

Meeting	SPA Finance & Investment Committee – Public Session
Date	9 August 2016
Location	Pacific Quay, Glasgow
Title of Paper	Disposal of Chambers Street, Edinburgh
Item Number	5.2
Presented By	Colette Sherry, Head of Corporate Procurement
Recommendation to Members	For Approval
Appendices Attached :	Appendix 1: Location Plan Appendix 2: Community & Stakeholder Engagement

PURPOSE

To invite members to: -

1. Declare the existing Police Office at Chambers Street, Edinburgh, surplus to the operational requirements of the Scottish Police Authority and Police Scotland.
2. Authorise Police Scotland Estates and Legal personnel to carry out the disposal of the property at Chambers Street, Edinburgh 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.

1. BACKGROUND

- 1.1. The former police office at Chambers Street, Edinburgh comprises a four storey building, with a basement. The building is a substantial stone built building and is located within Edinburgh City Centre in the same street as properties occupied by the University of Edinburgh, the Sheriff Court and the National Museum of Scotland.
- 1.2. The building is approximately 90 - 100 years old and was acquired by the relevant Police authorities in 1939. It was previously used as the operational base for legacy Lothian & Borders Police traffic warden services and central ticket office services. These services were subsequently inherited by the relevant Local Authorities. There has been no operational function located at this office for 5 years.
- 1.3. More recently, the building was being used as a local supplies facility, providing items such as uniform and operational equipment for Edinburgh City Division. A small number of Police Staff members provided this function. In addition, a Divisional Case Management Team, comprising of 3 Police Officers, were located within the building. The members of Police Staff have since been relocated within the divisional estate. The 3 Police Officers will relocate to alternative premises in August 2016 and as such the building will become vacant.
- 1.4. This proposal is in line with the strategic objectives outlined in the Estate Strategy approved by the SPA in June 2015.

2. FURTHER DETAIL ON THE REPORT TOPIC

- 2.1. Chambers Street Police Office is a four storey building, with approximately 1935 square metres of floor space and is located in Edinburgh City Centre. The office will become vacant in August 2016 as a result of a small number of officers and members of staff, who provided support functions, being relocated. The office is not an operational base for Police Officers and there are no public counter provisions at the office.
- 2.2. The building is in a fair condition and incurs annual revenue costs of approximately £101K per year.

3. FINANCIAL IMPLICATIONS

- 3.1. If the proposal is approved, the building 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.
- 3.2. The annual running costs of the building is £101,000 and the sale of the property will enable this level of annual revenue saving.
- 3.3. There are no additional cost implications associated with the sale of this property, beyond the normal valuation and survey costs.

4. PERSONNEL IMPLICATIONS

- 4.1. As detailed above, the only remaining staff operating from this office are 3 Police Officers who provide a support function to the local Division. These officers will relocate to alternative property within the Divisional estate and appropriate engagement with those effected has been completed.

5. LEGAL IMPLICATIONS

- 5.1. There are no legal implications from the sale of this property.

6. REPUTATIONAL IMPLICATIONS

- 6.1. There are no reputational implications for Police Scotland from the disposal of this office. In keeping with the Estate Strategy, appropriate engagement was recently completed with no concerns being raised. In addition, the office does not provide any operational function, has no public counter provisions and as such there is little knowledge within the local community that the building was in fact used for a policing purpose.

7. SOCIAL IMPLICATIONS

- 7.1. There are no social implications, given that the sale of the property will have no impact on how policing is currently delivered within the local community. The sale of the property may allow for the building to be used for local community purposes or converted into a facility or service that would benefit the community.

8. COMMUNITY IMPACT

- 8.1. The police office at Chambers Street is not used as an operational base for Police Officers. As previously mentioned, the office has been used in recent years purely for support functions.
- 8.2. The views of communities, partners and staff have been obtained in line with the agreed Communications and Engagement Strategy. This was undertaken by the local Area Commander and Inspector, and included contact with local elected members and the local authority. Noting the limited visibility and absence of local expectation of any policing service being delivered from this building, no concerns were raised regarding the proposal to declare the office as surplus and to seek disposal.
- 8.3. Members will note that the office has no public counter provision, it does not act as operational base for Police Officers and there is no signage indicating that the office is a police building. Disposal of this office will have no impact on service delivery or local policing functions.

9. EQUALITIES IMPLICATIONS

- 9.1. There are no equalities implications associated with this paper.

