

COMMITTEE: GRAMPIAN JOINT POLICE BOARD

DATE: 22 MARCH 2013

TITLE OF REPORT: PROPERTY ASSET MANAGEMENT PLAN (PAMP)

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to provide the Members of the Grampian Joint Police Board with information on progress made against agreed actions in the Force's Property Asset Management Plan (PAMP), prior to the move to the single new Police Service of Scotland.

2. RECOMMENDATION(S)

- 2.1 It is recommended that Members of the Board note the update given within this paper on progress made against the Force's Property Asset Management Plan (PAMP).

3. FINANCIAL IMPLICATIONS

- 3.1 A key aim of the PAMP was to set a Strategic Framework for Grampian Police to make to property decisions. The aim was to drive out further efficiencies in the estate, which over a period of time would continue to improve the performance of Police properties, to support operational delivery and to reduce cost/provide income.

4. SERVICE & COMMUNITY IMPACT

- 4.1 It is important to stress that changes to estate does not mean station closure, but relocation to other (in many instances partnership) properties to improve service delivery to the public. An example of this is relocation of the Rosemount LPT) to the Aberdeen City Council's Community Centre at Rosemount.

5. REPORT

- 5.1 The GJPB at its meeting on 2 September 2011 approved a Property Asset Management (PAMP). The PAMP, within its Section Nine, set out a series of actions relating to the Force estate (with estimated savings and costs) over the next 5 year period.
- 5.2 It was agreed that as part of Governance arrangements, that progress against these actions would annually be reported to the GJPB.
- 5.3 Progress against the tasks in the Action Plan of the PAMP is summarised in Appendix 1. It can be seen, that significant development has been made in moving the PAMP forward and this can be cross-checked against the Action Plan (Section NINE) from the PAMP, as it related to specific property (Appendix 2).
- 5.4 A summary of some significant property highlights in 2012/13 include:
- Assisting the Custody Project Team in acquiring the Custody site at Kittybrewster, obtaining planning consent and supporting the technical specification of this build project.
 - Recently obtaining planning consent for a new Police Station at Catto Way, Peterhead. This will enable the site to be purchased prior to 31/3/13 and to leave a fully pre- designed office development project for the SPA to consider.
 - The opening of a new office in Buckie.
 - The completion of the new office at the Rosemount Community Centre.
 - The ongoing construction of the new office in Torry - scheduled to complete in Spring 2013.
 - The rationalisation of all the Laboratory accommodation from Queen Street to Nelson Street.
 - Termination of several small leases and a Notice to Quit being served on the corporate office at Woodhill House.
 - The projects at Aberdeen Health Village and Mearns Academy - which will incorporate police accommodation are proceeding on programme.
 - Capital Receipts being achieved in 2012/13 in excess of £1 M through property sales.
 - Progress being made in relation to a Firing Range at Portlethen and a shared Emergency Service office in Tomintoul. There are separate papers on these two projects being presented to the GJPB for its consideration.
- 5.5 The Grampian Police PAMP has provided a clear Strategic Framework for making these estate improvements.
- 5.6 The Scottish Police Authority (SPA) will on 1 April 2013 inherit a large number of properties from the eight current Forces and the SPSA/SCDEA. Property will be the largest physical resource of the SPA and will be fundamental in providing support to deliver services and outcomes for our communities.

- 5.7 The current notional book value of the combined estate from the Asset Registers available as at 1 December 2012 is circa £450 M and the annual revenue running cost of the combined estate is £54 M.
- 5.8 It will be a requirement of the SPA to put in place one Property Asset Management Plan (PAMP). The major Police reorganization in Scotland presents an opportunity to have a combined PAMP which can be used by the SPA as a strategic tool to deliver a streamlined and leaner estate which can help deliver the SPA corporate aims of improved service delivery in community policing and specialist policing areas.
- 5.9 With the approval/support of the Board, the estate changes/improvements that Grampian Police have undertaken, leaves a strong estate legacy to the SPA.

6. REPORT AUTHOR DETAILS

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7. BACKGROUND PAPERS

N/A

Chief Constable
13 March 2013

UPDATE AGAINST TASKS IN THE ACTION PLAN

ACTION 1

The identified changes in the Category 1 (green highlighted in Appendix 2) properties will be implemented.

