

norse
CONSULTING

ESTATES

BLUE LIGHT SERVICES

THE PROVISION OF PROPERTY SERVICES TO POLICE, FIRE AND AMBULANCE SERVICES.

NORFOLK



ESTATES OVERVIEW

Norse Consulting has been providing property services to Norfolk Constabulary and Norfolk Fire and Rescue Service since 1994. Today we also provide these services to other Blue Light Services across the country.

“ There has been a long-term strategic relationship between Norse Consulting and Norfolk County Council over a large and varied estate which includes the Norfolk Fire and Rescue Service. Having worked in other authorities outside of this contract I have found that Norse Consulting deliver a high level of services and expertise with an understanding of the different pressures facing the public sector. ”

SIMON HUGHES
DIRECTOR OF PROPERTY
NORFOLK COUNTY COUNCIL

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“ By creating ‘value-added’ services beyond the contracted scope due, in part, to our multi-disciplinary teams, our capacity and day-to-day resilience we can offer our clients, this has led to the re-purposing of existing assets to create shared facilities for Blue Light services and the community ”

MELVYN STONE
ESTATES DIRECTOR
NORSE CONSULTING



PROJECT

Norse Consulting's Estates division has been providing property services to Norfolk Constabulary and Norfolk Fire and Rescue Service since 1994.

As a result of winning contracts, and our inclusion on a number of frameworks, our professional property services now extend beyond Norfolk and also include Ambulance Services.

For many years we have also been providing professional property services to Devon and Somerset Fire and Rescue Service and Dorset Police, for example. In 2021, we won a contract with Derbyshire Constabulary and Fire Services and were appointed approved consultant on the East of England Ambulance Service Framework.

In addition to these awards, our specialist professional property services can be delivered through frameworks with:

- Crown Commercial Services
- ESPO
- East of England Ambulance Service NHS Trust
- Fusion 21
- NHS Commercial Solutions
- Pagabo
- Essex Procurement Hub

Our work with Blue Light Services has seen our experienced teams support the planned rationalisation of property portfolios.

They have been able to provide planning advice to allow new state-of-the-art facilities to be delivered and existing assets to be repurposed.

Norse Consulting has also carried out regular asset and insurance valuations on buildings and structures, ranging from aerial masts to headquarter buildings custody suites to surplus properties.

We have undertaken property searches for the acquisition of new or alternative accommodation and carried out estate management actions, including rent reviews and lease renewals.

As a result of our positive and supportive working arrangement with Norfolk and Suffolk Constabularies, our contract for professional property services was extended in 2022.

Driven by a social ethos, aimed at proactively supporting delivery of the council's economic growth strategy and property transformation strategy, it has become far more than a transactional service. Today, NPS London provides creative input, full design services and technical project management on a host of projects to turn the council's vision into a reality.

The business has provided award-winning consultancy services for new-build school projects and expansion programmes (such as Holy Family School, Kelmscott School and Willowfield School in recent times.) We also oversee the delivery of the Schools' Annual Capital Repairs Programme, ensuring that our client's educational estate is maintained to the standards required to provide high quality education provision within the borough, and that future works are identified, forecasted and budgeted for.

The project team has also recently concluded a redevelopment of the Suntrap Forest Education Centre in Epping Forest, a unique outdoor education centre for the children of Waltham Forest to enjoy.

To support increasing demand for additional housing in the borough, the joint venture has focused on garage and infill sites projects, with the aim to unlock the potential of small-scale sites that were unviable to a commercial developer.

Our staff are constantly praised for their responsiveness and focus on delivery.



KELMSCOTT SCHOOL

IMPACT

Our exceptional experience in the delivery of professional property services to the public sector, including to Blue Light Services, enables us to assist our partners and clients in the seamless delivery of their property objectives.

We are able to support them when capacity is an issue and to provide wider expertise when required.

Our teams bring financial benefit from expenditure savings and capital receipts to support the organisations in the delivery of their strategic objectives.

Since 2017, for example, we have completed six disposals for Norfolk and Suffolk Constabularies, delivering in total in excess of £1.63m in capital receipts.

We have also reviewed and provided advice on non-domestic rates, achieving savings of £2m for Norfolk and Suffolk Constabularies over the life of The List.

Supporting our clients' financial positions, including opportunities for external funding, such as from the One Public Estate, has enabled the delivery of facilities that can be shared with partner organisations and community groups.

Providing advice and support on local planning has ensured maximum planning gain is achieved from new developments.

The re-purposing of existing assets and creation of new premises has enabled the provision of new accommodation, including, in some cases, for shared use with community groups.





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