

# NORTHERN JOINT POLICE BOARD

28 August 2009

Agenda Item	
Report No	

## Estate Management Programme

### Report by the Chief Constable

#### SUMMARY

The following report provides an overview to the Board on the capital and management projects programme.

#### Capital Programme

**Project:** Burnett Road Custody Suite Extension  
Main Contractor: McGregor's Construction, Inverness  
Start Date: June 2008  
Completion Date: April 2009  
Contract Value: £1,446,000

This Project has now been completed.

**Project:** Nairn New Police Station  
Main Contractor: McGregor's Construction, Inverness  
Start Date: March 2009  
Completion Date: November 2009  
Contract Value: £1,625,000 (Includes £94,000 enabling and previous scheme costs)

This Project is progressing well and on programme at present. Demolition of the old station complete and the foundations of the new building underway. Completion is expected by November 2009.

**Project:** Stornoway Extension and Upgrade  
Main Contractor: U.B.C. Group  
Start Date: April 2009  
Completion Date: May 2010  
Contract Value: £1,941,000 (Includes £34,000 previous scheme costs)

The contract is progressing well, with Phase 1A completed. Phase 1B and Phase 2 now underway. This Project is due for completion May 2009.

**Project:** HQ Accommodation  
Main Contractor: Robertson Construction  
Start Date: June 2009  
Completion Date: August 2009  
Contract Value: £295,000

This contract has been completed, on time and within budget.

**Project:** Fort William, New/Renovation of Police Station

Main Contractor: TBA  
Start Date: TBA  
Completion Date: TBA  
Contract Value: TBA

The project is at the "Feasibility" stage, with Site Location and Appraisal Study's ongoing. A detailed paper presenting options is currently being prepared and we will shortly invite local member to discuss proposals with Divisional and Estates representatives.

**Project: Glencoe, Police Station Renovation**

Main Contractor: TBA  
Start Date: TBA  
Completion Date: TBA  
Contract Value: TBA

The project is at the design and planning stage, when this stage is complete a bid will be submitted to the CPMG.

**Project: Dingwall, New Windows/Backyard Refurbishment**

Main Contractor: TBA  
Start Date: TBA  
Completion Date: TBA  
Contract Value: TBA

Preliminary costing work currently being undertaken.

**Management Projects**

**Radio Site Rentals**

The method of charging for space on Northern Constabulary Radio Sites has remained the same for a number of years despite the advances in technology. It is therefore proposed that a simplified method is applied to all future sharers. Previously, charges for internal space were based on cubic space, but as equipment now takes up considerably less space, this method is no longer fit for purpose.

The main changes are standardising the charges for internal space of 600x600mm within the existing Northern Constabulary cabin on site, or a piece of ground measuring 2500x2500mm within the demise of the Northern Constabulary Radio Site where the sharer can erect a small cabin. The base rental charge has been increased by RPI for several years and the base rental has now been set at £6,090 per annum for new sharers for 2009-10.

This amount will continue to rise annually by RPI for all sharers.

Supplementary Charges will be levied in respect of individual pieces of equipment placed on masts.

Charges in respect of utilising the Northern Constabulary electricity supplies will be levied as detailed below:

Sharer's occupying Northern Constabulary cabin and utilising the electricity supply - per annum	<b>£1,200</b>
Sharer's sharing on Northern Constabulary site (outwith cabin) utilising Northern Constabulary private supply the following charges will apply:-	
Capital Charge – one off	<b>£5,000</b>
Daily Availability – per day	<b>12.47p</b>
Standing Charge – per quarter	<b>£150</b>
Metered Units – each	<b>14.76p</b>

An administration fee in respect of applications to share sites will be levied as detailed:

Administration Fee per each site sharing application (completed)	<b>£1,000</b>
Should a sharer apply to share on a site and then cancel the application Northern Constabulary may charge a percentage of the above fee	

### **Sustainable Construction Statement**

As a modern environmentally aware organisation, Northern Constabulary have developed a Sustainable Construction Policy. The aim of this policy is to ensure that all our future developments are as sustainable as possible, and to make the Northern Constabulary Estate as energy efficient and environmentally responsible as possible. This Draft Sustainable Construction Statement will also set the foundations for the Constabulary to meet the high standards set out for the future by the Scottish Government.

### **RECOMMENDATION**

The Board is asked:-

- (i) to note the progress to date on approved projects;
- (ii) to approve the new method of charging and the rentals for 2009-10;
- (iii) to agree to increase the Radio Site Rental Charges annually by RPI from 1st April 2010; and
- (iv) to note the development of a Draft Sustainable Construction Statement.

**I Latimer**  
**Chief Constable**  
**12 August 2009**