Green- Approval to Change

Updates against all individual properties are as follows:

Property	Comment
New Aberdeen Custody Suite	This major project is proceeding- A separate update paper is presented to this Board
Buckie	A replacement station building was purchased, refurbished and formally opened on 27 February 2013 by Chief Constable Colin McKerracher. An offer for the purchase of the former Buckie station property will be accepted.
Tomintoul	A separate update paper is presented to the Board.
Cairncry	This former station (the staff have been relocated into new Middlefield Primary School) has now been sold - See Action 4.
Mile End	This small station will be sold, when the relocation to Rosemount Community Centre- see below, is completed.
Oscar Road	Following the completion of the new and extended LPT office at Victoria Road in Torry (in Spring 2013) it is intended that this single small office lease will be terminated (see Action 7).
Windmill Brae	Notice to terminate this lease in May 2013 has been served (see Action 7). The City Centre LPT officers have been relocated into Queen Street following space being reallocated in this building.
Laurencekirk	The relocation of the Laurencekirk office into the new Police accommodation in the Mearns Academy was approved by the GJPB at its meeting on 1 July 2011. It is anticipated that the new Academy will be completed in the Summer of 2014. The Minister of Justice, Mr MacAskill, has recently visited the site and been shown this example of public sector partnership joint working.
New Pitsligo	This former station has been declared surplus by the Board in June 2012 and will be sold.
Woodhill House	A Notice to Quit has been served on Aberdeenshire Council for this Corporate Office. With one years notice being required under the terms of the lease the effective termination date will be end January 2014. This will save lease costs of £500,000 per annum (see Action 7). There needs to be a space study to determine the most appropriate Police building to reallocate staff from Woodhill House. It is likely that the majority of the staff will be based in the main owned Corporate buildings in Aberdeen - Queen Street, Nelson Street and Bucksburn or possibly in the 90 desk spaces being built at the new Kittybrewster Custody Development.
King Street/Castle Street	This is the other main leased building which costs £400,000 per annum. The lease is due to expire in November 2014. Without pre-judging the matter, it is likely that the SPA will be

	seeking to terminate the lease (in accordance with Action 7). Staff will be relocated to space as per Woodhill House.
Federation Office, Aberdeen Academy	This lease was extended to October 2018 but with a break in October 2013 (on serving 3 months notice). Without pre judging the matter it is likely that the SPA will be seeking to terminate the lease (in accordance with Action 7). The staff will be relocated to other Police offices. The Federation may decide to remain in the accommodation in which case it will need to fund the lease costs.
Woolmanhill	The relocation of the Victims Examination Suite into the new Aberdeen Health Village was approved by the GJPB at its meeting on 1 July 2011. The lease of this space will be revenue funded. The project is well underway with a planned completion date of November 2013.
Portlethen Range	A separate update paper is presented to the Board.
Rosemount	The lease has been agreed and the identified refurbishment to create an office for the Rosemount LPT has been completed. The relocation of the team will take place in April 2013, when an IT line is completed to the new offices. The existing Mile-End Police box will be sold (Action 4).

ACTION 2

To re-profile the Capital Plan to take account of the anticipated Capital Expenditure to the green highlighted properties. These Capital projects will be taken forward.

There is a separate paper to this Board which details the Force's Capital Plan as at the end of 2012/13.

The capital profile for the New Aberdeen Custody Suite is now £3.7M in 2012/13 and £10.194M in 2013/14. Subject to Board approval, it is also proposed to increase the capital allocation for the Tomintoul relocation project from £95K to £163K. Again, subject to Board approval, the mechanism for funding the proposed development of the Portlethen range is detailed in the separate financial paper.

ACTION 3

Opportunities to take forward Category 2 (orange highlighted in Appendix 2) properties will be continue to be scoped as they arise.

Scope- Amber

Specific highlights against individual properties are as follows:

Property	Comment
Oldmeldrum	The lease of this office has been extended for 5 years to from August 2017(option to break August 2015).
Peterhead	Planning consent to purchase the Catto Way site has been received and the site will now be purchased prior to the 31/3/13
Woodhill House	A one year Notice to Quit the lease has been served-see Action 7.

ACTION 4

The Policy of disposing of non-operational assets be reiterated and that action is taken to dispose of non operational property as soon as possible and where it is cost effective to do so.

Six properties - comprising the former stations at Fonthill, Peterculter, Tillydrone, Mastrick, Cairncry and a police house at 4 Deevale Crescent, Aberdeen were sold in 2012/13, generating net Capital Receipts in excess of £1 M (£1,038,000).

