlham, Harleston, Holt, Hoveton, King's Lynn, Long Stratton, North Walsham, Poringland, Reepham, Swaffham, Wells-next-the-Sea and Wymondham.



Current Estate:

The current baseline of the estate is as follows:



The financial performance of the estate is measured as part of the national benchmarking scheme run by the National Police Estate Group (NPEG) and prepared by CIPFA (*The Chartered Institute of Public Finance & accountancy*).

2019/20 Benchmarking Indicators:

	All Forces	NORFOLK
Estate GIA space per FTE person	18.6 sqm	18.5 sqm
Estate cost per sqm EXCLUDING PFI SITES	£135.01	£136.897
All Estate cost per sqm	£135.01	£211.76

Norfolk Building Stock Sqm By Age:

	All Forces	NORFOLK
A Pre 1945	14%	14%
C 1946-1975	36%	22%
D 1976-2000	28%	39%
E Post 2000	20%	25%
F Unclassified	1%	0%

Our top 3 costs per sqm are as follows:

2019/20	All Forces	NORFOLK	
Business Rates Costs	£36.54 per sqm	All £41.98 per sqm (Non PFI £33.46)	
Building Maintenance	23.57 per sqm	£10.11 per sqm	
Electricity	£18.39 per sqm	£21.20 per sqm	

Our energy and water consumption per sqm is as follows:

2019/20	All Forces	NORFOLK	
Heating Fuel	154 Kwh	149 Kwh	
Electricity	136 Kwh	174 Kwh	
Water	0.7 m3	0.50 m3	

“Our current key indicators outline the need to seek improvements in the estate by:

- *Continuing to ensure the estate provision meets the need of the constabulary and take opportunities to rationalise the estate where appropriate. This will help reduce our business rate costs.*
- *Improve electrical consumption and generate electricity by undertaking new carbon reduction initiatives and the installation of more renewables.”*

Periodic Building Maintenance:

Our Estates and Facilities Department plays an important role to ensure our premises are safe. We manage building risks such as asbestos, legionella, building fire safety and mechanical and electrical safety.

The direct practical delivery of all our estates and facilities works and services are outsourced and competitively tendered to ensure value for money.

A number of key contractors provide estates and facilities services 24/7.



Drivers for Estates Modernisation:

“The **UK National Policing 2025 Vision** will drive transformative change regarding a more representative professional workforce, enhanced specialist capabilities, improving digital policing and business support function efficiency”.

For Norfolk Constabulary the changing nature of policing demands, the enhanced use of new digital technologies, the increase in agility and hybrid working and the requirement to seek best value services with reducing carbon emissions will be at the heart of our creation of drivers for estates modernisation.

Capacity & Training:

Additional Police Officers provided by the national Operational Uplift programme and the new national Professional Education Qualification Framework (PEQF) training standards for Police Officers.



Modern Workplace:

The Coronavirus pandemic has changed our lives in so many ways, one of these being the way we work. With improving digital technologies many of our work roles will now be more flexible and agile and this should enable estates rationalisation.



Environmental Sustainability:

