

**SCOTTISH POLICE
AUTHORITY**

Meeting	Finance and Investment Committee
Date and Time	Monday 8 February 2016
Location	Pacific Quay, Glasgow
Title of Paper	Estate Change - Stromness Police Office to Shared Service Point at Pierhead, Victoria Street, Stromness.
Item Number	7.3
Presented By	Ch Supt Billy Gordon, Head of Physical Resources
Recommendation to Members	FOR APPROVAL
Appendices Attached :	Appendix 1: Location Plan Appendix 2: Community & Stakeholder Engagement Appendix 3 : Groundfloor Plan

PURPOSE

To invite members to:-

1. Agree to the lease of accommodation at Pierhead, Victoria Street, Stromness subject to completion of a review by Legal Services of the existing Shared Premises Partnership Agreement between legacy Northern Constabulary and its local authorities.
2. Instruct Police Scotland Estates and Legal Agents to act in relation to any required consultation with the Scottish Government's Property Controls Team in respect of the conclusion of the lease documentation.
3. Subject to the conclusion of a lease and relocation to accommodation at The Pierhead, Victoria Street, Stromness to declare the existing office at North End Road, Stromness surplus to the operational requirements of the Scottish Police Authority/Police Scotland.
4. Authorise Police Scotland Estates and Legal personnel to carry out the disposal of office property at North End Road, Stromness in accordance with the Scottish Public Finance Manual (SPFM) and/or approval of the Authority's Accountable Officer under the SPFM and to report the results of this disposal to a future meeting of the members.

This paper is being submitted to the Committee in accordance with Section 9 of the Scheme of Administration.

1. BACKGROUND

- 1.1. The police office at North End Road, Stromness is a two storey building located in the main road in the village of Stromness, Orkney Islands. The building was built in 1928 and is 153m², of traditional construction and whilst in a good state of repair is no longer considered suitable.
- 1.2. The Police Office, Stromness is currently used as the operational base for all constables based in the Stromness areas of Orkney, the second largest population centre in the isles. In addition, there is a dedicated Sergeant with supervisory responsibility for Stromness and the surrounding rural area.
- 1.3. Legacy Northern Constabulary worked closely with local authority partners, including Orkney Islands Council, in the creation of shared Service Points across the area. Dependent on the suitability of the available estate these shared facilities have been located in both local authority and police buildings and have provided a cost effective means of delivering local services in rural communities whilst enhancing partnership working.
- 1.4. For a number of years legacy Northern Constabulary, succeeded by Highland and Island Division, have been in dialogue with Orkney Islands Council to re-locate the existing police station to a new local authority building at the Pierhead, Victoria Road, Stromness with the police leasing the space. The move would enhance service delivery, improve partnership working and would allow the existing police station to be sold, reducing revenue costs.
- 1.5. A new council development opened in 2015 and comprises the local library and other local authority services housed in a refurbished building located in the centre of the village. Whilst outline agreement was reached with legacy Northern Constabulary there has not been any formal approval from the Scottish Police Authority which is now being sought to allow the relocation of the police station to the new facility to take place.
- 1.6. This proposal is in line with the strategic objectives outlined in the Estate Strategy approved by the SPA in June 2015.

2. FURTHER DETAILS ON REPORT TOPIC

- 2.1. Stromness Police Office is a two storey building and is located at North End Road, Stromness, to the east of the village centre. Whilst the building has been maintained in a good condition it is not considered suitable for the current policing model.
- 2.2. The building remains in a good overall physical condition incurring annual running costs of £26,496 per year. If approved the current capital value will be determined through formal valuation. It is estimated that routine maintenance of the building over the next 6-10 years may cost around £27,195.

- 2.3. Stromness is located to the west of mainland Orkney 30 minutes drive from Kirkwall. The town is situated around a harbour with a strategic ferry link to the mainland. Policing is provided by a dedicated Sergeant and deployable Constables usually one constable per shift working variable shift patterns from the current police station. Public counter access is provided when officers are present at the office with the main public counter service provided at Kirkwall which is open 0700 hrs to midnight, seven days a week.
- 2.4. Legacy Northern Constabulary developed a model of shared service delivery in communities across the Highlands and Islands involving the creation of shared Service Points with their local authorities. The location of the service point is determined by the suitability of the local estate and thus the police occupy part of the local authority buildings at Golspie and Bettyhill, whilst the local authority created shared facilities in the police estate at Muir of Ord and Lairg.
- 2.5. The management of the shared facilities was governed by Shared Premises Partnership Agreements agreed between the local authorities and Northern Constabulary which have been inherited by Police Scotland and The Scottish Police Authority.
- 2.6. For a number of years, legacy Northern Constabulary were in discussion with Orkney Islands Council to create a new shared facility in Stromness at a newly refurbished building at the Pierhead, Stromness. Outline agreement was reached that the building would include the local library, other local authority services and the existing police station would be re-located to the building with the police leasing the new space.
- 2.7. The plan for the new facility is attached and will see a dedicated police room of 72m² within the main building, integrated with the main building but able to operate independently after normal business hours. As part of the wider legacy agreement with Highland and Islands Council a shared public counter facility will also be provided within the facility which is an enhancement of the service to the public. Appropriate police signage would also be provided.
- 2.8. The shared facility would operate as part of the ongoing agreement between the local authorities in the Highland and Islands and legacy Northern Constabulary. This and similar ongoing estate rationale proposals in the area presents an opportunity to review the terms of this agreement and ensure compliance with the requirements of The Scottish Police Authority. This work will be undertaken by Police Scotland Legal Services, supported by the Estates Department and gives the opportunity to agree an outline shared partnership agreement that could be used in other parts of the country for similar collaboration proposals.
- 2.9. The exact cost of the lease for the space will be determined by an independent assessor but is estimated to be approximately £10-12,000 per year. In addition, under the existing Shared Services Agreement, the police would be required to pay 5% of annual running costs which includes