Already the following properties have/or will be marketed: Police houses at 96 Hilton Place, Aberdeen and 31 Clifton Road, Lossiemouth, former Police stations at Tomintoul, New Pitsligo, Buckie, Mile End and Northfield. These alone, will generate a further £900,000 for the Scottish Police Authority in 2013/14.

ACTION 5

That income on the Force's radio masts from third party equipment sharers be maximised.

The PAMP set a target to increase rental and other income from Masts from £312,000 to £375,000 by 2014/15.

There is some pressure by radio mast companies to renegotiate lease terms following consolidation of certain radio equipment suppliers i.e. Vodafone/O2 under "Cornerstone". Despite this, with additional third party leases being agreed the estimated income from radio masts in 2013/14 will be £358,000.

ACTION 6

Continue to take all necessary actions to mitigate the revenue costs associated with the estate.

The significant progression of the all actions most notably the Action 1 (green) changes and the reduction in lease cost profile (Action 7) is enabling this to take place.

ACTION 7

Consider future opportunities to reorganise the estate which will enable leased properties to be terminated.

The leases at Windmill Brae and Oscar Road will be given up in the next 2 months. However, these are relatively small leases and to achieve significant changes the leases at Woodhill House and King Street/Castle Street (as per the PAMP) need to be ended.

Grampian Police have been proactive in this regard, by serving the necessary one year's notice to quit on the corporate office lease at Woodhill House. With this coming into effect in early 2014 (saving c£500,000) per annum staff will be relocated to other owned Corporate offices in the City, including Queen Street, Nelson Street and the new offices at the Kittybrewster Custody build.

Given the ongoing cost of the back office leased accommodation at King Street/ Castle Street it will be the case that the viability of retaining this lease, beyond November 2014 when it expires, will come into question in the forthcoming months.

ACTION 8

That the planned repairs and maintenance budget will continue to be targeted with regard to financial resources and to those core properties which need the most attention and will be retained in the longer term.

At the end of 2012/13, Facilities was allocated an extra £500,000 in its Repairs and Maintenance budget and this enabled a range of repairs to be brought forward prior to the move to the Single Force.

ACTION 9

Support appropriate investment in the Force's estate to reduce carbon emissions within budgetary constraints. There will be a need to demonstrate a reasonable cost reduction back period for such investment and a strategy to retain such properties.

The GJPB at its meeting on 1 July 2011 approved Grampian Police's Carbon Management Plan. This Plan identified that, the baseline figure of CO₂ emissions made by Grampian Police in 2009-10 was 9,523 tonnes and that this had reduced by 2011/12 to 8,828 tonnes.

Other Forces and the SPSA have similar Carbon Management plans. With the support of the Carbon Trust, these plans are being consolidated into a single Carbon Management Plan for the single Police Force. This is in the course of being drafted and will identify a total single Police Force CO₂ footprint at a target to reduce these emissions to a certain point in future years.

It follows that with property (through energy use) contributing 65-70% of the CO₂ footprint, that the efficient use of property is a major contributory factor in achieving this revised target.

The identified green properties – changes will be implemented, orange properties – opportunity to change will be scoped, white properties – to be retained/no change proposed over the next 5 years.