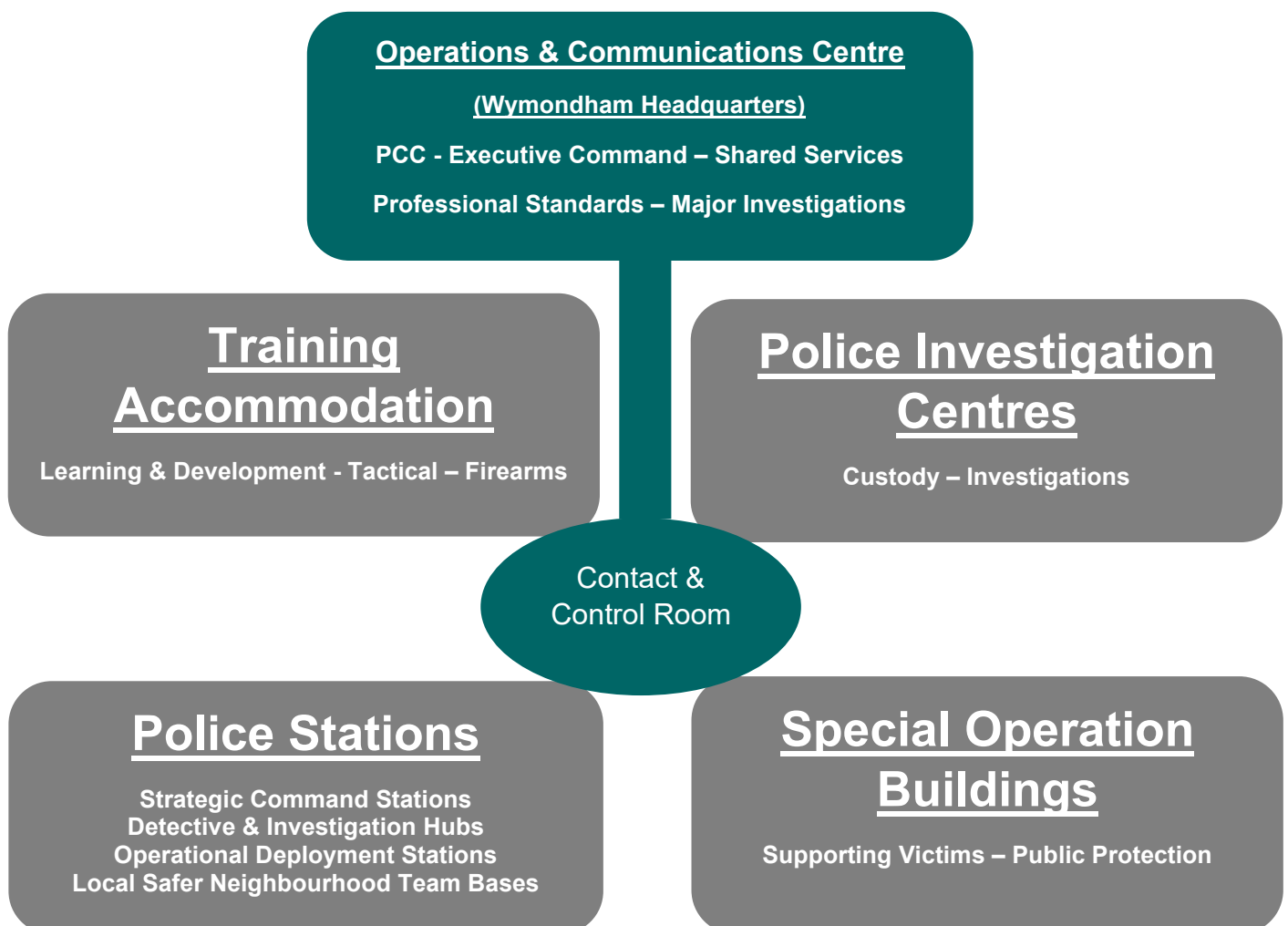
New UK Government targets to reduce carbon emissions mean we have a responsibility to act now to monitor and reduce our environmental impacts.



Our Modern Workplaces:

