

SCOTTISH POLICE
AUTHORITY

Meeting	SPA Public Board
Date	28 September 2017
Location	Jury's Inn, Inverness
Title of Paper	Disposal of Unused Properties
Item Number	10
Presented By	Assistant Chief Constable Cowie
Recommendation to Members	For Approval
Appendix Attached	Appendix A – Properties for Disposal Appendix B – Timeline

PURPOSE

The purpose of this report is to:

- 1) Provide an update to members on the progress of estate transformation to date, which has been consistent with the SPA approved Estate Strategy and Policing 2026.
- 2) Seek approval to dispose of the empty or soon to be empty premises listed, subject to engagement with partners and communities, with a further report being submitted to the SPA Board at the conclusion of the engagement.
- 3) Inform members that such activity will be in compliance with relevant legislation generally and community empowerment specifically.

For Approval.

1. BACKGROUND

- 1.1 The Scottish Police Authority approved the Police Scotland Estate Strategy in June 2015. The strategy's vision is to enhance service delivery by transforming the estate into one which is modern, flexible and fit for future policing across Scotland.
- 1.2 Since that time, the Estate Change Project has reviewed the entire estate across Scotland in line with the Estate Strategy. This has involved extensive engagement with Local Policing Divisions, National Divisions, the Estates Department and the Scottish Futures Trust.
- 1.3 The purpose of this review was to assess the Police Scotland estate to ensure it is able to support service delivery and enhance policing services to local communities. The review considered a number of factors including where resources need to be deployed from to meet local demands and how collaborative working can be enhanced further to improve and re-design joint services. The review also considered how estate transformation can assist in achieving financial substantiality.
- 1.4 The review of the estate, in line with the Estate Strategy, was also in line with Policing 2026 and reflects both the Estate Strategy and the Policing 2026 objectives.

2. FURTHER DETAIL ON THE REPORT TOPIC

- 2.1 Police Scotland inherited a large estate which was based on legacy arrangements. This estate was developed over a significant period of time when demands on policing were very different from current demands and what can reasonably be expected to develop in the medium to longer term.
- 2.2 As Policing 2026 has demonstrated, the demands facing policing and the public expectation of policing in Scotland has evolved over time and will continue to evolve, however the estate which is crucial to the delivery of policing services, has not evolved and has largely remained as is.
- 2.3 The review of the Police Scotland estate was conducted to ensure that the estate is fit for purpose and reflects the changing nature of policing. The review took account of the strategic parameters set out in the Estate Strategy:

- **Demand Led** – Visible policing which is responsive to community needs, delivers better outcomes for places and ensures equity of service.
 - **Collaborative** – Both internally and externally, working with partners to share resources and take a joined up approach to deliver shared objectives and re-design services.
 - **Modernising** – Provides professional and flexible workspace that makes the best use of ICT capability and supports agile working, allowing a reduction in floor space, maximising efficiency and reducing carbon footprint.
 - **Financial** - Consideration of operating costs, required capital investment and potential capital receipts.
- 2.4 The review established that there are a number of empty premises or premises which are soon to become empty, which are not required to provide policing services. The vast majority of these premises have been empty for some time with no staff located in or deployed from them.
- 2.5 Some of these premises may be used occasionally by officers when on passing patrol, for example to use for refreshment breaks. These are simply used for this purpose on the basis that the premises are still part of the Police Scotland estate with associated running costs and therefore it seems appropriate to make some use of them. However, there is no operational requirement to retain these premises as such facilities, for example refreshment facilities, are located at alternative policing premises where these officers are actually based and deployed from.
- 2.6 A very small number of the premises still have officers and staff located within them however they are soon to become empty. The affected officers and staff are being relocated to other locations, to reflect local policing models and to enhance service delivery.

2.7 The table below provides a national overview of the current estate:

<i>Empty Properties for Disposal</i>	<i>Remainder of the Estate</i>	<i>TOTAL</i>
53	322	375

2.8 The above table indicates that 53 premises are considered empty or soon to be empty and are no longer required to provide policing services to local communities. Detailed information on each of the 53 premises is provided in Appendix A. This accounts for only 14% of the current estate. The remaining 322 locations have been assessed as being required in some fashion to ensure service delivery is maintained and indeed enhanced in some areas, for example by seeking collaborative opportunities.

NEXT STEPS - ENGAGEMENT

2.9 Having assessed the estate internally (principally through significant work between the Divisional Commanders, the Estate Change Team and informal discussions with some partners) the proposal is now to formally engage with local communities, partners and stakeholders seeking their input and feedback in respect of the 53 premises identified as empty and for disposal. This paper seeks approval to commence a 3 month period of engagement, the results of which will be reported back to a future meeting of the SPA Board seeking approval to implement disposal of the empty premises, taking account of the engagement responses and feedback.