APPENDIX 2

	Year 12/13	Year 13/14	Year 14/15	Year 15/16	Comment
Custody					
New Aberdeen Suite Capital(cost/receipt) Revenue(cost/saving)	NEW BUILD £5,000,000	£8,900,000			Purchase of Land at Kittybrewster agreed from Scottish Water GJPB on 8/6/12 approved Predicted Maximum Price for Project Approval to Submit Planning application
Elgin Suite Capital(cost/receipt) Revenue(cost/saving)			SCOPE £200,000	SCOPE	Possible relocation of Fraserburgh cell block to Elgin if Peterhead proceeds Cost includes reinstating Fraserburgh compound Capital Plan will be reprofiled in terms of this requirement.
Moray Divisional Properties					
Buckie Capital(cost/receipt) Revenue(cost/saving)		TO BE SOLD £100,000			Planning relocation to new office in West Cathcart Street. GJPB on the 8/6/12 approved the sale of existing office when this is completed
Elgin Capital(cost/receipt) Revenue(cost/saving)	RETAIN	RETAIN	RETAIN	RETAIN	Main Divisional office which also incorporates Primary Custody Suite Reasonable if somewhat fragmented space.
Fochabers Capital(cost/receipt) Revenue(cost/saving)		SCOPE	SCOPE	SCOPE	Review along with Keith/Buckie/Lossiemouth Four stations in relatively close geographical area-opportunity to review estate to improve delivery. New Buckie gives scope for review.
Forres Capital(cost/receipt) Revenue(cost/saving)	RETAIN	RETAIN	RETAIN	RETAIN	Good accommodation Forres custody suite will close if additional custody accommodation is added at Elgin.
Keith Capital(cost/receipt) Revenue(cost/saving)		SCOPE	SCOPE	SCOPE	Fragmented space including a closed custody area.Review along with Buckie/Fochabers/Lossie. Four stations in relatively close geographical area-opportunity to review estate to improve delivery. New Buckie gives scope for review.
Lossiemouth Capital(cost/receipt) Revenue(cost/saving)		SCOPE	SCOPE	SCOPE	Reasonable office space- adjoining leased house will become empty at end of 11/12. Located 6 miles from Elgin-opportunity to review estate to improve delivery. New Buckie gives scope for review.
Rothies Capital(cost/receipt) Revenue(cost/saving)		SCOPE	SCOPE	SCOPE	Reasonable office space but the preferred location operationally to serve Speyside is Aberlour. There may be an opportunity to identify space in building at Aberlour, if this is cost neutral. If this space is suitable,Rothies would close.
Tomintoul Capital(cost/receipt) Revenue(cost/saving)		CLOSE £150,000			Poor existing facility next to old police house now let to Scottish Ambulance Service Scope opportunity to relocate police officer to GFRS building in the village.
Aberdeen Divisional Properties					
Aberdeen Airport Capital(cost/receipt) Revenue(cost/saving)	RETAIN	RETAIN	RETAIN	RETAIN	This is offices provided rent free by BAA. The offices were refurbished to a good standard in 2009. No change
Aberdeen ARI Capital(cost/receipt) Revenue(cost/saving)	RETAIN	RETAIN	RETAIN	RETAIN	Small office at hospital let at no charge No change
Cairnrcy Capital(cost/receipt) Revenue(cost/saving)	£75,000	£6,000	£6,000	£6,000	New 3Rs partnership station at Manor Park serves the Northfield LPT Cairnrcy is currently for sale. Capital receipt and ongoing revenue saving.
Cove Capital(cost/receipt) Revenue(cost/saving)	RETAIN	RETAIN	RETAIN	RETAIN	New modern office within new Aberdeen City Council Library No change
Cults Capital(cost/receipt) Revenue(cost/saving)	RETAIN	RETAIN	RETAIN	RETAIN	New 3Rs Inspector station at Cults Secondary school serving Hazlehead LPT No change

