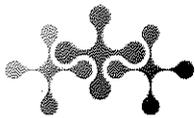


**Nottinghamshire Police and Crime Commissioner**  
**Notice of Decision**



Nottinghamshire

**POLICE & CRIME COMMISSIONER**

<b>Author:</b>	Tim Wendels
<b>Tel:</b>	0115 967 2370
<b>E-mail:</b>	<a href="mailto:Tim.Wendels@nottinghamshire.pnn.police.uk">Tim.Wendels@nottinghamshire.pnn.police.uk</a>
<b>Date Received*:</b>	24 June 2013
<b>Ref*:</b>	2013/18

\*to be inserted by Office of PCC

**TITLE: Estates Rationalisation Phase 3 – Harworth Police Station**

**EXECUTIVE SUMMARY:**

The review of the Harworth Police Station is part of the Estates Rationalisation Phase 3 work stream to provide a fit for purpose, flexible and sustainable estate enabling savings to be delivered of £2.4m over 2 years.

Attached is the business case for this area of work.

**INFORMATION IN SUPPORT OF DECISION:** (e.g report or business case)

Business Case attached.

**Is any of the supporting information classified as non public or confidential information\*\*?**

No

Yes

**DECISION:**

To support the business case for the Estates Rationalisation Phase 3 – Harworth Police Station (see attached report and Business Case).

**OFFICER APPROVAL**

I have been consulted about the proposal and confirm that the appropriate 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.

Signature:  
**Chief Executive**

*Kam Dennis*

Date: 25<sup>th</sup> June 2013.

**DECLARATION:**

I confirm that I do not have any disclosable pecuniary interests in this decision and I take the decision in compliance with the Code of Conduct for the Nottinghamshire Office of the Police and Crime Commissioner. Any interests are indicated below:

The above request has my approval.

Signature:

**Nottinghamshire Police and Crime Commissioner**

Date:

4/7/13

See guidance on non public information and confidential information.



<b>For Decision</b>	
<b>Public/Non Public*</b>	<b>Public</b>
<b>Report to:</b>	<b>PCC Notice of Decision</b>
<b>Date of Meeting:</b>	<b>18<sup>th</sup> June 2013</b>
<b>Report of:</b>	<b>ACO Monckton</b>
<b>Report Author:</b>	<b>Tim Wendels</b>
<b>E-mail:</b>	<b>Tim. Wendels@nottinghamshire.pnn.police.uk</b>
<b>Other Contacts:</b>	
<b>Agenda Item:</b>	-

\*If Non Public, please state under which category number from the guidance in the space provided.

## **Estates Rationalisation Phase 3 – Harworth Police Station**

### **1. Purpose of the Report**

- 1.1 To obtain sign off for the Business Case for the Estates Rationalisation Phase 3 – Harworth Police Station, which was approved at the 5<sup>th</sup> June 2013 Corporate Services Programme Board.

### **2. Recommendations**

- 2.1 That the Police and Crime Commissioner agrees to support the business case for the Estates Rationalisation Phase 3 – Harworth Police Station attached at Appendix A.

### **3. Reasons for Recommendations**

- 3.1 The review of the Harworth Police Station is part of the Estates Rationalisation Phase 3 work stream to provide a fit for purpose, flexible and sustainable estate enabling savings to be delivered of £2.4m over 2 years.
- 3.1 Reduced revenue running costs of approximately £8,866 per annum.
- 3.2 Receive a capital receipt from the sale of the existing station (current value of £125,000).
- 3.3 The cost for the forecasted planned maintenance of £93,000 over the next 12 years at the existing station would be averted.
- 3.4 Improved partnership working – able to focus on shared priorities and intelligence with partner organisations.
- 3.5 Increased visibility – Police will be more centrally located in Harworth.
- 3.6 Good transport links & on site public car parking.

