



COMMITTEE: GRAMPIAN JOINT POLICE BOARD
DATE: 20 MAY 2011
TITLE OF REPORT: REORGANISATION OF ESTATE IN ABERDEEN TO SUPPORT LOCAL POLICING TEAMS (LPTs)

REPORT NUMBER

1. PURPOSE OF REPORT

- 1.1 To provide Members of the Grampian Joint Police Board with (a) an update on estate improvements within Aberdeen City which support the new Local Policing Teams (LPTs) and (b) to seek agreement to terminate the leases at two offices and to declare the office at Cairncry Road, Aberdeen surplus to requirements.

2. RECOMMENDATION(S)

- 2.1 To note the estate changes within Aberdeen City, including the opening of all the 3Rs police offices at Cults Academy, Hazelhead, Manor Park, Seaton, Kaimhill and the police office at Whinhill.
- 2.2 To note that accordingly, as a result of new improved accommodation being available, the leases of property at Silverburn Crescent and 90 High Street, Old Aberdeen will be terminated.
- 2.3 To agree to declare the property at Cairncry Road, Aberdeen surplus to operational requirements.

3. FINANCIAL IMPLICATIONS

- 3.1 It is estimated that the financial savings of relinquishing the three offices mentioned above are as follows:

Property	Capital Receipt (est)	Revenue Saving
90 High Street	N/A	£12,000
Silverburn Crescent	N/A	£52,000
Cairncry Road	£100,000	£6,000
Totals	£100,000	£70,000

4. SERVICE AND COMMUNITY IMPACT

- 4.1 The changes to the estate outlined in this report support the aims of LPTs in operating at a local level within the community.

5. OTHER IMPLICATIONS

- 5.1 The relocation of the LPTs into shared premises will reduce the collective carbon emission footprint of the partners.

6. REPORT

- 6.1 On 1 April 2010, Aberdeen Division moved to a new policing structure based on 13 Local Policing Teams (LPTs) across the City. This represented a major change in the way policing services were carried out by placing a greater focus on local communities and a drive to improve service delivery, particularly in relation to calls concerning quality of life issues.
- 6.2 In Continuing Our Platform for Success and the "*Local Policing-Closer to you*" ethos, this new structure provides an excellent and sustainable framework to take forward and enhance our engagement with communities.
- 6.3 To support this revised structure a number of changes to the estate have either taken place or are proposed.
- At the meeting on 29 August 2008, the Board agreed to lease police offices within Aberdeen City Council 3Rs schools. All of these five offices have now opened at Cults Academy (February 2010), Hazlehead (July 2010), Manor Park and Seaton (both opened in January 2011) and Kaimhill (opened in April 2011).
 - At the meeting on 11 December 2009, the Board agreed to participate in a joint services project with NHS Grampian at Whinhill, Ferryhill, Aberdeen. This office opened in April 2011.
 - Following representations by the local community in Torry to provide a central facility in the community, it was agreed to refurbish and reopen the property at Victoria Road, Aberdeen. This office was re-opened in April 2011.
 - The City Centre LPT has been relocated from Queen Street into the Police Office at Windmill Brae.
- 6.4 As a consequence of these 8 new Aberdeen Division facilities, all Aberdeen LPTs (with the exception of the Rosemount LPT) are fully located within accommodation in their Inspector Areas. Opportunities to identify alternative accommodation opportunities within the Rosemount Area are continuing to be scoped.
- 6.5 With the introduction of the new offices, it is intended that three other existing offices in Aberdeen are relinquished:
- Before the opening of the Whinhill and Torry offices, a number of officers serving these areas were based out-with their respective areas in the police office at Nigg. Their relocation to these new local offices has released space at Nigg and this has enabled NESAMP, who were previously occupying a leased office at Silverburn Crescent, Bridge of Don, to be relocated to Nigg as from April 2011. There is a break clause within the lease at Silverburn Crescent and it is intended to exercise this right on August 2011.

- The new office within Seaton Primary school now serves the Seaton LPT. It is intended to terminate the lease of the smaller stand alone office at 90 High Street, Aberdeen. This lease runs until May 2013 but there may be an opportunity to assigning the lease of the property to a third party before this date.
- The new office within Manor Park now serves the Northfield LPT. It is proposed that the smaller stand alone police owned property at Cairncry Road be declared surplus to requirements and sold.

6.6 These estate changes will be incorporated into a proposed overall Property Asset Management Plan (PAMP) which will be reported to the Board in early course for approval.

7. REPORT AUTHOR DETAILS

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8. BACKGROUND PAPERS

- 8.1 Report to GJPB (29 August 2008) - Lease of accommodation within Aberdeen City Council 3Rs New School.
- 8.2 Report to GJPB (11 December 2009) - Shared Services Project at Whinhill, Aberdeen

Chief Constable
6 May 2011