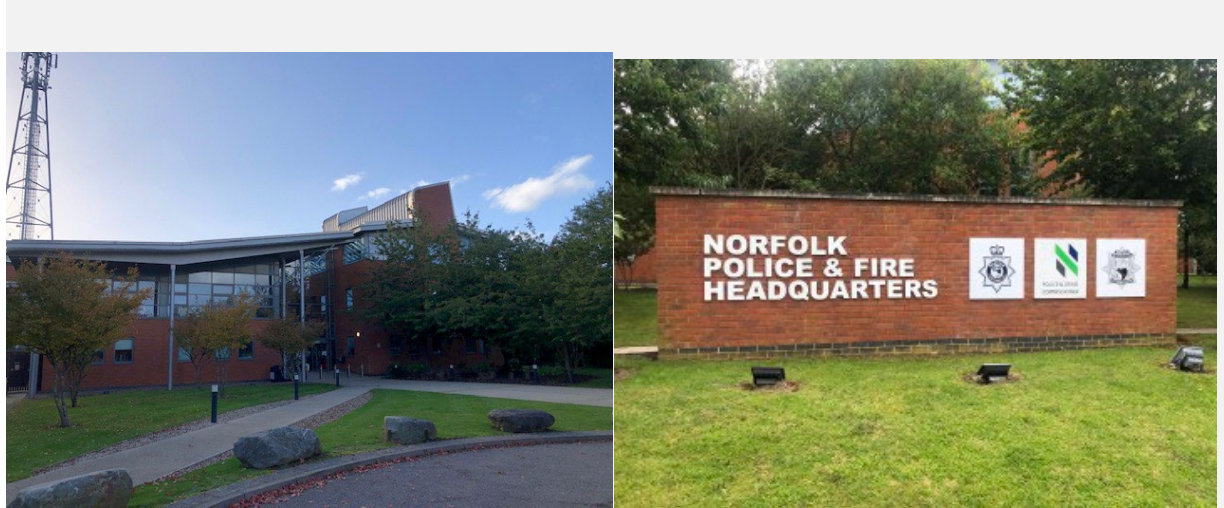
“This estates Plan sets out the areas of modernisation and change by considering the types of workplaces we use to support our communities and enable our Police Officers and staff to work effectively”.

Our workplace types:



Our Police Headquarters:

Wymondham - Operations & Communications Centre (OCC).



We will retain our headquarters for the duration of the Estates Plan, but will look for opportunities to reduce the footprint on the non-PFI part of the OCC estate (buildings 7-9) enabled through the delivery of our Modern Workplace Programme.

Our Wymondham based OCC Headquarters became operational in 2001 and is subject to a private finance initiative contract (PFI) which runs until 16th December 2036. The PFI costs are circa £5m per annum.

The headquarters continues to provide our contact and control room, main command administrative offices, transport workshop & stores, internal firearms training range and supporting specialist operational premises.

The Norfolk Fire & Rescue Service has shared the OCC campus from October 2019. The Fire & Rescue Command is based in OCC Building 8 and is also sited along side Community Safety teams to help advance joint working relating to crime / arson prevention and wider initiatives.

The OCC contact and control room is also shared. This enables police and fire and rescue services to work better together particularly for major incidents and protecting vulnerable people.

We will continue to seek best value from the PFI contract and review the contracted services and catering needs resulting from our future Modern Workplace review.

Our Modern Workplace Review:

We will review the use of our headquarters during 2022-2023 to ensure the accommodation is fit for purpose to support the changing ways roles and individuals will work in the future as ICT equipment and HR policies are adapted to cater for increased hybrid and home working.

Under a Joint Modern Workplace Board with Suffolk Constabulary and in consultation with staff associations, we will review the type of accommodation provided at the headquarters and across the Countywide estate to support:

- Roles continuing full time on our police sites.
- Roles that must attend on defined workplace rotas.
- Roles with a hybrid part home and part workplace presence.
- Roles that may work from home full time.

Following a department by department review, we will evaluate the resulting accommodation demands and number of desk spaces required within our Wymondham OCC campus and other greater Norwich office accommodation.

This may result in us being able to release alternative premises, provide further opportunities for partners to share more of our accommodation or realise the disposal of any surplus property.



Our Training Accommodation:

Our Police Officers and staff will be supported by the provision of both professional and tactical training facilities, which are run jointly with Suffolk Constabulary.

Professional Training:

Our main professional training facilities for Norfolk are based at Hethersett Old Hall Professional Development Centre. This is being refurbished over a three year period (2020-2023) to provide accommodation to deliver the Professional Education Qualification Framework (PEQF) and become our main Police Officer and staff training base.

We will seek to share the facilities at Hethersett Old Hall with other partners, where there are clear benefits in doing so.

Hethersett Old Hall – Professional Development Centre:



Tactical Training:

We will continue to use a Ministry of Defence (MOD) premise to accommodate our training for public order and other related tactical training such as method of entry, search and dogs.

During the term of this Estates Plan we will seek to extend our use of the MOD facilities from June 2022 to June 2025 and review our regional opportunities for a longer term permanent base.