#### 4. Summary of Key Points

- 4.1 The current station is situated within a generally residential area some 800 metres from the centre of Harworth. The station fronts an estate distributor road and is close to the North Border Junior School. Housing in the area generally comprises council style semi detached and terraced properties. The station is located at the junction of Shrewsbury Road and Talbot Road, which is a short cul-de-sac and not in a central location. The condition of the building is considered to be poor.
- 4.2 The current annual running costs of Harworth Police Station:
- |                          |  |
|--------------------------|--|
| Rates, electricity etc   | - £16,084  |
| Cleaning<br>(with Mitie) | - £5,032 including NI & pension contributions (now with Mitie) |
| Total                    | - £21,116 per annum  |
- 4.3 Harworth & Bircotes Town Council (H&BTC) is located on Scrooby Road in the centre of Harworth.
- 4.4 The H&BTC have offered 70m<sup>2</sup> within the council building and with minor internal alterations would be suitable to accommodate the Harworth Beat Team.
- 4.5 However in order to accommodate both Response and Beat Teams at H&BTC an extension of 54m<sup>2</sup> of the council building is required. The extension will be constructed on the rear of the council building. The new accommodation will provide additional office space incorporating locker room, interview room, shower room and external store.
- 4.6 There would be shared use of kitchen and toilet facilities with the council. The building will be accessible 24hrs 365 days a year.
- 4.7 All vehicles would park in the free public car park which is to the side of the council building.
- 4.8 Final terms are yet to be agreed with H&BTC, however the current proposals for the lease are as follows;
- 12 year lease.
  - Break options at 3, 6 and 9 years.
  - Notice period 6 months.
  - Council to 'buy back' the extension at insurance valuation rate should Nottinghamshire Police give notice.
  - The building is to be insured and maintained by H&BTC but the Force will be responsible for internal décor (Notts Police areas only).
  - All inclusive rent of £12,250. Increase annually with RPI.

## **5. Financial Implications and Budget Provision**

- 5.1 It is anticipated that these proposals will lead to a reduction in revenue costs for the estate and will generate a capital receipt from the sale of Harworth Police Station.
- 5.2 The capital costs associated with the project (approximately £75,000), will be met from the existing capital programme.

## **6. Human Resource Implications**

- 6.1 HR have advised that as this only affects working location and no other aspects of the employment contract and due to a mobility clause within the PCSO contracts, there is no need to formally consult with the staff and that we will be able to simply vary their work location following a 30 day notice period. However, in this instance, as we have plenty of time before this relocation will take effect, it is agreed that a best practice approach will be taken and that full internal and external communication, including internal staff consultation will take place in accordance with the Estates Communications Strategy.
- 6.2 There are no HR risks associated with this change programme. However, allocation of resources to facilitate the necessary contractual notice period and subsequent changes will need to be considered.

## **7. Equality Implications**

- 7.1 An EIA needs to be completed, however HR are comfortable that there are no issues surrounding this.

## **8. Risk Management**

- 8.1 Legal delays in agreeing Heads of Terms, sale of the existing Harworth Police Station, purchase of land etc.
- 8.2 Assumption that we receive £125,000 for the sale of existing Harworth Police Station. This depends on how strong the market is when the building is put up for sale.
- 8.3 Sale of the current building is not achieved therefore ongoing running costs of the existing station as well as running costs for the new Station.
- 8.4 Planning Permission may not be granted.
- 8.5 The figures for the building works are budget estimates. Actual figures will be known once the tender process has been completed.
- 8.6 The results of Fleet Management Review will not be known until Q1 2014. The outcome of the review may mean that Response will be relocated from

Harworth to another location therefore the construction of the extension could have been averted.

- 8.7 H&BTC will buy back the extension (at insurance valuation rates) should the lease be terminated.

## **9. Policy Implications and links to the Police and Crime Plan Priorities**

- 9.1 The business case seeks to fulfil priority 2 of the current policing plan “spending your money wisely”.

## **10. Changes in Legislation or other Legal Considerations**

- 10.1 There are no legislative changes to consider in relation to this matter.
- 10.2 There are legal considerations to be made with regards to the lease of the new premises and sale of the existing Harworth police station as described above.

## **11. Details of outcome of consultation**

- 11.1 All relevant departments have been consulted and feedback has been integrated into the business case.

## **12. Appendices**

- 12.1 Appendix 1 – Harworth Business Case.

