

To: Cambridgeshire Police Authority

From: Treasurer and Chief Constable

Date: 7th April 2010

PARKSIDE POLICE STATION (SOUTHERN BCU) REPLACEMENT PROJECT

1. Purpose

- 1.1 To consider the recommendations of the Finance and Resources Committee as regards the next stages of the project.

2. Background

- 2.1 At its meeting on the 15th March 2010 the Capital Panel considered a report from the Chief Constable on the current progress of the project and the latest estimate of costs. In addition the report contained the latest estimates for the repair of the existing Parkside building.
- 2.2 The Policy Authority at its meeting in April 2009 agreed the desirability of relocating the Southern BCU Headquarters and the acquisition of a centrally located building for a city centre policing presence. It also agreed funding of £0.9m for the necessary consultancy work.
- 2.3 Following a tender exercise approval was received from the Police Authority to award the contract to Pick Everard in October 2009.
- 2.4 An initial programme was prepared as part of the tender return with the following milestones of note:
- a. Land Purchase – by April 2010
 - b. Outline design – by June 2010
 - c. Detailed design – by October 2010
 - d. Construction procurement – Sept 2010 to May 2011
 - e. Construction – July 2011 to October 2012
 - f. Relocation and occupation – November 2012

- 2.5 A project board (with monthly meetings from December 2009) has been set up and comprises:

Niki Howard – Executive
Rob Needle, Shona Johnstone, – Senior Users
John Reynolds – Design Champion
Colin Luscombe, Rod Burton (Pick Everard) – Senior Suppliers
John Batchelor – Project Scrutiny
Tricia Shillings, Mark Hotchkin – User Assurance

- 2.6 It is now clear that these timescales cannot be met because of the difficulty in finding a suitable site and the Panel and Committee have had discussions under 3 main heading, site search, repairing the existing building and whether 'disaggregation' (splitting up the functions delivered from Parkside) would help progress the scheme.

3. Land Search

- 3.1 Some 24 sites have been assessed against a number of criteria, including location, potential for public profile, availability and cost and a meeting was held with senior officers from South Cambridgeshire DC and Cambridge City on 12th February 2010 to discuss the potential options.
- 3.2 Three sites have some potential but involve compromise and raise a number of policy and political issues. One is significantly more expensive than the estimates so far considered. As such the project team have engaged further with the Councils and Local Planning Authorities through the Public Services Board.
- 3.3 With the exception of one site, which is available immediately, but is poorly located, the others would not be available for up to a year. Beyond that, purchase has to be negotiated, planning permission sought and approved and the new facility built. All of that adds further to the time line.
- 3.4 The Panel and Committee were of the view that the Authority should wait for a completely suitable site to become available rather than compromise at this early stage.

4. Continuing the use of Parkside

- 4.1 The Authority has not ruled out the option of remaining on the Parkside site but accepts this would be less than ideal. Funding in the medium term is uncertain and land issues could delay the replacement programme significantly. The Constabulary therefore commissioned a further survey of Parkside to look at a 'do nothing' option and reassess the viability of Parkside for the short/medium term.

4.2 The survey concluded that to keep the building at a usable standard over the next 10 years would require up to £2.33m of works to take place:-

| | | £000 |
|--------------|------------------|--------------|
| Life Cycle 1 | within 12 months | 52 |
| Life Cycle 2 | 1 to 5 years | 1,645 |
| Life Cycle 3 | 5 to 10 years | 636 |
| Total | | 2,333 |

4.3 The Panel was concerned about the Custody provision in the light of the regulations for Safer Detention and Handling of Persons in Police Custody. The Deputy Chief Constable reassured the Panel that the Force was already complying with these regulations and sufficient mitigation of risks was in place to ensure safe use of the facility. The DCC reminded the Panel that there remains a problem of too few cells.

4.4 The Panel also explored whether the teams located at Parkside could be disaggregated (moved elsewhere) either on a temporary or permanent basis to increase the number of options open to progress the scheme.

4.5 The consensus was that there was no need to take that decision at this point but options could be considered.

5. Policing the City Centre.

5.1 There remained a requirement to police the city centre with accommodation needed for the neighbourhood team and the city reactive team.

5.2 The Panel was anxious that the search for suitable premises should continue but was reminded that the Authority's policy has, more recently, been to move away from the leasing of premises.

5.3 The Panel was advised that discussions were ongoing with both commercial and public sector property owners/landlords regarding a City Centre presence. Various central locations are being discussed for the provision of a more accessible and improved public interface and response.

6. Conclusion

6.1 Given the delays referred to above the Panel and the Committee accepted that the only course of action would be to recommend the Authority to repair the existing building. This in turn would give some breathing space to allow further options to be considered, for a site to become available, a purchase secured and planning permission obtained. In similar time frame public services expenditure constraints would be known and budgets and capital programmes adjusted.

6.2 The Panel was anxious that the project should continue but accepted that should a site not be found then a 'Plan B' would be required. Clearly that would involve the continued use of Parkside in some form.

7. Financing

7.1 The Committee was reminded that whilst the financing costs of the scheme (defrayed by the capital receipt from the sale of Parkside) are included in revenue budgets and forecasts for 2010/11 and beyond, the uncertainty surrounding the funding of the public sector in future years means that the financing of the project would add to the problems faced with revenue funding in the medium term.

7.3 In a full year, the revenue costs of this scheme, financed by borrowing, is around £1.6m per annum.

7.3 As set out in 4.2 above there is also a cost associated with the 'do nothing' option of continuing to use and maintain Parkside. To extend the life of Parkside for a further 5 to 10 years is estimated at £2.3m (less than 2 years borrowing costs for the full scheme, which could be financed over 50 years).

7.4 The Authority has set aside funds in the Major Capital Projects Reserve to help with the financing of the Parkside Scheme. The Reserve currently stands at £2.842m and it could be used to finance the repairs. The use of cash to fund this work has the advantage of not incurring the additional future revenue costs that would arise from borrowing (i.e. Minimum Revenue Provision and interest, the costs of which would be around £0.4m per annum, for 7 years).

8. Recommendation

8.1 The Police Authority is requested to:-

- a) Approve a new capital scheme in 2010/11 for the repair of Parkside Police Station up to and including Life Cycle 3 standards (5 to 10 years additional life) at an estimated cost of £2.3m, financed by the use of the Major Projects Capital reserve;
- b) Continue the search for, and acquisition of, a new site;
- c) Continue the search for accommodation for a city centre presence.

BIBLIOGRAPHY

| Source Document (s) | Contact Officer | Location |
|---|---|--|
| Police Authority Agenda April 2009 | Colin Luscombe –Head of Estates & Facilities T. (01480) 422679 E. colin.luscombe@cambs.pnn.police.uk John Hummersone Treasurer T. (01638) 667090 E. john@hummersoneconsulting.co.uk | Cambridgeshire Police Headquarters, Hinchingsbrooke Park, Huntingdon, Cambridgeshire, PE29 6NP. |
| <p>Originating Officer: John Hummersone, Treasurer</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 <u>and the relevant clause(s)</u> 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 on30th March 2010</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> | | |