Firearms Training:

Our firearms training is run jointly across the eastern region with six other Forces - Bedfordshire, Cambridgeshire, Essex, Hertfordshire, Kent and Suffolk.

For the term of this Estates Plan we will maintain our existing Firearms Training facilities at Wymondham (50m indoor range) and Watton (external 25m range).



Our Police Investigation Centres:

In 2011 our custody provision was modernised and provided with new joint 'Police Investigation Centres' (PIC's) shared across both Norfolk and Suffolk.

“The standard of the custody estate in Norfolk and Suffolk was very good – cells and communal areas were clean and well maintained and there were no identified potential ligature points or graffiti”.

(Source: HM Inspectorate of Prisons and HM Inspectorate of Constabulary and Fire & Rescue Report on an unannounced inspection to police custody suites in Norfolk & Suffolk – May 2018).

A Private Finance Initiative (PFI) Contract serves and maintains the Police Investigation Centre premises.

The building facilities and services are currently run by Tascor Limited.

The Police Investigation Centres located at Aylsham, Great Yarmouth, King's Lynn and Wymondham will be retained.

There are no planned changes for the term of this Estates Plan.

AYLSHAM PIC



GREAT YARMOUTH PIC



KING'S LYNN PIC



WYMONDHAM PIC



Our Police Stations:

We will ensure that the provision of the estate supports the current Norfolk Constabulary policing model and County Command response and local policing teams with the right stations in the right locations.

We will modernise our police station buildings, undertake planned maintenance improvements and invest in carbon reduction practical measures making sure our stations are as efficient as possible. The key priorities will be the refurbishment of Norwich City Police Station (Bethel Street) and the review of the provision at Great Yarmouth Police Station in line with understanding the impact of the proposed third river crossing.

Under our Modern Workplace programme, we will create additional flexible drop-in space for staff to use closer to their homes, to reduce staff travel to our headquarters.

We will continue to seek opportunities to share with partners where practical under Norfolk county-wide bluelight and 'One Public Estate' initiatives.

Tier 1 – Strategic Command Police Stations:

**NORWICH CITY POLICE STATION
(BETHEL STREET)**
RETAIN & REFURBISH



KING'S LYNN POLICE STATION
RETAINED



GREAT YARMOUTH POLICE STATION
REVIEW



THETFORD POLICE STATION
RETAINED



Our Police Stations – Detective Hubs:

WEST NORFOLK HUB:

During 2020 we completed the development of the new Swaffham Police Station.

We provided new offices for our Safeguarding & Investigations detectives, new CSI facilities and an Achieving Best Evidence (ABE) suite.

We replaced the outdated former Swaffham Police Station and provided new fit for purpose premises for our County Command and Road & Armed Policing Team (RAPT) services.



EAST NORFOLK HUB:

During 2022 we will be completing the build of the new Broadland Police Station, located at Broadland Gate Business Park to the east of Norwich.

This will replace outdated County Command and RAPT premises at Acle and Sprowston and a leasehold police store building in Norwich. This station will also enable further opportunities to exit from leasehold arrangements that will help deliver significant cashable savings over the lifetime of the building.



(Image of rear elevation of proposed Broadland Police Station – Care of Chaplin Farrant)

The proposed development will also provide new offices for our Safeguarding & Investigations detectives, new CSI facilities and an Achieving Best Evidence (ABE) suite.

It is planned the new premises will be operational from November 2022.

Our Police Stations

We will make the following additional improvements to our police stations over the term of this Estates Plan.

Tier 2- Operational Deployment Bases:

BROADLAND DISTRICT AREA:

We will relocate services from Acle and Sprowston to the new Broadland Police Station and then dispose of the sites. We will work with Norfolk Fire & Rescue Service to accommodate the local Beat Officers in the community Fire Stations.

ACLE POLICE STATION
RELOCATE AND DISPOSE



SPROWSTON POLICE STATION
RELOCATE AND DISPOSE



NORTH NORWICH AND SOUTH BROADLAND:

A key priority is to review estates provision for the north Norwich and south Broadland areas as a consequence of continuing housing and commercial growth in those areas. We will review our additional demand and operational capacity needs to provide a new future station to serve these communities.