## **13. Background Papers (relevant for Police and Crime Panel Only)**

13. Attached Business Case.



## **BUSINESS CASE (BC)**

### **Project: Estates Rationalisation Phase 3 Harworth Police Station**

Release: 1.0

Date: 23 April 2013

Author: Phil Ellis, Estates Manager

Approval: ACO Monckton, Senior Responsible Officer

*This paper cannot be published as it is restricted*

**1 Business Case History**

**Document:** This document is only valid on the day it was printed.

**Location:** The source of the document will be found in folder:

**1.2 Revision History**

Revision date	Previous revision date	Author	Summary of Changes	Changes marked
23 May 13		Phil Ellis	First issue	
30 May 13	23 May 13	Phil Ellis	Comments from Information Security and Benefits Realisation included.	

**1.3 Approvals**

This document requires the approval from the appropriate Manager.

Name	Title	Date of Issue	Version
Tim Wendels	Head of Estates	23/05/2013	0.1

**1.4 Distribution**

This document requires distribution to the business experts as follows:

Name	Business Area	Date of Issue	Signature Confirm Assessed (Comments at section 9)
Jacky Lloyd	HR	23/05/2013	Sent out by email
Phillip Maddison	L & D	23/05/2013	Sent out by email
Ronnie Adams	Procurement	23/05/2013	Sent out by email
Christi Carson	Information Services	23/05/2013	Sent out by email
Tim Wendels	Estates	23/05/2013	Sent out by email
Ann-Marie Hughes	Finance (Business Partners)	23/05/2013	Sent out by email
Julie Mair	Information Management	23/05/2013	Sent out by email
Pat Stocker	Information Security Manager	23/05/2013	Sent out by email
Keiley Freeman	Research	23/05/2013	Sent out by email
Paul Dudley	Business Benefits	23/05/2013	Sent out by email
Matt Tapp	Corporate Communications	23/05/2013	Sent out by email

**1.5 Programme Management Office:**

DATE RECEIVED	GOVERNING BOARD
05/06/2013	Corporate Services Board

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## Business Case Document

### 2 Purpose

- 2.1 This document seeks approval from the Corporate Services Project Board to relocate Harworth Police Station to Harworth & Bircotes Town Council
- 2.2 The review of the Harworth Police Station is part of the Estates Rationalisation Phase 3 work stream to provide a fit for purpose, flexible and sustainable estate enabling savings to be delivered of £2.4m over 2 years.

### 3 Background

- 3.1 As part of the Productivity programme a phase 3 rationalisation of the Estate has been developed to contribute to the delivery of a number of the force's strategic objectives set out in the Policing Plan 2011-15 and to deliver further target savings by reducing the number of buildings, running and maintenance costs. To achieve these savings all buildings within the estate are being reviewed.
- 3.2 The station is situated within a generally residential area some 800 yards from the centre of Harworth. The station fronts an estate distributor road and is close to the North Border Junior School. Housing in the area generally comprises council style semi detached and terraced properties. The station is located at the junction of Shrewsbury Road and Talbot Road, which is a short cul-de-sac and not in a central location.
- 3.3 The condition of the building is generally poor.
- 3.4 The floor area of the current station is 357m<sup>2</sup> (GIA) and comprises of a number of small offices and rooms and which is not fit for modern policing (open plan etc).
- 3.5 Lambert Smith Hampton, our property consultant, has valued the existing site at approximately **£125,000**.
- 3.6 The current annual running costs for the building:
- |                        |  |
|------------------------|--|
| Rates, electricity etc | - £16,084  |
| Cleaning               | - £5,032 including NI & pension contributions (now with Mitie) |
| Total                  | - <b>£21,116</b> per annum                                     |
- 3.7 Forecast planned maintenance costs over the next 12 years are approximately **£93,000** (figure supplied by the Estates Department).
- 3.8 A number of options for Harworth Police Station have been considered.
- |           |   |
|-----------|---|
| Option 1: | Do nothing  |
| Option 2: | Relocate to Harworth & Bircotes Town Council – Beat Team only         |
| Option 3: | Relocate to Harworth & Bircotes Town Council – Beat Team and Response |

---

**4 Proposal with options**

4.1 There are three viable options;

***Option 1: Do nothing (Not Recommended)***

4.2 By doing nothing the force would retain the Harworth Police Station and carry on with the current expenditure and the planned maintenance works. Although maintenance work would be undertaken the building would remain too large for current requirements with an ineffective layout.

Reasons for discounting this option

4.3 This option has been discounted as it does not meet the forces strategic priority 2 To spend your money wisely as there is a more cost effective option to accommodate the existing officers whilst also providing better standard of accommodation.