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Danestone	RETAIN	RETAIN	RETAIN	RETAIN	Reasonably modern station serving Bridge of Don LPT
Capital(cost/receipt)					Refurbishment of garage into locker rooms in 2012/13
Revenue(cost/saving)					
Dyce	RETAIN	RETAIN	RETAIN	RETAIN	New office within Dyce primary school
Capital(cost/receipt)					No change
Revenue(cost/saving)					
Hazlehead	RETAIN	RETAIN	RETAIN	RETAIN	New 3Rs office at Hazlehead Primary serving Gartdee community of Nigg LPT
Capital(cost/receipt)					No change
Revenue(cost/saving)					
Kainhill	RETAIN	RETAIN	RETAIN	RETAIN	New 3Rs office serving gartdee community of Nigg LPT
Capital(cost/receipt)					No change
Revenue(cost/saving)					
Manor Park	RETAIN	RETAIN	RETAIN	RETAIN	New 3Rs Inspector station serving Northfield LPT
Capital(cost/receipt)					No change
Revenue(cost/saving)					
Mile End		TO BE SOLD			GJPB on 8/6/12 approved the sale of this office when relocation to new offices at Rosemount Community Centre
Capital(cost/receipt)		£75,000			
Revenue(cost/saving)					
Mastrick		SCOPE	SCOPE	SCOPE	Leased office while adequate in space has poor access. Serves Mastrick LPT as Inspector station. Category 2 property-scope alternatives. New facility in Mastrick problematic given other capital/revenue priorities.
Capital(cost/receipt)					
Revenue(cost/saving)					
Nigg	RETAIN	RETAIN	RETAIN	RETAIN	Modern station serving Nigg LPT
Capital(cost/receipt)					Part let to NESCOMP
Revenue(cost/saving)					No change
Oscar Road		CLOSE			Small Leased office at NHS Grampian building
Capital(cost/receipt)					Proposal to build small extension at Torry-Victoria Road for LPT Inspector
Revenue(cost/saving)		£13,500	£13,500	£13,500	This will enable lease to be terminated
Seaton	RETAIN	RETAIN	RETAIN	RETAIN	New 3Rs Inspector station at Seaton Primary serving Seaton LPT
Capital(cost/receipt)					No change
Revenue(cost/saving)					
Tillydrone	RETAIN	RETAIN	RETAIN	RETAIN	Reasonably modern station serving Tillydrone LTP
Capital(cost/receipt)					Recently refurbished
Revenue(cost/saving)					No change
Torry-Victoria Road	£280,000	RETAIN	RETAIN	RETAIN	This office serving Torry LTP was reopened after community consultation.
Capital(cost/receipt)					Further refurbishment in 2012/13
Revenue(cost/saving)		£5,000	£5,000	£5,000	
Windmill Brae		TERMINATED	SCOPE	SCOPE	City Centre Team relocation to Queen Street
Capital(cost/receipt)					Notice has been served to terminate lease on May 2013
Revenue(cost/saving)		£20,000	£25,000	£25,000	
Whinhill	RETAIN	RETAIN	RETAIN	RETAIN	New shared GNHS/Police office opened in April 2011.
Capital(cost/receipt)					No change
Revenue(cost/saving)					
Aberdeenshire Divisional Properties					
Ballater	RETAIN	RETAIN	RETAIN	RETAIN	Recently refurbished station
Capital(cost/receipt)					Secondary Custody Facilities. Also used by Scottish Ambulance Service.
Revenue(cost/saving)					No change
Banchory	RETAIN	RETAIN	RETAIN	RETAIN	Marr Chief Inspector Station. Refurbished in 2009/10.
Capital(cost/receipt)					Adjoining house let to Scottish Ambulance Service.
Revenue(cost/saving)					Possible shared reception with Aberdeenshire Council. No change

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Braemar-Balnellan Road	RETAIN	RETAIN	RETAIN	RETAIN	Office leased from Aberdeenshire Council
Capital(cost/receipt)					Refurbished in 2007
Revenue(cost/saving)					No change
Aboyne	SCOPE	SCOPE			Fragmented office-upper floor unused and redundant Custody Area.
Capital(cost/receipt)		£300,000			Significant capital receipt potential
Revenue(cost/saving)					Opportunity to take lease of space in Council office at Balnellan Road
Aford	RETAIN	RETAIN	RETAIN	RETAIN	New office opened in 2006.
Capital(cost/receipt)					Leased and shared with the Scottish Ambulance Service
Revenue(cost/saving)					No change
Banff	RETAIN	RETAIN	RETAIN	RETAIN	Good sized owned station in the centre of the town.
Capital(cost/receipt)					Serving the Banff and Buchan West LPT.
Revenue(cost/saving)					No change
Cruden Bay	SCOPE	SCOPE			One officer based at station often abstracted.
Capital(cost/receipt)					Police from Peterhead- 8 miles distant.
Revenue(cost/saving)					Linked to Peterhead scoping.
Elton	RETAIN	RETAIN	RETAIN	RETAIN	New office-Formartine LPT.
Capital(cost/receipt)					Terrorism cell secondary custody accommodation.
Revenue(cost/saving)					No change
Fraserburgh	RETAIN	RETAIN	RETAIN	RETAIN	Relatively modern serving Banff and Buchan East LPT
Capital(cost/receipt)					Station has a Primary Custody Suite
Revenue(cost/saving)					Possible future relocation of Custody portocabin to Elgin.
Huntly	RETAIN	RETAIN	RETAIN	RETAIN	Reasonable office within Marr LPT area.
Capital(cost/receipt)					No change
Revenue(cost/saving)					
Insch	SCOPE	SCOPE			Property sub leased from Aberdeenshire Council
Capital(cost/receipt)					Aberdeenshire Council considering disposing of interest in building.
Revenue(cost/saving)					Future availability of office to be considered in this context.
Inverurie	RETAIN	RETAIN	RETAIN	RETAIN	Main Divisional office. Modern building
Capital(cost/receipt)					No change but consider vacant land next to station for possible sale
Revenue(cost/saving)					
Kennay	SCOPE	SCOPE			Owned office within Garioch LPT.Adjoining house leased to Council.
Capital(cost/receipt)					Community requires station given demographic growth.New Academy and extension proposed
Revenue(cost/saving)					
Laurencekirk			NEW OFFICE		Existing stand alone police office serving Kincardine and Mearns LPT
Capital(cost/receipt)		£90,000	£90,000		GJPB approval to lease office in new Mearns Academy
Revenue(cost/saving)		£5,000	£5,000	£5,000	Capital cost partially offset by sale of existing station and revenue saving.
Mintlaw	SCOPE	SCOPE			Reasonable if slightly fragmented office.
Capital(cost/receipt)					Good central location in Buchan LPT area. Current base for traffic officers-need to consider future business need
Revenue(cost/saving)					Possible shared reception with Aberdeenshire Council. No change
New Pitsligo		TO BE SOLD			GJPB on 8/6/12 declared surplus
Capital(cost/receipt)		£150,000			Title issues need to be resolved before disposal
Revenue(cost/saving)		£5,000	£5,000	£5,000	
Old Meldrum	SCOPE				Office at Academy-rent free until August 2012
Capital(cost/receipt)					Modern station-likely to want to retain
Revenue(cost/saving)	£2,500	£5,000	£5,000	£5,000	Review at lease expiry
Peterhead	SCOPE	SCOPE			Buchan LPT station-fragmented space,use of Fraserburgh station as Primary Custody.
Capital(cost/receipt)					Aberdeenshire Council are scoping alternative office space in town.
Revenue(cost/saving)					New office is operationally less of a priority than new Aberdeen Custody suite.
Portlethen			SCOPE	SCOPE	Relatively small office serving expanding community including Elsick development.
Capital(cost/receipt)					Category 2 property-scope alternatives.
Revenue(cost/saving)					New facility in Portlethen problematical given other capital/revenue priorities.