NORTH NORWICH POLICE STATION (HURRICANE WAY)
REVIEW



TAVERHAM POLICE STATION
REVIEW



GORLESTON:

We will review Gorleston Police Station as part of the wider Great Yarmouth Police Station and area review, following the opening of the third bridge river crossing.

GORLESTON POLICE STATION - REVIEW



Tier 3- Local Safer Neighbourhood Base:

We will review our operational needs for Attleborough as part of the wider Modern Workplace review and engage with East of England Ambulance Service and the Norfolk Fire & Rescue Service on future opportunities.

We will seek to provide a Beat Office at Loddon Fire Station.

ATTLEBOROUGH POLICE STATION
REVIEW



LODDON FIRE STATION
REVIEW FOR POLICE USE



OTHER SITE DISPOSALS:

We will seek to market and dispose of our former / surplus police sites for the best value price.

The capital receipts we obtain will be retained by Norfolk Constabulary to reinvest back into the force capital programme under the medium-term financial plan.

FORMER HOLT POLICE STATION
DISPOSAL



FORMER SWAFFHAM POLICE STATION
DISPOSAL



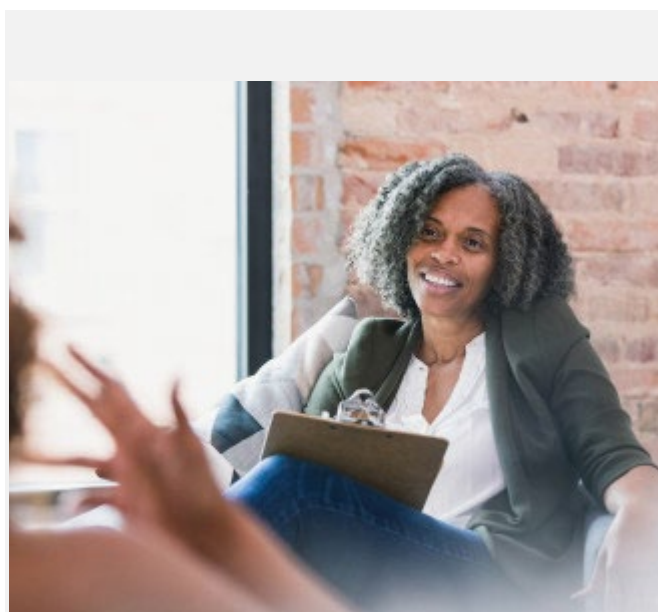
Our Special Operational Buildings:

We will continue to retain and maintain our specialist and regional premises for special and covert Protective Services functions, including those dealing with serious and organised crime, fraud and cybercrime activities.

We will continue to support multi-agency accommodation supporting joint teams with partners including:

- Multi-Agency Safeguarding Hub (MASH) – to keep vulnerable children and adults safe.
- Norfolk Probation Service – to help prevent re-offending.
- Norfolk Safety Camera Partnership – to reduce road collisions and casualties.

We will continue to provide and support our partners in the NHS and Victim Support groups to offer facilities to support and care for victims of crime.



Estates Plan – List of Sites:

LOCATION	ADDRESS	PROPERTY DESCRIPTION	Tenure	Estates Plan Outcome
POLICE HQ				
WYMONDHAM - OCC	Jubilee House, Falconers Chase, Wymondham, NR18 0WW.	Strategic Command Station	PFI	RETAIN MODERN WORKPLACE REVIEW

POLICE STATIONS				
GREAT YARMOUTH POLICE STATION	Howard Street North, Great Yarmouth, Norfolk, NR30 1PH.	Strategic Command Station	F/H	REVIEW
KING'S LYNN POLICE STATION	St James Street, King's Lynn, Norfolk, PE30 5DE.	Strategic Command Station	F/H	RETAIN
NORWICH CITY POLICE STATION	Bethel Street, Norwich, NR2 1NN.	Strategic Command Station	User Rights	RETAIN
THETFORD POLICE STATION	Norwich Road, Thetford, Norfolk, IP24 2HU.	Strategic Command Station	F/H	RETAIN