4.4 Although planned maintenance would improve the condition of the station it would remain too large and not in the best location to serve the local community.

***Option 2: Relocate to Harworth & Bircotes Town Council – Beat Team only (Not recommended)***

4.5 Harworth & Bircotes Town Council is located on Scooby Road in the centre of Harworth. See Appendix 1 which shows the location of the existing station (A) and the location of H&BTC (B).

4.6 The H&BTC have offered 70m<sup>2</sup> within the council building and with minor internal alterations would be suitable to accommodate the Harworth Beat team.

4.7 The Response Team would relocate back to Retford Police Station which is approximately 10 miles away.

4.8 The proposed accommodation would allow for a Briefing Room, Property Store, PSU Store, Parade Room with 6 workstations and Locker Rooms. There is also a small separate area for storage, photocopier etc. This area will be made secure from the council work areas. There are no plans for a front counter as per the existing Harworth arrangement.

4.9 There would be shared use of kitchen and toilet facilities with the council. The building will be accessible 24hrs 365 days a year.

4.10 All vehicles would park in the free public car park which is to the side of the council building.

4.11 The Town Clerk and the cleaner would be security vetted to the appropriate level.

Reasons for discounting this option

4.12 This option has been discounted as it does not allow for Response to be located at Harworth. By removing response could increase rural crime and could put the public and other road users at risk due to the distance required to travel to 999 incidents.

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**Option 3: Relocate to Harworth & Bircotes Town Council – Beat Team and Response (Recommended)**

- 4.13 As Option 2 but in order to accommodate both Response and Beat Teams at H&BTC an extension of 54m<sup>2</sup> of the council building is required. The extension will be constructed on the rear of the council building. The new accommodation will provide additional office space incorporating locker room, interview room, shower room and external store. See Appendix 2 showing the draft proposed layout.
- 4.14 Final terms are yet to be agreed with H&BTC however the current proposals for the lease is as follows;
- 12 year lease.
  - Break options at 3, 6 and 9 years.
  - Notice period 6 months.
  - Council to 'buy back' the extension at insurance valuation rate should Nottinghamshire Police give notice.
  - The building is to be insured and maintained by H&BTC but the Force will be responsible for internal décor (Notts Police areas only).
  - All inclusive rent of **£12,250**. Increase annually with RPI.

Reasons for recommending this option

- 4.15 This option has been recommend as it meets the force's strategic priority 2 To spend your money wisely as the force is able to save on revenue running costs and will also receive a capital receipt from the sale of the existing station. This would also allow for both Beat and Response Teams to remain in Harworth.

## **5 Benefits Expected**

- 5.1 There are benefits in closing the current Harworth Police station and relocating to other premises including:
- The existing station is not fit for purpose.
  - The existing station is in poor condition.
  - Is too large for the current needs.
  - Reduced running costs.

**Option 3: Relocate to Harworth & Bircotes Town Council – Beat Team and Response (Recommended)**

5.2 Cashable benefits

- Sale of existing Harworth Police Station valued at **£125,000**
- Reduced running costs of **£8,866** per annum
- The cost for the forecasted planned maintenance of **£93,000** over the next 12 years at the existing station would be averted.

5.3 Non cashable benefits

- Good transport links & on site public car parking.
- Improved partnership working – able to focus on shared priorities and intelligence with partner organisations.
- Increased visibility – Police will be more centrally located in Harworth.
- Flexibility in terms of lease options, length etc. H&BTC will also buy back the extension (at insurance valuation rates) if we give notice to quit therefore reduces our financial risk (to be agree).

6 Costs

*Option 1: Do nothing (Not Recommended)*

- 6.1 Continued running costs of approximately **£21,000** and cleaning costs of **£5,000** per annum.
- 6.2 Estimated planned maintenance costs over the next 12 years have been forecasted at approximately **£93,000**.

*Option 2: Relocate to Harworth & Bircotes Town Council – Beat Team only (Not recommended)*

- 6.3 An extension to the H&BTC building is not required; however the internal layout to the building will need to be altered. The budget estimate for the internal alterations is **£25,000**. This includes forming over new offices, flooring, IT & power etc.
- 6.4 All inclusive rent of **£12,250** as detailed in item 6.6 below. Increase annually with RPI.