rent, water sewerage, heating and lighting as well as the provision of furniture and fittings.

- 2.10. Given that the current running costs for the Stromness Police Station is £26,496 this proposal will deliver annual revenue savings whilst providing an enhanced, collaborative service for the local community.

3. LOCAL POLICING IMPLICATIONS

- 3.1. As detailed above the current Police Office at Stromness is now almost 90 years of age and no longer suitable for modern policing. The opportunity to re-locate the police station to the new shared facility with Orkney Islands Council represents a modern approach which will enhance collaboration and ensure an enhanced police presence in the heart of the community of Stromness, including a shared public counter service for the community. The proposal will result in no change to the delivery of policing in the community.
- 3.2. The proposal for the Pierhead Development, including the inclusion of a police facility, has been subject to extensive local discussion, consultation and engagement within the community for a number of years, pre-dating Police Scotland. Throughout this time there has been strong support for the re-location of the police station to the new building.
- 3.3. The local authority occupied the building from summer 2015. Given the historical nature of this proposal, recent formal consultation has not been carried out but can be considered as part of the wider discussion and engagement on the wider Pierhead development proposal. The Area Commander for Orkney has indicated that there has been a number of questions from local community members and representatives seeking clarification on the timeframe for the occupation of the new police station and that there are no dissenting views on the proposed relocation.

4. FINANCIAL IMPLICATIONS

- 4.1. Once this paper is approved the existing Stromness Police Station will be subject to formal valuation to provide an indication of likely capital receipts from the sale of the property. In line with the recommendations within this report any proposals concerning the disposal site will be reported to a subsequent meeting of members.
- 4.2. As detailed at 2.9. exact annual lease and running costs of the new facility is not known at this time and will be determined by the appointment of an independent surveyor. The agreement with Orkney Islands Council will see the police pay 5% of annual running costs. Whilst the exact costs are not known it is estimated that the proposal will deliver annual revenue savings compared to the current revenue costs for Stromness Police Office of £26,496 as well as delivering savings from future estimated maintenance costs of £27,195 over the next 6-10 years.

5. PERSONNEL IMPLICATIONS

- 5.1. The officers stationed at Stromness are fully aware of the proposals. The new facility will provide improved office and welfare accommodation compared to the aging current police station.
- 5.2. There are no other personnel implications from this proposal.

6. LEGAL IMPLICATIONS

- 6.1. As detailed in section 2 above, the development of Service Points in Highland and Islands Division have been subject to a Shared Premises Partnership Agreement that existed between legacy Northern Constabulary and its local authorities.
- 6.2. This proposal is one of a number being developed by the Division that encompasses the new Estate Strategy approach. To ensure that the legacy agreement is suitable for Police Scotland/Scottish Police Authority it is recommended that Legal Services are instructed to review the terms of this partnership agreement. The terms of the agreement for Stromness will be subject to the completion of this review.
- 6.3. Given that the Estate Strategy foresees considerable opportunity for shared spaces with other public agencies across the country the amended agreement may be an opportunity to develop and agree a standard agreement that could form the basis for similar collaboration proposals across Scotland.

7. REPUTATIONAL IMPLICATIONS

- 7.1. There are no reputational implications for Police Scotland from the disposal of this station. The proposal has been discussed for some time in the Stromness community and has been subject to extensive discussion and debate. The proposal delivers a number of benefits for the local community not least a shared public counter facility and the ability to access police and local authority services from the same location in the heart of the community.
- 7.2. There is strong support for the proposal from within the community and any reputational impact is only likely from any continued delay in completion of this long running proposal.