Portsoy Capital(cost/receipt) Revenue(cost/saving)	SCOPE	SCOPE			Scope if this station is still required for operational use. Possibility of policing from Banff with Police surgeries, use of mobile office.
Stonehaven Capital(cost/receipt) Revenue(cost/saving)	RETAIN	RETAIN	RETAIN	RETAIN	Good sized station serving the Kincardine and Mearns LPT. Next to Court in centre of town Current base for traffic officers need to consider future business need.
Turriff Capital(cost/receipt) Revenue(cost/saving)			SCOPE	SCOPE	Fragmented office, albeit in centre of town. Main Formartine LPT office is in Ellon.
Westhill Capital(cost/receipt) Revenue(cost/saving)	RETAIN	RETAIN	RETAIN	RETAIN	Modern station serving the sizeable community of Westhill in the Garioch LPT area.. Aberdeenshire Council use as a service point. No change.
CMBA Properties					
Aberdeen Airport SB Capital(cost/receipt) Revenue(cost/saving)	SCOPE	SCOPE			Crime Management are provided with a rent free office at the Airport. Special Branch numbers at the airport have increased and a larger office is needed. BAA are proposing to build a new office for the contro, authorities.
Multi Department Stations and Offices					
Queen Street Capital(cost/receipt) Revenue(cost/saving)			SCOPE	SCOPE	While this building has been well maintained and has had certain areas significantly refurbished and upgraded in recent years,the property is now 40 years old and has a high proportion of wated space. It accounts for a significant percentage of the running costs of the entire estate c21% and c29% of the Force estate carbon footprint(this is despite the fact that new gas boilers were recently installed). A significant proportion of the building relates to Custody and when a new Aberdeen Custody facility is built off site, it will be an oportune time at that point to consider the future use of the building. There are significant interdependencies and issues in relation to relocating from Queen Street including that it houses the main telephone switch/CER, the control room ,the need to retain a city centre presence and the proximity of the Court and the Mortuary.
Woodhill House Capital(cost/receipt) Revenue(cost/saving)	SCOPE	SCOPE	POSSIBLY CLOSE £125,000	£500,000	This office accommodates back office functions and its continuing use can be considered in conjunction with the two leases at King Street/Castle Street. The lease was originally entered into in 2007 and runs until May 2015. There is an option to terminate the lease on giving 1 years written notice. There are c150 desk spaces in this second floor accommodation at Woodhill House As Service Reconfigurations take place and staff numbers reduce there may be future scope for not renewing one of these leases. The total revenue cost of Woodhill House is c£525,000 which is a significant proportion of the entire revenue cost of the estate
King Street/Castle Street Capital(cost/receipt) Revenue(cost/saving)	SCOPE	SCOPE	POSSIBLY CLOSE £100,000	£400,000	This office accommodates back office functions and Aberdeen Divisional functions overspilling from Queen Street.It is held on two seperate leases both expiring in late 2014. Its continuing use can be considered in conjunction with the lease at Woodhill House. The space is not as good at Woodhill House but its key advantage is its promity to Queen St. The accommodation also provides emergency planning accommodation. The total revenue cost of the two leases is c£400,000 which is a significant proportion £94,000 is recovered via accommodation charges to SPSA-ICT. The longer term future use of Queen Street(see above) is also a factor when considering whether or not to renew the leases.
Bucksburn Capital(cost/receipt) Revenue(cost/saving)			SCOPE	SCOPE	This is an owned office which incorporates a number of functions including the Service Centre, the Bucksburn LPT office, CMBA offices ,support functions and until a new Aberdeen Custody Suite is built- custody overspill.
Nelson Street Capital(cost/receipt) Revenue(cost/saving)	RETAIN	RETAIN	RETAIN	RETAIN £87	This is an owned office which incorporates a number of functions including Operational Support (roads policing),training,fleet maintenance, Kittybrewster LPT and the main Forensic Labs. Plans to relocate all SPSA Labs to the third floor in 2012. Need to consider other operational business change in relation to space allocation in building It is not envisaged that this building will be relinquished over the period of this PAMP.

