

COMMITTEE: GRAMPIAN JOINT POLICE BOARD

DATE: 8 JUNE 2012

TITLE OF REPORT: NEW OFFICE ROSEMOUNT COMMUNITY CENTRE

1. PURPOSE OF REPORT

- 1.1 To request Members of the Grampian Joint Police Board to agree the lease and refurbishment of accommodation in the Rosemount Community Centre for the Rosemount Local Policing Team (LPT).

2. RECOMMENDATION

- 2.1 To agree to the lease and refurbishment of accommodation in the Rosemount Community Centre.
- 2.2 Subject to the relocation to the Rosemount Community Centre, that the Mile-End Police box be declared surplus to requirements.

3. FINANCIAL IMPLICATIONS

- 3.1 There are two costs associated with this development, namely, the ongoing revenue charge (rent and other occupation costs) and the initial Capital outlay in constructing this facility.
- 3.2 Part of the estimated gross revenue charges (rent of £10,000 plus other running costs) of new Rosemount totalling £20,000 per annum will be reduced by revenue cost saving of closing Mile-End of £10,000 per annum. The net revenue cost of £10,000 per annum can be offset against Grampian Police's revenue budget. This budget includes a sum of £807,000 for third party rentals and under the PAMP there are several leases that have or will be terminated (University Office, Aberdeen Academy and Windmill Brae).
- 3.4 The Force's current Capital Plan will need to be re-profiled to include a sum of £170,000 for this Project.
- 3.5 It is estimated that the sale of the existing Mile-End Police box will generate a Capital Receipt in the order of £75,000.
- 3.6 Having regard to the timescale in Section 6.14 it is anticipated that, although the programme is tight, that the build can be completed this financial year.

- 3.7 **The Capital funding of this and other property projects(principally the Aberdeen Custody development) are considered in more financial detail in the separate following paper on "Financing the Capital Budget".**

4. SERVICE AND COMMUNITY IMPACT

- 4.1 The relocation to this new accommodation will Provide high visibility Community Focused Policing in an area with a known problem of drug dealing and antisocial behaviour, measurable by higher crime detection rate and increased community satisfaction.
- 4.2 By not funding this bid the status quo will be maintained with regard to the fragmented supervision of the Rosemount LPT which could impact on team morale and service delivery within the Rosemount area. Whilst this is acceptable in the short term, it is not desirable.
- 4.3 The proposal is supported by the Chair of the Rosemount Community Council and local Councillors.

5. OTHER IMPLICATIONS

- 5.1 ICT telephone and data connectivity will be required to the accommodation and a Service request has been submitted to SPSA to provide these links.
- 5.2 The relocation to the new Rosemount office will enable the existing Mile-End box to be declared surplus to requirements thereby generating a capital receipt.

6. REPORT

Background

- 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 for calls relating to 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 taken place to have more community based offices. This included five new offices within Aberdeen City Council's 3Rs schools and the joint GNHS/Police build at Whinhill.
- 6.4 At present with the exception of Rosemount and Kittybrewster, all Aberdeen LPT offices are located in the communities in which they serve.

- 6.5 At present the Rosemount LPT staff of 22 Officers are split between Mile-End Police Office and Queen Street resulting in fragmented supervision and downtime of staff travelling to the Rosemount LPT. The IT infrastructure at Mile-End is very slow and would be very expensive to upgrade. This Office was built *circa* 1950 and has a net internal area of only 29 sq metres. The present accommodation comprises of an office (with only three computers), kitchen/canteen, locker room and toilet and whilst some refurbishment has taken place the office does not meet modern day requirements such as the provision of showers etc.
- 6.6 There is no parking available for either Police vehicles or to the general public who may require to call at this office.
- 6.7 As you would expect the Mile-End property has a poor performance score in the Property Asset Management Plan, which identifies that opportunities for sourcing alternative accommodation should be investigated.

Current Situation

- 6.8 In this regard, space has been identified within the Rosemount Community Education Centre, which is situated in the heart of Rosemount and was the former annex to Aberdeen Grammar School. In recent years, the community centre was used for a variety of activities but latterly has been underused and in need of remedial work. Aberdeen City Council have negotiated with community members to take on the running of the centre and they in turn are keen to attract other partners to share the operational costs.
- 6.9 A scheme has been prepared to refurbish accommodation on the first floor on the building as shown in Appendix 1. When completed, the space will provide the full range of accommodation needed for an LPT - Inspector's office, Sergeants office, muster room, body armour/storage room, canteen, ladies and gents changing/ showers /toilets and an interview room. The accommodation will also have the advantage of being self contained via its own entrance with parking for six vehicles.
- 6.10 The estimated cost of this refurbishment is £170,000 which is made up of the building and servicing work required in creating the accommodation detailed in 5.9 out of two existing large former classrooms.
- 6.11 It has been confirmed that while the community centre will be run by a Management Committee, the lease of the space will be directly from Aberdeen City Council. Following discussion, a rental of £10,000 per annum has been agreed for the accommodation on the basis of a 10 year lease. This is the initial period of agreement between Aberdeen City Council and the Rosemount Management Committee and it is understood that future extensions beyond this 10 year period can be negotiated.
- 6.12 A Programme for the lease and works is as follows:-
- 8 June 2012 – GJPB approval to proceed
 - July/August – Complete lease agreement with Aberdeen City Council
 - July/August- Submit and obtain Building Warrant/planning consent for the works

- Late August- Appoint Contractor
- Sept-November-Undertake Works
- December – Take entry to completed accommodation.
- January 2013- Dispose of the Mile-end Station.

