

NORTHERN JOINT POLICE BOARD

30 MARCH 2007

Agenda Item	
Report No	

ESTATE MANAGEMENT PROGRAMME

Report by the Chief Constable

SUMMARY

This is the last report to the current Board on Estate Management Projects and therefore new projects for approval will not be presented and the content will be on project progress to date.

Introduction

The last report in January majored on the Housing Management Review. The Review is progressing as planned and reported with some variation in the overall programme. This was anticipated and the programme continues to be managed and revised to maintain progress in the interest of the Board. This is a complex project involving many other aspects of service as well as Estate Management. As there is no recognised framework for the proposed future provision of Police housing, each component of the project is being researched and tested for vires to make sure that the outcomes are competent and feasible. Pre-qualification of potential providers for the three Island areas is in progress and will complete in late March/early April 2007.

Capital Programme

The Capital Plan is progressing as planned in stage approval as reported in May 2006. The annual programmed capital works continue to be dominated by the annual allocation of capital, the construction cost of each project, acquisition of sites, development control approvals and available professional resource to manage projects within the planned programme.

The construction market in the Highlands and Islands continues to be buoyant, at times with demand exceeding supply. As a result, tender prices remain high although there is still an active competitive market for medium to large projects. Smaller, low value, projects appear to have higher elemental cost with less competition.

Stage One Projects: Projects in stage one have an approved Capital Allocation of development costs for preliminary works to evaluate the project, prepare a brief and a cost plan. Members will note that all projects in the current programme have progressed from stage one and there is currently only one new project listed in this category.

Headquarters - Reception and Access Control

The access control regulating external and internal security doors is beginning to fail both in hardware and software systems. Although it was not planned to replace the system until 2009, it is becoming unreliable and it is recommended to replace the entire system as a matter of urgency, both for the function and security of the corporate Headquarters. Hardware is becoming increasingly difficult to source and as the software is obsolete the original supplier no longer supports it.

A risk assessment on the function and security of the Headquarters Reception and main building access recommends the re-location of the Reception Desk and the upgrading of the atrium door access. It is intended to progress this at the same time as the access system.

In essence, this project has gone from stage one to stage three in one movement due to the urgency and business critical aspects of the systems.

Stage Two Projects: Projects listed in stage two have approval to progress in development to construction tendering, reporting back for approval or homologation of contract award.

Grantown-on-Spey Police Station - Refurbishment and Extension

The project has been tendered and tenders are awaiting acceptance. Tender cost is slightly over estimate, but all prices were reasonably close which indicated a competitive tendering process. It is anticipated that the project will commence on site in April 2007 for a seven-month construction period.

Lairg Police Station - Extension and Upgrading

The project tender documents are prepared and ready for issue. However, tendering has been delayed due to problems obtaining planning consent. Planning consent has just been received, but it is conditional on carrying out a contaminated land survey of the site owing to it being within two hundred and fifty metres of a former community landfill site. The implementation of the survey and methane gas monitoring, which will be required as part of the survey, will delay the project by approximately three months. Prior to instructing the survey it is intend to challenge the condition, as there appears to be no evidence of any problems either on the NJPB site or on other developed sites co-located to the former landfill site.

Nairn Police Station - Upgrading and Remodelling

The enabling works required to separate the facility from the portion of the site disposed of for a community centre have been completed.

The scope and project brief are being reassessed with a search in progress for an alternative site for a new build. However, acquisition of another site may become difficult as owners of a limited number of suitable available sites will hold out for a premium price based on a possible high-density residential use for the site. If an alternative suitable site becomes available, the project will be subject to a full investment appraisal on new build verses renovation of existing building. This cannot be started until another site is identified, valued and costed for development. The reason a new site is being considered is that renovation of

the existing Station may seriously impact on service delivery and the day-to-day operations of the Police Station. There are a number of critical gateways to progress through for a new site: service suitability, value and acquisition price, development cost, planning and development consent and investment appraisal.

Rhiconich Police Station - New Station and House

Design and development work is complete and the project is ready to go out to tender. However, as with Lairg, similar difficulties are experienced in obtaining planning consent and the indications are that the Planning Authority may not grant approval. The reasons for this are not know at the time of preparing the report and it is understood that the local Planning Committee will consider the application on the 19th March 2007. The upgrading of the Rhiconich Station is proving to be difficult and all the considered options have become very protracted in process. If this proposal should fail, there are few economically viable alternatives available for consideration.

Stornoway Police Station -- Extension and Upgrading

The Stornoway Station project has been evaluated against new build options, the design for upgrading completed and costed and development consent has been received from the Planning Authority. The scope of redevelopment is to modernise and upgrade the custody suite with an extension to office space. The project will be phased over a number of financial years as this is a 24/7 Area Command office on a restricted site. The first phase will begin in late 2007.

Whalsay Police Station - New Police Station

Project has been delayed due to constraints on site and the requirements of the Planning Authority. All the environmental and design information has been submitted to the Planning Authority and consent is anticipated in the very near future. The Project would then be tendered with a view to commencing on site in June 2007 with a six-month construction programme.

Stage Three Projects: Stage three projects are projects in construction phase with on site works in progress.

Project	Progress
Bonar Bridge Police Station Service Point Development	Project is due for completion and handover on 16 th March 2007
Daviot Police Training Range	Project is complete.
Dingwall Police Station Custody Suite Refurbishment	Contract in progress with completion scheduled for 4 th May 2007. This is a slow project due to the custody suite remaining in operation during the works.

Gairloch Police Station – Renovation	Renovation is complete; Station has been re-occupied and is fully operational
Headquarters Reception and Access Control	Awaiting approval
Kilmallie – New Police Station	The new Station is complete and operational, with official opening scheduled for 23 rd March 2007.
Tain Police Station Renovation	The internal work is now complete with the exception of additional internal painter work instructed. The external redecoration and roofing deferred due to adverse weather conditions has been recommenced and will complete by the end of March
Thurso Police Station – Phase Three	This project is now complete.

RECOMMENDATIONS

1. Members note the progress to date on approved projects.
2. The Board approve the Reception and Access Control project from inception through all stages to award of contract.

**Chief Constable
16 March 2007**