

# NORTHERN JOINT POLICE BOARD

23 January 2009

Agenda Item	
Report No	

## Estate Management Programme

### Report by the Chief Constable

#### SUMMARY

The following report seeks to provide an overview to the Board on the capital 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 is progressing well and on Programme, completion date is set for 17<sup>th</sup> April 2009 and should be achieved.

**Project: Nairn New Police Station**

Main Contractor: TBA

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. A temporary station has been sourced, and enabling works carried out with the change over from the old station to the temporary station expected to occur at the beginning of February 2009.

Tenders have been received and evaluated and we will soon move to contract award.

**Project: Stornoway Extension and Upgrade**

Main Contractor: TBA

Start Date: April 2009

Completion Date: May 2010

Contract Value: £1,941,000 (Includes £34,000 previous scheme costs)

This Project is progressing well and on programme at present. A location for temporary parking and storage adjacent to the existing station has been sourced. This in conjunction with the re-phasing of the works has enabled us to reduce the

proposed works to a 12 month duration down from the 18 months previously reported. We are in an early stage of the procurement process with Pre-Tender Questionnaires assessed and suitable contractors informed.

**Project: Centralised Custody Management Suite – Phase 2**

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

This project is in the very early stages of feasibility study and as such a full brief has still to be developed.

**Project: HQ Accommodation**

Main Contractor: TBA  
Start Date: June 2009  
Completion Date: August 2009  
Contract Value: £295,000

The project is progressing well and will be put out to tender on 22<sup>nd</sup> February 2009. Due to the nature of the project a long lead-in time will have to be programmed to allow the Contractor to obtain long-order equipment required early in the contract. The possibility of Estates pre-ordering essential equipment before the award of the tender is being examined which would allow the commencement date to be brought forward by 8 weeks.

**Project: HQ Foyer and Reception Remodelling**

Main Contractor: McGregor's Construction, Inverness  
Start Date: October 2008  
Completion Date: November 2008  
Contract Value: £64,000

This contract has now been completed.

**Project: Lairg Extension and Alterations**

Main Contractor: A McAughtrie & Son  
Start Date: November 2007  
Completion Date: December 2008/January 2009  
Contract Value: £668,000

The main Station has been partially completed and went operational on 19 December 2008. Owing to delays in manufacture of cell equipment the custody suite was not complete; however the equipment is now on site and it is estimated the project will be completed by 23 January 2009.

**Project: Rhiconich Station and House**  
Main Contractor: O'Brien Construction, Thurso  
Start Date: March 2008  
Completion Date: November 2008  
Contract Value: £450,000

This project is complete.

**Project: Fort William, New/Renovation of Police Station**  
Main Contractor: TBA  
Start Date: TBA  
Completion Date: TBA  
Contract Value: TBA

A feasibility study is being undertaken looking for possible sites for a new build station and the possibility of renovating the existing facility. Members have identified potential sites and this information has been incorporated into the exercise. As this project moves forward we will discuss options with local NJPB members.

**Project: Glencoe, Police Station Renovation**  
Main Contractor: TBA  
Start Date: TBA  
Completion Date: TBA  
Contract Value: TBA

This project appeared on the capital plan a number of years ago and was put on hold whilst the development at Kilmallie progressed. The project is at the design and planning stage. When this stage is complete a bid will be submitted to the CPMG for allocation of capital funding and then brought to the next meeting of the NJPB for approval.

## **Management Projects**

### **Housing Stock Transfer**

At this stage of the transfer process we have no housing provider identified for the Western Isles. It is anticipated that if we were to readvertise via OJEU at this time we would find ourselves in the same position. Therefore, presently it appears the only option available is to postpone the Western Isles transfer until after the mainland area has completed. This does not pose any major concerns or difficulties to the stock transfer.

With regard to the Orkney and Shetland areas, a meeting was held on 12 January with representatives from Orkney Housing Association, Hjaltland Housing Association, Northern Joint Police Board, Legal Representatives, Force Human Resources, Force Estate Office and Scottish Government Housing and Development division. The meeting formally re-started the housing transfer project for these two areas following the re-procurement exercise and provided an opportunity for each of the delegates to familiarise themselves with the project and discuss the transfer and

what needs to be addressed before we can proceed further. Issues around tenancy agreements, condition and rental issues are now being worked through. An update will be reported to the next Board meeting when a full Housing Stock Transfer report will be submitted.

It is recognised that this project has been in existence for some time. However, this stock transfer really is unlike any other that has been carried out to date, and it is therefore critical that we consider all the potential scenarios presented by this stock transfer in order that the Board and the Northern Constabulary can be assured that it adequately supports the needs of the Force now and in the future.

**RECOMMENDATION**

Members note the progress to date on capital projects and with the Housing Stock Transfer project.

**I Latimer  
Chief Constable  
13 January 2009**