*Option 3: Relocate to Harworth & Bircotes Town Council – Beat Team and Response (Recommended)*

- 6.5 The budget estimate for the new build extension and the internal alterations is **£75,000**. This includes all internal works, external works, fees, Planning and Building Regulations etc. See Appendix 3 for the financial analysis.
- 6.6 The rent for the space will be **£12,250**. This includes rent, rates, utilities and cleaning. This is broken down as follows;

Rent (inc rates, water, maintenance etc)	£7,000
Electricity	£2,000
Cleaning	£3,250
<b>Total (Yr1)</b>	<b>£12,250</b>

Note: It is assumed that the rent will increase with RPI, 3% per year  
 Assumed energy cost increase 5% per year  
 Assumed rates increase of 2% per year

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**7 Risks**

- 7.1 There are a number of different risks related to both options.
- 7.2 Legal delays in agreeing Heads of Terms, sale of the existing Harworth Police Station, purchase of land etc.
- 7.3 Assumption that we receive **£125K** for the sale of existing Harworth Police Station. This depends on how strong the market is when the building is put up for sale.
- 7.4 Sale of the current building is not achieved therefore ongoing running costs of the existing station as well as running costs for the new Station.
- 7.5 Planning Permission for Option 3 may not be approved.
- 7.6 The figures for the building works are budget estimates. Actual figures will be known once the tender process has been completed.
- 7.7 The results of Fleet Management Review will not be known until Q1 2014. The outcome of the review may mean that Response will be relocated from Harworth to another location therefore the construction of the extension could have been averted.
- 7.8 H&BTC will buy back the extension should the lease be terminated.

**8 Timescales**

Based on the information available at this time and the assumptions made in the business case, the predicted timescales for the recommended option are as follows;

June 2013

Business case submitted to Corporate Services Board & COT

July 2013

If the business case is approved, preparation and approval of the PID.

July

Stage 3 communications issued.

August 2013

Planning application submitted and lease signed. (Approval can take 8 weeks).

October 2013

Building works out to tender.

December 2013

Start on site.

February 2014

Building Works complete.

March 2014.

Move in.

---

**9 Investment Appraisal**

9.1 See Appendix 3.

**10 Impact**

This has been assessed by the project manager unless otherwise stated.

**HR:**

Currently Response, SNT along with PCSO's work from the existing station. There is no front counter service and the cleaning service is managed by Mitie.

Comments from Nicola Rabbitt, HR Partner – Local Policing

HR have advised that as this only affects working location and no other aspects of the employment contract and due to a mobility clause within the PCSO contracts, there is no need to formally consult with the staff and that we will be able to simply vary their work location following a 30 day notice period. However, in this instance, as we have plenty of time before this relocation will take effect, it is agreed that a best practice approach will be taken and that full internal and external communication, including internal staff consultation will take place in accordance with the Estates Communications Strategy.

There are no HR risks associated with this change programme. However, allocation of resources to facilitate the necessary contractual notice period and subsequent changes will need to be considered.

An EIA will be completed for this Business Case

**L & D:**

None expected.

**Finance:**

The capital budget has been identified from existing Estates budget for 2013/14.

**Estates & Facilities:**

Business as usual.

**Procurement:**

Business as usual.

**ICT:**

Assistance will be required in order to relocate from the existing station into the new facility.