2.10 A Communications & Engagement Strategy is in place to support the engagement with partners, communities, stakeholders and staff. This will be a national engagement process, however as the proposed change impacts on local communities, the actual engagement will be primarily carried out by the Local Policing Divisional Commanders within their respective geographical areas, engaging with local communities, local partners and local stakeholders.

- 2.11 This two pronged approach will ensure local and national engagement, capturing a wide range of opinions, concerns, proposals and feedback.
- 2.12 A variety of methods will be used during the engagement, including social media, attendance at local community groups, attendance at local partnership groups, personal briefings to local stakeholders and partners and briefings to staff and officers. The intention is to use a national on-line survey to capture feedback and responses and during the local engagement described above, communities and partners will be encouraged to use the survey.
- 2.13 The engagement will take place over a 3 month period, as detailed in Appendix B. At the conclusion of the engagement, the responses will be evaluated and will be used to develop a Disposal Implementation Plan, which will be reported back to the SPA Board for approval to implement. The final disposal list may be amended as new needs or opportunities are discovered or offered. Police Scotland was an early adopter of community empowerment and it may be the case that viable community group proposals amend the estate proposals.

3. FINANCIAL IMPLICATIONS

- 3.1 The table below details the potential savings in respect of the 53 premises considered empty or soon to be empty:

Year	No. Disposals	Capital Receipts	In Year Revenue Savings	Recurring Annual Revenue Savings	Total Revenue Savings (Up to 2020/2021)
2017/2018	1	0	7,000	14,000	49,000
2018/2019	39	4,787,000	76,406	561,370	1,199,146
2019/2020	9	1,210,000	95,518	189,270	284,788
2020/2021	4	150,000	0	89,350	After 2020/2021
TOTALS	53	6,147,000	178,924	853,990	1,532,934

4. PERSONNEL IMPLICATIONS

- 4.1 There will be personal implications for staff that need to relocate to alternative working locations.
- 4.2 Processes for formal staff consultation on changes to terms and conditions, such as relocation, are well established. The specific implications for staff will be clearer after the public consultation and engagement and once implementation is approved by the SPA. Full staff consultation processes will be followed, supported by People & Development, as and when each estate change proposal is being progressed.
- 4.3 In the interim, staff and staff associations have been engaged with and sighted on the review of the estate. To further support this a dedicated intranet page will be developed to provide information and updates to staff over the coming months.

5. LEGAL IMPLICATIONS

- 5.1 Each proposal/disposal will have legal implications. Depending on the specifics of each location, there may be issues of ownership, lease terms, licensing or other agreements to resolve. These will be considered on a case by case basis, if and when approval is given to implement the estate transformation post consultation.

6. REPUTATIONAL IMPLICATIONS

- 6.1 There are significant reputational implications associated with this paper. Police Scotland must be efficient in the management and maintenance of the estate whilst delivering excellent services and achieving shared outcomes with partners, with and for, communities.
- 6.2 Resolving these demands requires full assessment of all the factors influencing decisions on the future shape of the police estate and a transparent decision making process. Full application of the Communications and Engagement Strategy will ensure that all relevant issues (including the Community Empowerment Act) are considered in the decision making process.
- 6.3 Fundamentally, transforming the estate will assist in ensuring that Policing services are delivered to best effect in securing community safety and wellbeing. Progress in mobile technologies, alongside

societal adoption of internet based services, balanced with officers on response/patrol duties attending calls for service are less dependent on a huge chain of stations. Freeing up resources to focus on service rather than maintenance of old, expensive to maintain premises is prudent and timely.

7. SOCIAL IMPLICATIONS

- 7.1 This period of consultation proposed will also allow Police Scotland to raise awareness of the Community Empowerment Act and hopefully provide opportunities for community groups to engage in the process and acquire ownership of police premises or become involved in the running of police premises, in line with relevant statutory guidance.
- 7.2 In addition, it may provide opportunities for other public sector agencies, the private sector or the third sector to invest in local communities.

8. COMMUNITY IMPACT

- 8.1 There are community implications associated with this report. The disposal of an empty Police premises may have community implications and concerns. However, proper consultation and engagement will ensure that such concerns are considered and effectively managed. A Communications and Engagement Strategy is in place to support estate transformation as detailed earlier in this report.

9. EQUALITIES IMPLICATIONS

- 9.1 There are equality implications associated with this report. Appropriate measures will be put in place to ensure that equality issues are considered within any proposal, including completion of Equality and Human Rights Impact Assessments.

10. ENVIRONMENT IMPLICATIONS

- 10.1 The ambitious estates transformation that is proposed, will reduce running costs, generate capital receipts and provide sustained savings helping the organisation to achieve financial sustainability and contributing to a reduction in the carbon footprint.

