

To: Cambridgeshire Police Authority

From: Chief Constable

Date: 29th April 2009

FEASIBILITY STUDY FOR NEW DIVISIONAL HEADQUARTERS AT CAMBRIDGE

1. Purpose

1.1 To report the findings of the feasibility study for a new Divisional Headquarters at Cambridge and the requirement to undertake further investigations to:

- Determine a shortlist of potential sites and buildings with a site by site cost analysis
- To clarify the requirements for City Centre policing and how these can be best provided.

2. Background

2.1 A more detailed version of this report was considered by the Finance and Resources Committee (in closed session) on the 25th March 2009. The report now presented aims to update the Authority (in public) with the latest situation, but for obvious commercial reasons, costs are not included.

2.2 The Committee was clear that the scheme had been under discussion for some time and the need to address the problems with Parkside was pressing. The Committee agreed to recommend the full Authority to provide finance for the next stage of options appraisal.

3. Scheme history to date

3.1 The Estates Strategy 2008, approved (in closed session) by the Authority in September 2008 identified the need to review the future of Parkside.

3.2 In mid 2008 (following a tender for consultancy services) Cambridgeshire Police Authority instructed Barker Storey Matthews (as lead consultant) and CPMG Architects (as principal sub-consultant) to undertake a feasibility study on behalf of the Southern Division presently based at Parkside in central Cambridge. The study was to consider the accommodation options and alternatives to meet policing requirements for the next 20 years.

3.3 In order to address the brief the consultants have undertaken the following work:

- Carried out a review of the existing accommodation at Parkside
- Conducted an extensive stakeholder engagement process to assess future requirements
- Reviewed Government legislation and guidance on the provision of policing facilities
- Benchmarked proposals against other similar briefing documents
- Held a DQI (Design Quality Indicator) briefing meeting
- Translated these findings into floor space and site requirements
- Carried out a search to identify whether suitable alternative sites are available in the event of relocation
- Held meetings with the Local Planning Authorities (Cambridge and South Cambs) to consider the suitability of alternative sites for the proposed development and the redevelopment options at Parkside
- Reviewed the sustainability of the selected options
- Prepared feasibility studies relating to the preferred alternatives including indicative layouts and then considered the financial implications of redevelopment on a new site compared to refurbishment or redevelopment on the existing Parkside site.

4. Existing Accommodation in Southern Division

- 4.1 There are currently around 370 people working at Parkside, the main Basic Command Unit (BCU) for the Southern Division. Outside the City there is a network of Police premises serving the local communities as well as proposals for the major growth areas.
- 4.2 There are three main buildings of similar age on the Parkside site, the Police Station (BCU) itself, a multi-story car park and a third building designed as a gymnasium but now used as locker, changing and laboratory space. The total floor area of the existing accommodation comprises approximately 3,981 sq m (42,851 sq ft, 0.98 acres), The total area of the site is approximately 0.5ha (1.25 acres).
- 4.3 The existing facility is inadequate in many ways. It is outdated and requires major investment particularly to the Mechanical and Electrical installations. The multi-storey car park is suffering from degradation of the reinforcement in the concrete frame and deck. Work was carried out on this 6 years ago, which was designed to extend the life of the structure by ten years at which time further major work will be required. Costly items include concrete repairs to the car park, replacement of roof finishes, replacement of all windows and replacement of boilers.
- 4.4 More importantly the building does not meet the space requirements needed to meet modern policing needs coupled with the increased population in the 40 years since the existing facility was constructed. The principal shortcoming in terms of the existing floor space provision relates to custody. The current facility only provides 15 cells whereas at least 30 are required.

- 4.5 In order to upgrade the building to suit current requirements significant further internal alterations and possibly extensions are required that would be both costly and disruptive.
- 4.6 The study was tasked with establishing whether, in addition to the above, further refurbishment works could enable Parkside to meet the longer term Operational Requirements.

5. Stakeholder Management

- 5.1 The following key outputs from Stakeholder meetings have been noted:
- Most stakeholders wish to be co-located with custody
 - A 30 cell custody unit is required in accordance with the wider Custody Project
 - An accessible location is preferred, public transport should be available for staff and visitors. Also the BCU should have good access to the road network to aid fast response, this being a particularly important operational requirement
 - Improved car parking is desirable
 - Open, flexible, light, airy and modern space is required
 - Scope for future expansion/contraction desirable
 - Storage for people hot desking is required
 - Fitness facilities are inadequate
 - Some facilities must remain in the town centre including Neighbourhood Support. In addition it is generally accepted that a “Customer Contact Point” with shop window, reception, waiting area, interview room and a back office would also be required.

6. Key Output Requirements

- 6.1 As a result of the analysis to date the following desirable site and building requirements have been ascertained:
- BCU Site area of approximately 3.5 acres
 - 200 car parking spaces
 - A building of approximately 7,200 sq m net
 - City Centre Police presence

Even with a city centre policing presence, the Parkside site alone cannot provide for the above requirements without creating a 2 storey custody facility which would not meet future HMIC quality standards.

7. Conclusion

- 7.1 The feasibility study concluded that future policing requirements would best be served by pursuing a new facility on the edge of the City, disposing of the existing site and retaining a City Centre policing presence in either central offices or a retail unit.

7.2 Further investigation will be undertaken to

- determine a shortlist of potential sites and buildings with a site by site cost analysis, and
- clarify the requirements for city centre policing with recommendations as to how these can be achieved.

7.3 How this major scheme can be financed requires more work. This second stage will enable detailed cost estimates to be prepared. The Authority can then consider these along with other capital priorities when the Medium Term Financial Strategy is presented in the autumn.

8. Recommendation

8.1 The Authority is asked to note this report.

BIBLIOGRAPHY

Source Document (s)	Contact Officer	Location
Finance and Resources Committee Agenda 25 th March 2009.	Colin Luscombe – Head of Estates and Facilities Management (01480) 422679 colin.luscombe@cambs.pnn.police.uk	Cambridgeshire Constabulary Hinchingsbrooke Park, Huntingdon, Cambs, PE29 6NP.
<p>Originating Officer: Colin Luscombe</p> <p>Is it considered that this report contains 'exempt information' and should be considered in private? No</p> <p>If the answer is "YES", please state the nature of the exempt information and the relevant clause(s) in Part 1 of revised Schedule 12A to the Local Government Act 1972.</p> <p>The attached report has been cleared with the undermentioned officers: (delete as appropriate)</p> <p>Chief Executive/Chief Constable/Treasurer</p> <p>Others</p> <p>Submitted on 15th April 2009.....</p> <p>A report will not be sent to the Authority unless this box has been satisfactorily completed and all necessary consultation carried out - the responsibility for which rests with the originator (except for consultation with the Chairman and this will be undertaken by the Chief Executive).</p>		