BROADLAND POLICE STATION	Mapel Way, Postwick, Norwich, NR13 5HB.	Detective & Investigation Hubs	F/H	RETAIN
SWAFFHAM POLICE STATION	Turbine Way, Swaffham, Norfolk, PE37 7XD	Detective & Investigation Hubs	F/H	RETAIN

ACLE POLICE STATION	Norwich Road, Acle, Norfolk, NR13 3BU.	Operational Deployment Station	F/H	REPLACE & DISPOSE
AYLSHAM POLICE STATION	Richard Oakes Road, off: Banningham Road, Aylsham, Norfolk, NR11 6LS.	Operational Deployment Station	F/H	RETAIN
CROMER POLICE STATION	Holt Road, Cromer, Norfolk, NR27 9GH.	Operational Deployment Station	F/H	RETAIN
DEREHAM POLICE STATION	Commercial Road, Dereham, Norfolk, NR19 1AE.	Operational Deployment Station	F/H	RETAIN
DERSINGHAM POLICE STATION	43 Manor Road, Dersingham, Norfolk, PE31 6LH.	Operational Deployment Station	F/H	RETAIN
DISS POLICE STATION	Stanley Road, Diss, Norfolk, IP22 4BP.	Operational Deployment Station	F/H	RETAIN
DOWNHAM MARKET POLICE STATION	63 London Road, Downham Market, Norfolk, PE38 9AT.	Operational Deployment Station	F/H	RETAIN
EARLHAM POLICE STATION	Earlham Road, Norwich, NR2 3RH.	Operational Deployment Station	F/H	RETAIN
FAKENHAM POLICE STATION	30 Norwich Road, Fakenham, Norfolk, NR21 8BB.	Operational Deployment Station	F/H	RETAIN
GORLESTON POLICE STATION	Suffield Road, Gorleston, Norfolk, NR31 7AW.	Operational Deployment Station	F/H	REVIEW
HUNSTANTON POLICE STATION	Lynn Road, Hunstanton, Norfolk, PE36 5HR.	Operational Deployment Station	F/H	RETAIN
HURRICANE WAY - NORTH NORWICH POLICE STATION	24 Hurricane Way, Airport Industrial Estate, Norwich, NR6 6EY.	Operational Deployment Station	L/H	REVIEW
NORTH WALSHAM POLICE STATION	Yarmouth Road, North Walsham, Norfolk, NR28 9AW.	Operational Deployment Station	F/H	RETAIN
SPROWSTON POLICE STATION	107 Wroxham Road, Norwich, NR7 8EY.	Operational Deployment Station	F/H	REPLACE & DISPOSE

ATTLEBOROUGH POLICE STATION	London Road, Attleborough, Norfolk, NR17 2DW.	Local SNT Base	F/H	RETAIN
HARLESTON POLICE STATION	Swan Lane, Harleston, Norfolk, IP20 9AW.	Local SNT Base	F/H	RETAIN
HOLT FIRE STATION	Norwich Road, Holt, Norfolk, NR25 6TE.	Local SNT Base	L/H	RETAIN
HOVETON POLICE STATION	12 Stalham Road, Hoveton, Norfolk, NR12 8DG.	Local SNT Base	F/H	RETAIN
LODDON FIRE STATION	3 High Street, Loddon, Norfolk, NR14 6ET.			NEW
LONG STRATTON POLICE STATION	Ipswich Road, Long Stratton, NR15 2TB.	Local SNT Base	F/H	RETAIN
PORINGLAND POLICE STATION	Overtons Way, Poringland, Norwich, NR14 7WB.	Local SNT Base	L/H	RETAIN
REEPHAM POLICE STATION	Reepham Fire Station, 36 School Road, Reepham, NR10 4JP.	Local SNT Base	L/H	RETAIN
SHERINGHAM FIRE & POLICE STATION	56 Cromer Road, Sheringham, NR26 8RS.	Local SNT Base	L/H	RETAIN
TAVERHAM POLICE STATION	6 Windsor Chase, Taverham, Norwich, NR8 6LW.	Local SNT Base	F/H	REVIEW
TERRINGTON ST JOHN POLICE STATION	Old Church Road, Terrington St John, Wisbech, Norfolk, PE14 7XA.	Local SNT Base	F/H	RETAIN
WATTON POLICE STATION	High Street, Watton, Norfolk, IP25 6AR.	Local SNT Base	L/H	RETAIN
WELLS-NEXT-THE-SEA POLICE STATION	Polka Road, Wells-next-the-Sea, Norfolk, NR23 1ED.	Local SNT Base	F/H	RETAIN