8. SOCIAL IMPLICATIONS

- 8.1. There are no social implications given that the sale of the property will have no impact on how policing is currently delivered in the community.
- 8.2. The delivery of a joint police and local authority facility will support the regeneration of an existing prominent building within the village of Stromness and allow the existing police office to be sold for other purposes.

9. COMMUNITY IMPLICATIONS

- 9.1. There are no anticipated community implications from this proposal. As detailed in the paper this proposal has been the subject of ongoing discussion within the local community for a number of years and the proposal has had strong support as it is seen as sustaining the police and local authority services to the community of Stromness.

10. EQUALITIES IMPLICATIONS

- 10.1. There are no equalities implications for this project.

11. ENVIRONMENTAL IMPLICATIONS

- 11.1. The project will contribute to the force's carbon management plan through the disposal of the existing police station and replacement by a smaller and more modern building reducing carbon omissions.

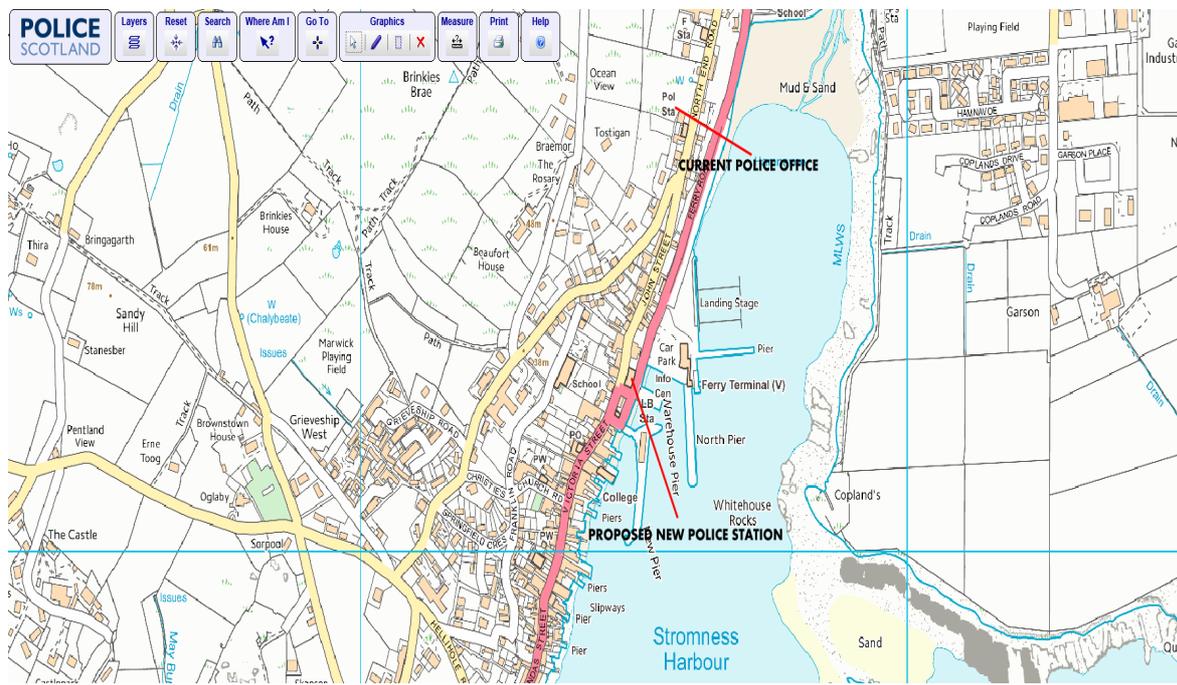
RECOMMENDATIONS

To invite members to: -

1. Agree to the lease of accommodation at Pierhead, Victoria Street, Stromness subject to completion of a review by Legal Services of the existing Shared Premises Partnership Agreement between legacy Northern Constabulary and its local authorities.
2. Instruct Police Scotland Estates and Legal Agents to act in relation to any required consultation with the Scottish Government's Property Controls Team in respect of the conclusion of the lease documentation.
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APPENDIX 1 – LOCATION PLAN