Miscellaneous

Aberdeen Academy	CLOSE					This office is leased by the Force of behalf of the Federation. There are 4/5 staff. It is intended to break the lease in October 2012 and relocate the staff to another building. This will provide revenue savings.
Capital(cost/receipt)						
Revenue(cost/saving)	£10,000	£26,000	£26,000	£26,000		
Ashgrove Road	SCOPE	SCOPE				Leased office provided to SERCO for OHU service. OHU charge reflects use of this excellent facility by partners. Use needs to be reviewed with SERCO.
Capital(cost/receipt)						
Revenue(cost/saving)						
Braemar-Mountain Rescue	RETAIN	RETAIN	RETAIN	RETAIN		Building jointly owned with Braemar Mountain Rescue. Ongoing legal work to clarify revenue responsibilities of partners.
Capital(cost/receipt)						
Revenue(cost/saving)						
Crathie-Highcliffe	RETAIN	RETAIN	RETAIN	RETAIN		Office next to Crathie Church required for royalty policing. Minor upgrading work proposed in 2012/13
Capital(cost/receipt)						
Revenue(cost/saving)						
Woolmanhill		NEW OFFICE				Relocate to improved victims examination suite at Health Village at East North Street. Health village due to open late 2013. Revenue charge of space subsidised by Scottish Government.
Capital(cost/receipt)						
Revenue(cost/saving)		£2,000	£8,000	£8,000		
Under Construction/Business Case Analysis						
Elgin CPU						Joint development with Moray Council Opened in 2012
Capital(cost/receipt)						
Revenue(cost/saving)	£30,000	£30,000	£30,000	£30,000		
New Pittodrie Stadium	SCOPE					Proposed new Stadium at Altens. New Police accommodation at Stadium. To be funded at no charge.
Capital(cost/receipt)						
Revenue(cost/saving)						
Portlethen Range						The GJPB approved the lease of a site for a new Range at the GFRS training complex at Portlethen. Initial capital cost to build range and revenue charges.
Capital(cost/receipt)	£250,000					
Revenue(cost/saving)		£20,000	£20,000	£20,000		
Rosemount						The GJPB approved the accommodation for the LPT team at Rosemount Community Centre. Initial capital cost to refurbish and revenue charges.
Capital(cost/receipt)	£170,000					
Revenue(cost/saving)		£10,000	£10,000	£10,000		
New Buckie						The GJPB approved the purchase of this new building Cost includes acquisition and refurbishment
Capital(cost/receipt)	£240,000					
Revenue(cost/saving)						

Approval to Change

Scoping

Retain

Version 2.0