**Information Management:**

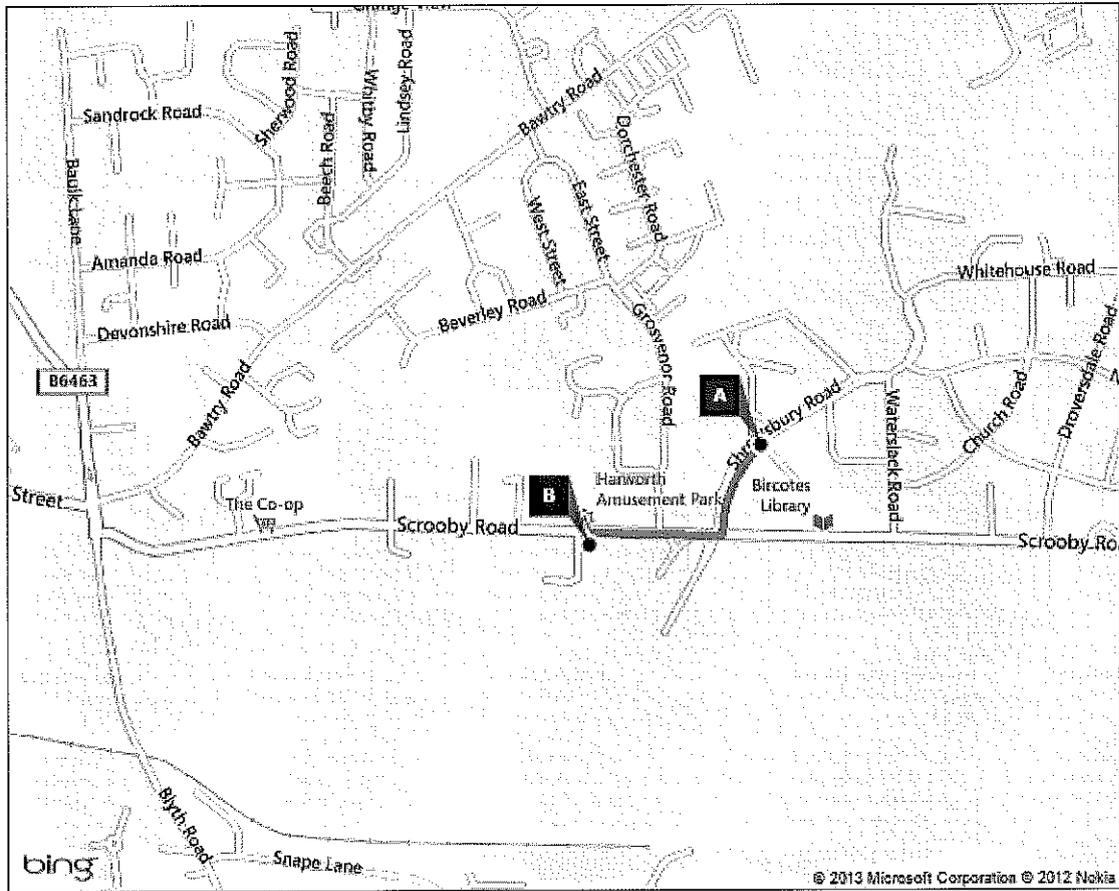
None expected.

**Research:**

None expected.

**Information Security:** A Physical Risk Assessment will need to be undertaken to ensure that the final design complies with security requirements.