10. ENVIRONMENT IMPLICATIONS

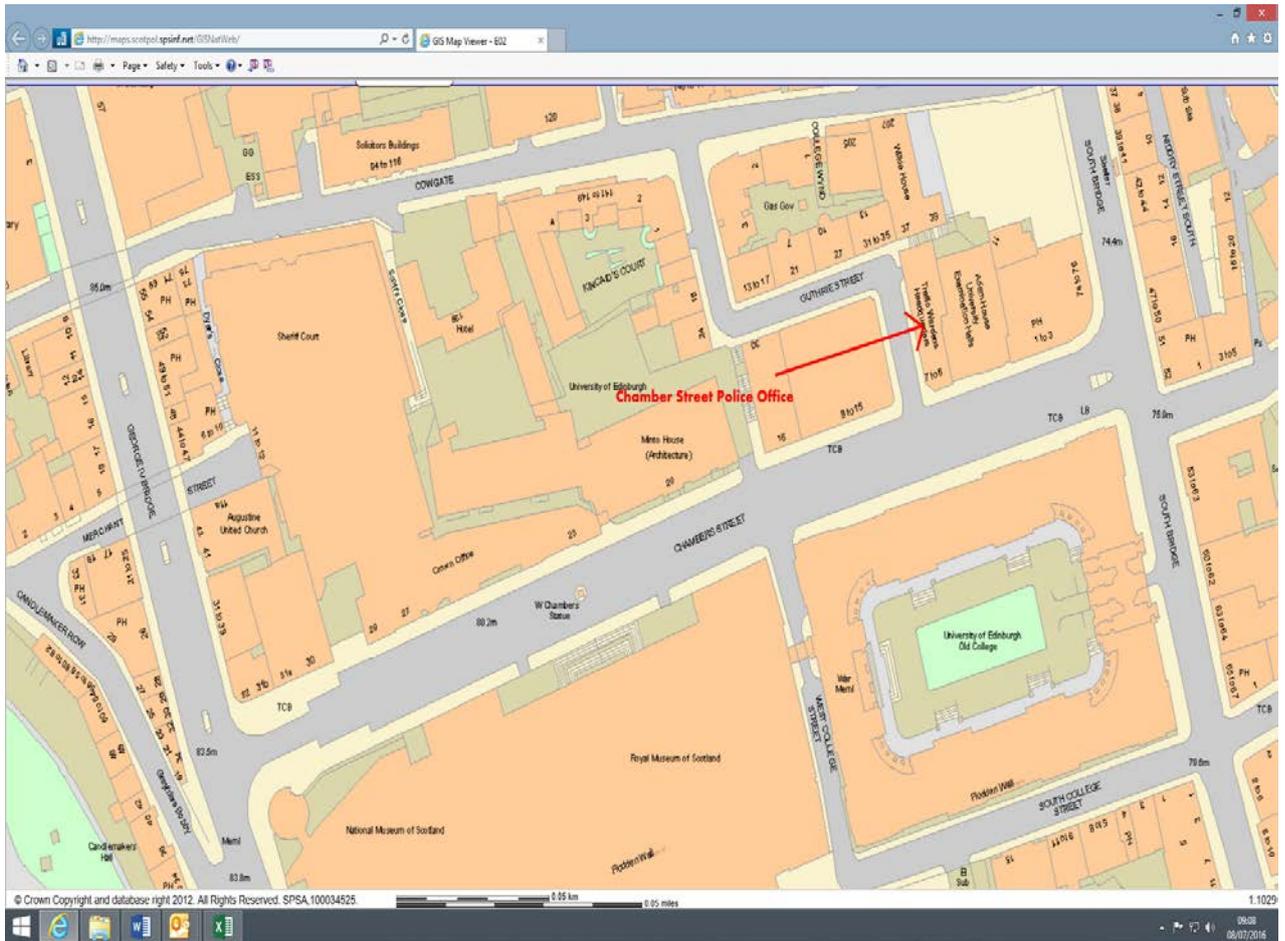
- 10.1 There are no equality implications associated with this paper.

RECOMMENDATIONS

To invite members to: -

1. Declare the existing office at Chambers Street, Edinburgh surplus to operational requirements of the Scottish Police Authority and Police Scotland.
2. Authorise Police Scotland Estates and Legal personnel to carry out the disposal of the property at Chambers Street, Edinburgh, 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 the SPA.

APPENDIX 1 – LOCATION PLAN



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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The proposal to dispose of the police building at Chambers Street, Edinburgh will have no impact on existing service delivery as the building does not provide any operational policing function.

The building was used to provide support and administrative functions and the small number of Police Officers and members of Police Staff who provided this function have since been relocated within the divisional estate.

CONSULTATION WITH SPA BOARD MEMBER WITH RESPONSIBILITY FOR DIVISION
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The Area Commander ensured that the SPA Board Member, David Hume, was aware of this proposal.

SUMMARY OF CONSULTATION WITH STAKEHOLDERS
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Engagement on the proposal has taken place with local elected members and the Local Authority. No concerns have been raised as a result of this engagement. There is little knowledge amongst stakeholders and the local community that the building was occupied Police.