

NORTHERN JOINT POLICE BOARD

27 November 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: Nairn, New Police Station
Main Contactor: 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)

The project has progressed well and the Building Works are due for completion on the 27th of November, with the landscaping works due for completion on the 4th of December. The station is due to be occupied and operational by the 15th of December 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 project is progressing two weeks behind schedule. Phase 1 has been completed and Phase 2 and 3 are underway. The contractor indicates that the project will complete on schedule.

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, the project is ready to submit for Planning and Building Warrant, with a start on site possible in April/May.

Project: Dingwall, New Windows/Backyard Refurbishment
Main Contractor: Robertson Highland
Start Date: January/February
Completion Date: March/April
Contract Value: £129,920.00

This project is due early in the new year, and is expected to be complete within 3 months of commencement. The works are the 3rd and final phase of the Window Replacement Programme for this building. The project also includes works to the External Stores/Cell Block, Charge Bar and Locker Area.

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 Studies ongoing. The Convener and the Chief Constable recently met with local councillors in Lochaber and discussed in detail the available options within realistic timescales. The new Blar Mhor development is seen as best placed to meet current and long-term policing needs, with an early recommendation being progressed.

The site developer has expressed an interest in facilitating a Police Office and/or Public Sector Building on their site, and the inclusion of such a facility is to be added to their Master Plan, which is due for submission by spring 2010. Infrastructure construction could possibly start on site in 2011. Northern Constabulary have made no formal commitment to any developer at this time. We will continue to monitor progress on all possible development sites within the Fort William area, and will provide regular updates to the Executive and the Board.

Management Projects

HUB

The Hub has been developed as a means of procurement by the Scottish Futures Trust (SFT), established by the Scottish Government, to provide a catalyst and focus for the development of improved joint planning and delivery. The SFT will implement the hub across 5 designated hub territories in Scotland: North, South East, South West, West and East Central. The North Territory is one of two pathfinders leading the way in implementing the hub procurement model. The Territory comprise 18 public sector bodies including NHS Boards, Local Authorities, Police and Fire Services all of which have engaged in the hub initiative across the Grampian, Highlands, Islands and Argyll areas.

At this time Northern Constabulary have signed up to the North Territory HUB Initiative, and have worked closely with our North Territory Partners in the development of OJEU advertisement for a Private Sector Partner, and we will consider this form of procurement in the future for all applicable projects.

Revenue Projects

Planned Maintenance

Our Planned Maintenance Programme is now well under way, with 75% of our budget committed or spent. In the final quarter of the financial year we have targeted works that relate to energy issues such as control and heating systems, and other energy saving works.

DDA Works

We also have on-going DDA works at Lochcarron and Stromness Police Stations, which are due for completion by April 2010.

Energy Management

As a modern environmentally aware organisation Northern Constabulary has instigated a project to look at all aspects of Energy Management. As part of this project we have identified three deliverables:

- Sustainable Construction Statement (Appendix A)
- Energy Management Policy
- Energy Management Strategy

The first of these deliverables has now been completed, with the development of a Sustainable Construction Statement. In developing the Statement we have taken the following regulations and legislation into account:

- Scottish Building Technical Standards (Section 6)
- Carbon Reduction Commitment
- Energy Performance Certificates
- Scottish Planning Policy 6; Renewable Energy
- Planning Advice Note 84; Reducing Carbon Emissions in New Developments
- Local Authority Plans
- CO2 Reductions (Drivers Include)
- UK committed to reducing CO2 emissions 20% by 2010
This goes beyond the 12.5% requirement of the Kyoto Protocol
- EU pledge to reduce 20% emissions by 2020
- Climate change bill saw the commitment of the UK move to a 60% reduction in CO2 by 2050
- The Scottish Climate Change Act commits Scotland to reducing emissions by 80% by 2050

The method chosen to measure and benchmark our expectations is the BREEAM system.

What is BREEAM?

- Building Research Establishment Environmental Assessment Method
- Benchmarks and checklists of performance, recognising best practice
- Positive credits - motivational and practical
- Developed in partnership with commerce and industry
- Progressively evolving and improving
- Consider all areas of 'Sustainability' i.e. Economic, Environmental and Social.
- Reduce the environmental impact of construction and building operation.

- Highlight the economic benefits to stakeholders and clients.
- Categorised into the following ratings: Pass, Good, Very Good, Excellent, Outstanding

The BREEAM system is the widely accepted industry standard for demonstrating the sustainable nature of future development project. The BREEAM system adapts to suit changing legislation and remains relative to increased Government targets.

RECOMMENDATION

The Board is asked:-

- (i) to note the progress to date on approved projects; and
- (iv) to approve the Draft Sustainable Construction Statement.

I Latimer
Chief Constable
7 November 2009

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DRAFT NORTHERN CONSTABULARY SUSTAINABLE CONSTRUCTION STATEMENT

Northern Constabulary wish to demonstrate the sustainability of future developments and refurbishments across our entire estate. Northern Constabulary understand the definition of sustainability to be that highlighted in the Brundland report as:

“A development that meets the needs of the present without compromising the ability of the future generations to meet their own needs”.

Whilst security issues for each of the buildings are of fundamental importance for the Constabulary, many aspects of the current design are open for improvements with the goal of making more sustainable design choices in terms of:

- Material selection
- Energy efficiency
- Energy sourcing
- Management and operation of the building,
- Waste; in terms of both construction and operational waste.
- Site ecology
- Sustainable Communities/Community Deliverables.

Each development site can be assessed in terms of developing, or redeveloping, whilst creating minimal environmental impact both during construction and as the building becomes operational. In terms of reducing energy consumption there are 3 very clear steps:

1. The building must be designed to Technical standards as a bare minimum.
2. The building should be designed as efficiently as possible taking into consideration passive measures, such as lighting initiatives and passive ventilation, etc.
3. Once the design consumes as little energy as possible, the sourcing of the energy should be addressed assessing the feasibility of incorporating any low or zero carbon (LZC) technologies.

The chosen methodology of demonstrating the sustainable nature of future development projects is via the widely accepted BREEAM assessments. Northern Constabulary note that the same rating would not be achievable for new builds and for refurbishments and so propose that new developments aim to achieve an Excellent Rating, with refurbishment projects aiming to achieve a Very Good Rating.

This policy hopes to be as relevant in 5-10 years as it is when written, hence the selection of BREEAM as the assessment method is reaffirmed, due to the progression of BREEAM assessment criteria in line with revised building standards.

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