JOINT PROTECTIVE SERVICES				
CENTENARY HOUSE, PROBATION OFFICES, NORWICH.	19 Palace St, Norwich, Norfolk , NR3 1RT.	Office Building	Agreement	RETAIN
COUNTY HALL, NORWICH - MASH OFFICE	County Hall, Martineau Lane, Norwich, NR1 2DH.	Office Building	Agreement	RETAIN
SARC	Address not disclosed.	Office Building	F/H	RETAIN
HARBOUR CENTRE	Address not disclosed.	Care Suite	F/H	RETAIN
KING'S LYNN CARE SUITE	Address not disclosed.	Victim suite and offices.	F/H	RETAIN
NORWICH AIRPORT	Norwich Airport, Cromer Road, Norwich, NR6 6EP.	Airport Office	L/H	TERMINATE LEASE
NORWICH CITY FOOTBALL CLUB HOLDING CELLS	Carrow Road, Norwich, NR1 1JE.	Room in Stand	Agreement	RETAIN
FIREARMS RANGE	Address not disclosed.	Firing Range	L/H	RETAIN

JOINT CRIMINAL JUSTICE				
AYLSHAM - PIC SITE	Richard Oakes Road, off: Banningham Road, Aylsham, Norfolk, NR11 6FD.	Police Investigation Centre	PFI	RETAIN
GREAT YARMOUTH PIC	Yarmouth Business Park, Thamesfield Way, Great Yarmouth, NR31 0DW.	Police Investigation Centre	PFI	RETAIN
KING'S LYNN PIC - WILLOWS BUSINESS PARK	Willows Business Park, High Road, South Lynn, King's Lynn, PE34 3RD.	Police Investigation Centre	PFI	RETAIN
WYMONDHAM - PIC SITE	Plot 704, Gateway 11, Wymondham, NR18 0SH.	Police Investigation Centre	PFI	RETAIN
CARMELITE HOUSE, WHITEFRIARS, NORWICH - CRIMINAL JUSTICE OFFICES	2 St James Court, Whitefriars, Norwich, NR3 1SH.	Office Building	L/H	REVIEW

CORPORATE PROPERTY				
HETHERSETT OLD HALL	Hethersett Old Hall, Norfolk, NR9 3DW.	Professional Development Centre	F/H	RETAIN
KING'S LYNN FIRE STATION - NORTH	Kilham's Way, King's Lynn, PE30 2HY.	Industrial Unit	Agreement	RETAIN
NORFOLK STORE 1	Address not disclosed.	Industrial Unit	Licence	TERMINATE LEASE
NORFOLK STORE 2	Address not disclosed.	Industrial Unit	L/H	TERMINATE LEASE
MILE CROSS FORMER POLICE STATION	Woodcock Road, Norwich, NR3 3TX.	Let to Community Group	F/H	RETAIN
SEETHING SKIDPAN - NR15 1EL.	The Street, Seething, Norfolk, NR15 1AL.	Garages	L/H	TERMINATE LEASE
WYMONDHAM KETTS PARK CAR PARK	Harts Farm Road, Wymondham, NR18 0UR.	Car Parking	Licence	REVIEW
WYMONDHAM RUGBY CLUB CAR PARK	Barnards Field, Reeve Way, Wymondham, NR18 0GQ.	Car Parking	Agreement	REVIEW
WYMONDHAM - OCC - BUILDING 6a	Falconers Chase, Wymondham, NR18 0WW.	Modular building	F/H	REVIEW
WYMONDHAM - OCC - BUILDING 6b	Falconers Chase, Wymondham, NR18 0WW.	Modular building	Agreement	REVIEW
WYMONDHAM - GATEWAY 11 - BUILDING 7	Falconers Chase, Wymondham, NR18 0WW.	Office Building	F/H	REVIEW
WYMONDHAM - GATEWAY 11 - BUILDING 7a	Falconers Chase, Wymondham, NR18 0WW.	Modular building	F/H	REVIEW
WYMONDHAM - GATEWAY 11 - BUILDING 8	Falconers Chase, Wymondham, NR18 0WW.	Office Building	F/H	REVIEW
WYMONDHAM - GATEWAY 11 - BUILDING 9	Falconers Chase, Wymondham, NR18 0WW.	Office Building	F/H	REVIEW
WYMONDHAM - GATEWAY 11 PLOT 400 LAND	Falconers Chase, Wymondham, NR18 0WW.	Land	F/H	REVIEW

