

ABERDEEN CITY COUNCIL

COMMITTEE	Communities, Housing & Public Protection
DATE	11 November 2025
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Thematic Report – Estates update
REPORT NUMBER	POL/25/275
DIRECTOR	
CHIEF OFFICER	
REPORT AUTHOR	Chief Inspector Vicky Stables, North East Division, Police Scotland
TERMS OF REFERENCE	2.20

1. PURPOSE OF REPORT

This report provides the Committee with an update on progress of our Estates plans across Aberdeen City.

2. RECOMMENDATION(S)

That the Committee: -

- 2.1 Discuss, comment on, and endorse the report.

3. CURRENT SITUATION ACROSS POLICE SCOTLAND

- 3.1 Police Scotland's Chief Constable has set out our '2030 Vision' which outlines our ambitions for the future of policing in Scotland, these being the delivery of safer communities, less crime, being victim focussed and building a thriving police workforce. The next phase of policing reform and planned commitments for phase one delivery is through the three-year business plan to 2027.
- 3.2 Our aim is to deliver a more effective and sustainable estate that enables modern policing, supports the health, safety and wellbeing of our people and the communities we serve and reduces long term operating costs.
- 3.3 A prioritised ten-year programme of building improvements, refurbishments and disposals will be developed. The pace of implementation will be determined by the availability of funding.
- 3.4 Buildings have been disposed of due to poor condition, limited public or police use and in place, have set out the new preferred solutions – new-build, co-

locations, consolidation – based on the needs of our communities and the move to our new policing model.

3.5 NORTH EAST DIVISION ESTATES

3.6 A full review was carried out across the North East Divisions estate where existing Police Scotland estate was maximised. A delivery plan was implemented of subsequent disposals to support the wider aims of financial sustainability of the estate through reduction in rent, utilities, rates planned and preventative maintenance, and reinvestment of associated capital receipts, whilst ensuring the needs of modern policing are met.

3.7 As a consequence the following estate was included in the programme of works:

- The creation of an operational policing hub at Nigg including local officers from Torry and officers with a specific remit from Rosemount who are City wide.
- The sale of Torry and Whinhill Police Stations
- The termination of lease at Rosemount and Mastrick Police Stations
- The merging of Mastrick, Whinhill and Manor Park stations into a single new co-located operational policing hub at Woodhill House for Local Policing Officers.
- Manor Park station will be retained and utilised by alternative officers.
- The movement of some support function staff and officers from Kittybrewster to Woodhill House to enable our commitment to increased partnership working and co-location of Home Office Immigration within Kittybrewster - dates to be confirmed.

3.8 The operational hub is complete at Nigg with the sale of Torry and lease termination at Rosemount completed. All Officers are now based at Nigg.

3.9 The construction works continue to create the operational hub at Woodhill House and are expected to be completed in Spring 2026.

3.10 The creation of the Woodhill House Hub will see a bespoke fit for purpose operational policing hub which will better service the needs of our communities whilst providing a more positive working environment for our people.

3.11 OPERATIONAL IMPROVEMENTS AND BENEFITS

3.12 The estate modernisation will see improvements to better suit the needs of operational policing now and in the future including technologies and safety practices being implemented.

3.13 The creation of the two policing hubs at Nigg and Woodhill House will provide many benefits to both our communities through service provision and enhanced officer welfare and wellbeing within their working environment. These include:

- Merging of operational resource to better support Officer provision across shifts as opposed to being spread across multiple stations.

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- Increased flexibility of deploying specialist Officer functions such as search, public order, drug testing, and hate crime advisors.
- Merging of operational resource to support information sharing, enabling best practice, and making efficiencies through raised awareness of specialist functions and intelligence
- Enablement of additional flexibility within the estate to support operational requirements for major incidents and hot office space
- Introduction of additional Planned Voluntary Interview Pathway provision at both sites reducing the need to take suspects/offenders to Kittybrewster police office
- Creation of wellbeing rooms for use by officers following a traumatic incident
- At Woodhill House, the creation of a specific store to safely secure Officer equipment such as Body Worn Video, PAVA, Taser, and Airwave which will reduce the need for officers to attend at a central station to uplift Taser equipment.
- Financial benefit in receipt of income through lease arrangements with Home Office Immigration at Kittybrewster
- Enhanced partnership working and supporting operational demands for the City and wider Division with Home Office Immigration

4. CONCLUSION

- 4.1 North East Division remains committed to being able to respond effectively to threats to public safety and to deliver the best possible service for the public and communities of the North East through effective community policing.
- 4.2 By modernising our estate with that in mind and that of our people's welfare and wellbeing, ensuring our diverse workforce is supported in doing their best at work each day we will better serve the North East, in having less crime, better supported victims and having a thriving workforce.

5. FINANCIAL IMPLICATIONS

- 5.1 There are no identified financial implications arising from the recommendations of this report.

6. LEGAL IMPLICATIONS

- 6.1 There are no direct legal implications arising from the recommendations of this report.

7. ENVIRONMENTAL IMPLICATIONS

- 7.1 There are no direct environmental implications arising from the recommendations of this report.

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8. RISK

Category	Risks	Primary Controls/Control Actions to achieve Target Risk Level	*Target Risk Level (L, M or H) *taking into account controls/control actions	*Does Target Risk Level Match Appetite Set?
Strategic Risk	No significant risks			
Compliance	No significant risks			
Operational	No significant risks			
Financial	No significant risks			
Reputational	No significant risks			
Environment / Climate	No significant risks			

9. OUTCOMES

<u>Aberdeen City Local Outcome Improvement Plan</u>	
Prosperous People Stretch Outcomes	Police Scotland are key partners within Community Planning Aberdeen and help contribute to the shared vision for 2026 that ' <i>Aberdeen is a place where all people can prosper</i> ' and towards the achievement of the LOIP theme which aims to make people more resilient and protect them from harm; where every child, irrespective of their circumstances, is supported to grow, develop and reach their full potential; and where all people in Aberdeen are

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	entitled to live within our community in a manner in which they feel safe and protected from harm, supported when necessary and fully included in the life of the city.
Prosperous Place Stretch Outcomes	Police Scotland are key partners within Community Planning Aberdeen and help contribute to the shared vision for 2026 that ' <i>Aberdeen is a place where all people can prosper</i> ' and towards the achievement of the LOIP theme which aims to support individuals and communities to live in healthy, sustainable ways.

10. IMPACT ASSESSMENTS

Assessment	Outcome
Integrated Assessment Impact	Not required
Data Protection Impact Assessment	Not required
Other	None

11. BACKGROUND PAPERS

11.1 n/a

12. APPENDICES

12.1 n/a

13. REPORT AUTHOR CONTACT DETAILS

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