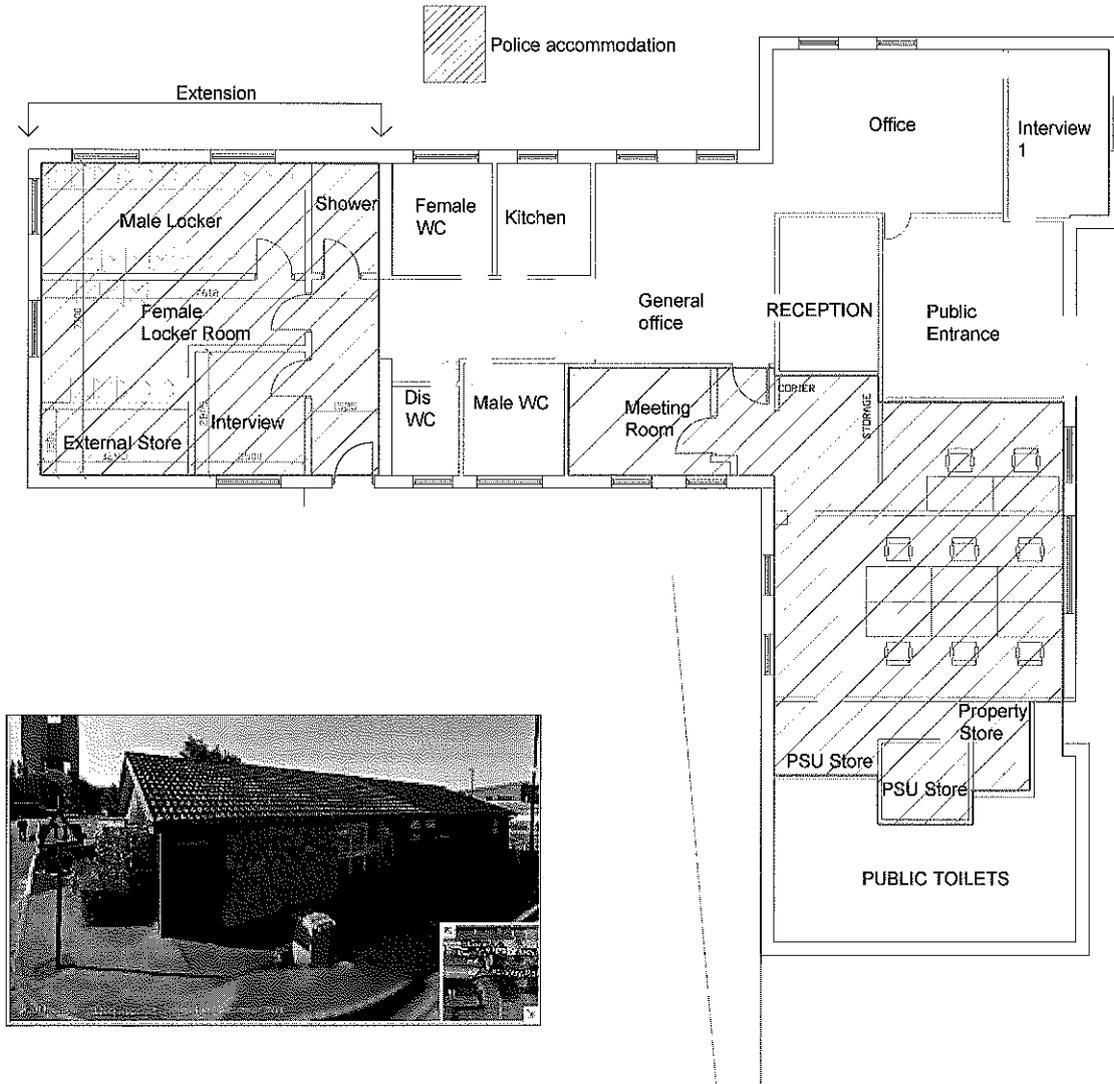
Appendix 1 – Proposed Location Plan



**Key**

- Location A – Existing station
- Location B – Harworth & Bircotes Town Council

Appendix 2 – Draft Proposed Floor Plan – Option 3



## APPENDIX 3 – Financial Appraisal

### Cost/Benefit analysis re closure of Harworth PC.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	TOTAL
	£	£	£	£	£	£	£	£	£	£	£	£	£
<b>Current Costs (Harworth PS)</b>													
Lease costs (None - Owned)	0	0	0	0	0	0	0	0	0	0	0	0	0
Energy Costs	7,574	7,953	8,350	8,768	9,206	9,666	10,150	10,657	11,190	11,750	12,337	12,954	120,555
Business Rates	5,279	5,385	5,492	5,602	5,714	5,828	5,945	6,064	6,185	6,309	6,435	6,564	70,802
Planned Maintenance	0	29,645	1,300	0	0	29,645	1,300	0	0	29,645	1,300	0	92,835
Reactive	3,231	3,231	3,231	3,231	3,231	3,231	3,231	3,231	3,231	3,231	3,231	3,231	38,772
Maintenance/management/support/etc	5,032	5,032	5,032	5,032	5,032	5,032	5,032	5,032	5,032	5,032	5,032	5,032	60,384
Cleaning													
Sale of Harworth Police Station													-178,220
<b>NET TOTAL COSTS</b>	<b>21,116</b>	<b>51,245</b>	<b>23,405</b>	<b>22,633</b>	<b>23,183</b>	<b>53,403</b>	<b>25,658</b>	<b>24,984</b>	<b>25,638</b>	<b>55,966</b>	<b>28,335</b>	<b>-150,439</b>	<b>205,128</b>
Discount Factor (5%)	1.00	0.95	0.91	0.86	0.82	0.78	0.75	0.71	0.68	0.64	0.61	0.58	1.05
<b>Discounted Cash Flow</b>	<b>21,116</b>	<b>48,805</b>	<b>21,229</b>	<b>19,551</b>	<b>19,073</b>	<b>41,843</b>	<b>19,146</b>	<b>17,756</b>	<b>17,353</b>	<b>36,077</b>	<b>17,395</b>	<b>-87,959</b>	<b>191,385</b>
<b>Proposed Costs Option 3</b>													
Rent	7,000	7,210	7,426	7,649	7,879	8,115	8,358	8,609	8,867	9,133	9,407	9,690	99,344
Electricity	2,000	2,100	2,205	2,315	2,431	2,553	2,680	2,814	2,955	3,103	3,258	3,421	31,834
Cleaning	3,250	3,315	3,381	3,449	3,518	3,588	3,660	3,733	3,808	3,884	3,962	4,041	43,589
Proposed Works (exten & internal works)	75,000												75,000
Sale of Harworth Police Station													-125,000
<b>NET TOTAL COSTS</b>	<b>-37,750</b>	<b>12,625</b>	<b>13,013</b>	<b>13,413</b>	<b>13,827</b>	<b>14,256</b>	<b>14,699</b>	<b>15,157</b>	<b>15,630</b>	<b>16,120</b>	<b>16,627</b>	<b>17,151</b>	<b>124,768</b>
Discount Factor (5%)	1.00	0.95	0.91	0.86	0.82	0.78	0.75	0.71	0.68	0.64	0.61	0.58	1.05
<b>Discounted Cash Flow</b>	<b>-37,750</b>	<b>12,024</b>	<b>11,803</b>	<b>11,587</b>	<b>11,376</b>	<b>11,170</b>	<b>10,968</b>	<b>10,771</b>	<b>10,579</b>	<b>10,391</b>	<b>10,207</b>	<b>10,028</b>	<b>83,155</b>