ASSETS HELD FOR SALE				
HOLT FORMER POLICE STATION	Norwich Road, Holt, Norfolk, NR25 6SH.	Former Police Station.	F/H	DISPOSE
NORTH LYNN FORMER POLICE STATION	Mayflower Avenue, King's Lynn, Norfolk, PE30 2NR.	Former Police Station.	F/H	DISPOSE
STALHAM YARMOUTH ROAD LAND	Yarmouth Road, Stalham.	Land	F/H	DISPOSE
SWAFFHAM FORMER POLICE STATION	Westacre Road, Swaffham, Norfolk, PE37 7LY.	Former Police Station.	F/H	DISPOSE

(List excludes communication masts & police houses).

Estates Plan Milestones:

The following timeline will apply to this Estates Plan.

2021/22

Broadland Police Station – Build.

Hethersett Old Hall – Refurbishment Year 2 Works.

Wymondham OCC Campus – Modern Workplace Year 1 Review.

2022/23

Broadland Police Station – Opening.

Hethersett Old Hall – Refurbishment Year 3 Works.

Loddon – Review accommodation at Fire Station.

Norwich City Police Station – Refurbishment and review greater Norwich office accommodation.

Wymondham OCC Campus – Modern Workplace Year 2 Review.

MOD Tactical Training – Extend agreement for use.

Holt & Swaffham – Sale of former police stations.

2023/24

Hethersett Old Hall – Completion of main site premises.

Norwich North & South Broadland – Provide new station.

Great Yarmouth & Gorleston – Review operational needs following third bridge river crossing.

Acle & Sprowston – Provide Beat Office at Fire Stations and dispose of former police stations.

2024/25

Great Yarmouth & Gorleston – Provide new estate requirement.

Our Governance to Deliver:

“The Police and Crime Commissioner for Norfolk chairs a **Norfolk Estates Board** no less than every quarter to review progress and take decisions on estates matters”.

Norfolk Constabulary’s Chief Officers will report to The Police and Crime Commissioner’s Estates Board on the following matters:

- Delivery of the Estates Plan.
- Estates, Facilities and PFI contract updates.
- Estates budget and capital programme implications.
- Planned maintenance programmes.
- Estates management tasks such as rent reviews and lease renewals.
- Submission of Planning Applications.
- Carbon Management implications.



Below the Police and Crime Commissioner’s Estates Board, Norfolk Constabulary’s Assistant Chief Officer co-ordinates delivery of the Plan through the **Norfolk Estates Plan Programme Board**. The Head of Estates monitors the co-ordination of works and projects with other internal departments via an **Estates Delivery Meeting** and with partners via Norfolk **One Public Estate** meetings.

Our premises statutory compliance is reported to the Deputy Chief Constable’s **Health and Safety Committee** every quarter.



To contact the Police and Crime Commissioner for Norfolk

Telephone: 01953 424455

Email: OPCCN@norfolk.police.uk

Write to:

The Office of the Police and Crime Commissioner for Norfolk

Jubilee House

Falconers Chase

Wymondham

Norwich

NR18 0WW