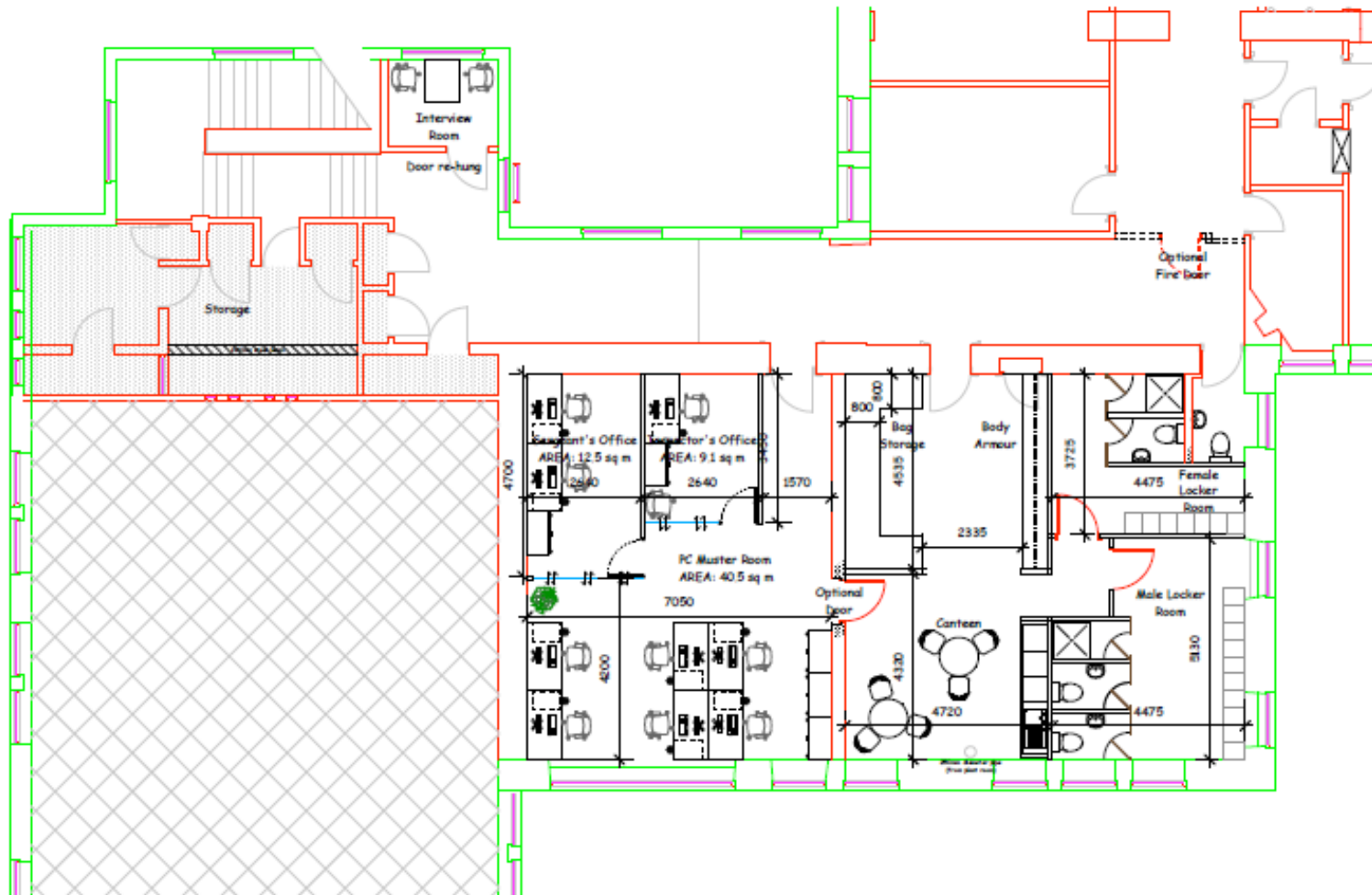
7. REPORT AUTHOR DETAILS

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8. BACKGROUND PAPERS

N/A

Chief Constable
01 June 2012



0	13.02.12	KS	Sergeant's office updated at client's request, additional locker added in male locker room
A	15.02.12	KS	Office updated to suit client's request
rev	date	drawn	content
content Proposed Police Facility (Alt. Option)			
covellmatthews			
project	Rosemount Community Centre		
client	Grampian Police		
date	Feb-12		
drawn	KS	scale	1:100
code	ABT/2	drawing no.	SK101B



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