LOCATION MAP – STROMNESS POLICE STATION

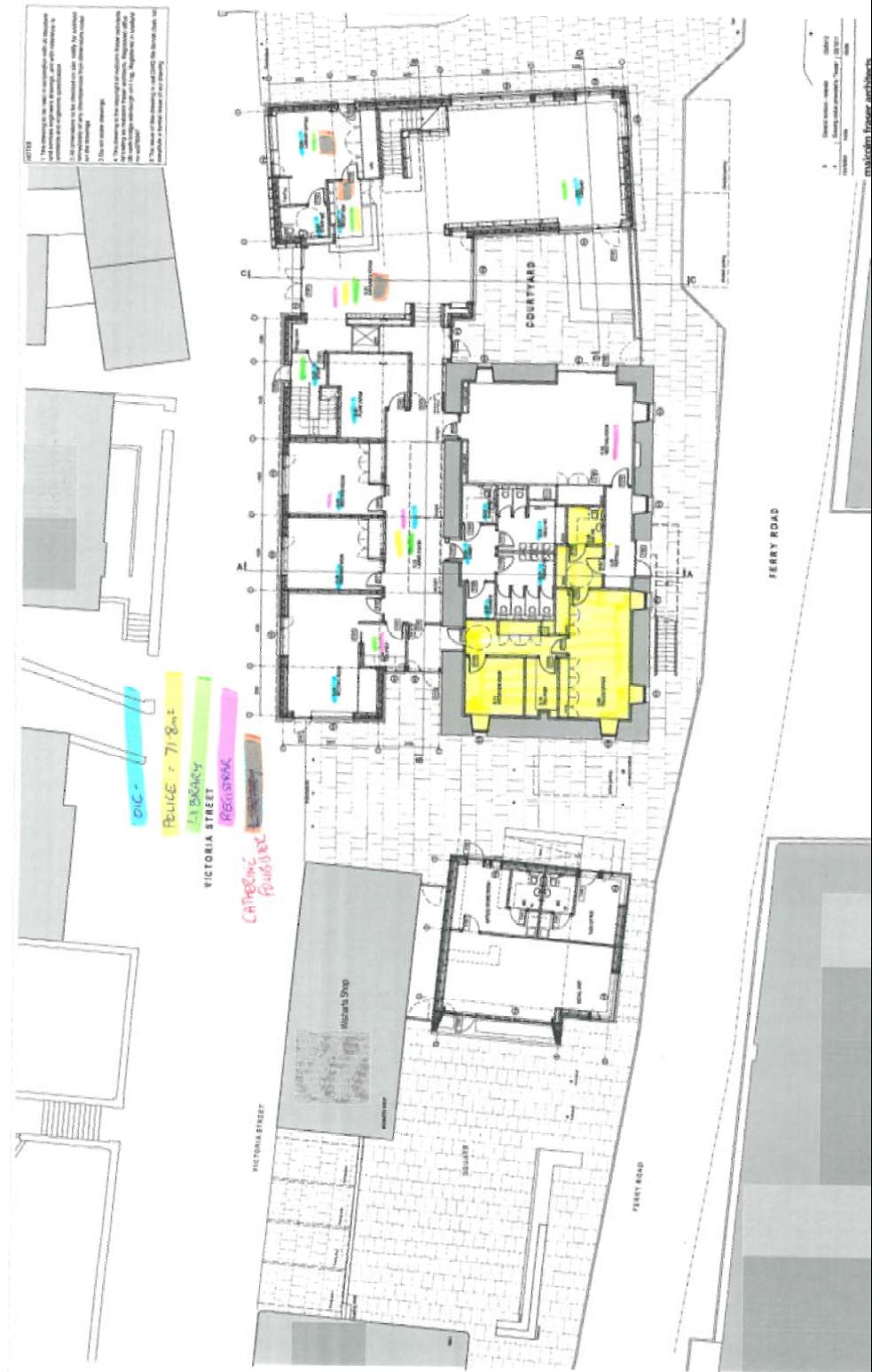


Map showing location of current Police Station and location of new facility.

PHOTOGRAPH – STROMNESS POLICE STATION



GROUND FLOOR PLAN – PIERHEAD DEVELOPMENT, STROMNESS



Plan showing layout of new development including dedicated police facilities.

APPENDIX 2 – COMMUNITY AND STAKEHOLDER ENGAGEMENT

COMMUNITY ENGAGEMENT DOCUMENT	
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SUMMARY OF IMPACT OF CHANGE ON SERVICE DELIVERY TO DELIVERY
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Proposal to relocate existing police station at Stromness to create a shared Service Point with Orkney Islands Council at a new refurbished building at the Pierhead, Stromness in the centre of the village.

The proposal has no impact on existing service delivery and enhances community engagement by the inclusion of a shared public counter at the new facility. The proposal will also enhance partnership working and allows the force to sell the existing police station, maximising use of the estate and in line with the Estate Strategy.

CONSULTATION WITH SPA BOARD MEMBER WITH RESPONSIBILITY FOR DIVISION
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The Divisional Commander has briefed the SPA Board member, Ian Ross on the proposal who identified no issues with the proposal.

SUMMARY OF CONSULTATION WITH STAKEHOLDERS
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The Orkney Islands Area Commander has indicated that this proposal has been under development and discussion for a number of years, pre-dating Police Scotland. The proposal to include the police station has been in place since the proposal was first discussed.

The Commander indicated that he has been approached by a number of local community representatives seeking clarity on the police intention to move into the new facility. In view of the clear support for the proposal and the longer term discussion and debate on the development that has been held within the community further formal engagement on the re-location of the police station was not considered appropriate by the local Division.