### Notes/Assumptions.

Harworth Police Station is owned with a current value of £125k

It is assumed that property prices will increase at an average rate of 3% a year, which I believe to be a conservative estimate over the time frame concerned.

In order to provide a like-like comparison, it is assumed Harworth Police Station is disposed of at the end of the period under consideration.

It is assumed energy costs will increase at the rate of 5% year.

It is assumed rates will increase at 2% a year.

It is assumed that rent will increase with the rate of inflation - 3% used

It is assumed there will be ICT fitment costs, this has been included within the Proposed Works value. Ongoing ICT costs will be unchanged and have therefore been ignored for this purpose.

**PROJECT BUSINESS CASE ASSESSEMENT**

NAME OF PROJECT	Estates Rationalisation 3 - Harworth Police Station
PROJECT BOARD	Corporate Services Board
PROJECT MANAGER	Phil Ellis
DEADLINE DATE FOR FEEDBACK	29 <sup>th</sup> May 2013

If you have any comments to make on this business case please insert them in the relevant box below

SOURCE <i>name and area of responsibility</i>	Comment or recommendation – <i>please insert comments below</i>
Paul Dudley – Benefits Realisation	<p>It is not clear in the benefits/costs that the £125k receipt from the sale of Harworth will be used to pay for the £75k extension costs (although it is factored into the financial appraisal)</p> <p>The £93k forecast planned maintenance costs – has this been budgeted for? If so then this will be a cashable saving assuming maintenance does not go ahead.</p> <p>Under non cashable benefits – can these be expanded to provide examples e.g. improved partnership working – focus on shared priorities, sharing of intelligence, easier to communicate as in the same building etc. Increased visibility - Police are centrally located in Harworth means easier to access by the public, improved local incident response times etc. Flexibility – can you be more specific and list items. e.g. the council will buy back the extension if Notts Police give notice reduces our financial risk going forward.</p> <p>I will add Harworth to the overall Estates Rationalisation benefits plan.</p>
Pat Stocker – Information Security Manager	<p>Need to ensure that a Physical Risk Assessment made on the proposed building to ensure that any additional works that may be required from security aspect can be including in the costings for the work. Need to ensure that we account for all potential scenarios for what may be based there so that we don't have bolt-on extra security at a later time. Please contact the Information Security Support Officer to undertake a physical security assessment.</p>
Keiley Freeman, Research	No additional comments from Research
Jacky Lloyd, HR	I have had my team have a quick look and would agree with Hannah's comments more accurately reflecting what I would expect to see and be happy with.
No further comments were received	