RECOMMENDATIONS

Members are requested to:

- 1) Note the progress of estate transformation to date, which has been consistent with the SPA approved Estate Strategy and Policing 2026.
- 2) Approve disposal of the empty or soon to be empty premises listed, subject to engagement with partners and communities, with a further report being submitted to the SPA Board at the conclusion of the engagement.
- 3) Note that such activity will be in compliance with relevant legislation generally and community empowerment specifically.

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Appendix A – Properties for Disposal

NORTH EAST		STATUS	NEAREST ALTERNATIVE STATION / PARTNERSHIP HUB	DISTANCE
Aberdeenshire North	Cruden Bay	Empty station since 2009, currently not in use.	Peterhead Mintlaw	8.1 miles 14.3 miles
	Oldmeldrum	Empty station since 2016, currently not in use.	Ellon Turriff	11 miles 16 miles
	Portsoy	Empty station since 2002, currently not in use.	Banff Turriff	8.2 miles 15.9 miles
Aberdeenshire South	Insch	Empty station since 2013, currently not in use.	Inverurie	12 miles
	Kemnay	Empty station since 2016, currently not in use.	Inverurie	6 miles
Aberdeen City North	Dyce	Empty station since 2002, currently not in use.	Bucksburn	2.3 miles

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Aberdeen City South	Cove Library	Empty station since 2011, currently not in use.	Nigg	1.8 miles
	Hazlehead	Empty station since 2010, currently not in use.	Mastrick Cults Academy	1.2 miles 3.6 miles
	Kaimhill	Empty station since 2011, currently not in use.	Nigg	2.6 miles
TAYSIDE		STATUS	NEAREST ALTERNATIVE STATION / PARTNERSHIP HUB	DISTANCE
Perth & Kinross	Bridge of Earn	Empty station since 2014, currently not in use.	Perth	5 miles
	Longforgan	Empty station since 2013, occasional use by officers when on patrol, for example, for refreshment break.	Perth Dundee	16 miles 8 miles
	Stanley	Empty station since 2013, occasional use by officers when on patrol, for example, for refreshment break.	Perth	8 miles
Dundee	Broughty Ferry (169 Brook Street)	Station will become empty in the near future once a small number (6) of staff/officers are relocated to another Police Station in the local community. Relocation is due to the lease expiring and there is no operational requirement to renew lease and maintain resources in these premises.	Broughty Ferry (116 Brook Street)	0 miles

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	Police Mortuary Dundee	Used only by Dundee University Staff. Asset to be transferred to University of Dundee. No police resources located in this building.	N/A	N/A
Angus	Muirhead	Empty station since 2013, occasional use by officers when on patrol, for example, for refreshment break.	Dundee Forfar	5 miles 17 miles
	Friockheim	Empty station since 2013, currently not in use.	Arbroath	7 miles
	Letham	Empty station since 2010, currently not in use.	Forfar	6 miles
HIGHLAND & ISLANDS		STATUS	NEAREST ALTERNATIVE STATION / PARTNERSHIP HUB	DISTANCE
North Highland	Invergordon	Empty station since 2011, currently not in use.	Alness	4 miles
	Brora	Empty station since 2011, occasional use by officers when on patrol, for example, for refreshment break.	Golspie Tain Alness	5.7 miles 22.6 miles 36.3 miles

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	Lairg	Empty station since 2011, occasional use by officers when on patrol, for example, for refreshment break.	Golspie Tain Alness	18.3 miles 25.2 miles 28.2 miles
	Bonar Bridge	Empty station since 2013, occasional use by officers when on patrol, for example, for refreshment break.	Tain Alness Golspie	15 miles 18 miles 21 miles
	Fortrose	Empty station since 2011, occasional use by officers when on patrol, for example, for refreshment break.	Dingwall	15.2 miles
	Bettyhill	Empty station since 2010, currently not in use.	Tongue Thurso	13 miles 30 miles
South Highland	Dunvegan	Empty station since 2013, occasional use by officers when on patrol, for example, for refreshment break.	Portree	21.4 miles
	Broadford	Empty station since 2013, currently not in use.	Kyle of Lochalsh Portree	8.7 miles 25.6 miles
Western Isles	Lochboisdale	Station will become empty once a small number (2) officers are relocated to another Police Station in the local community. No operational requirement to retain resources in this station.	Co-locate with SFRS in Lochboisdale	0 miles

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Shetland	Sumburgh	Small leased station in the main airport, used only by officers infrequently. No longer an operational requirement to retain this station.	Lerwick	24.4 miles
	Baltasound	Empty station, occasional use by officers when on patrol, for example, for refreshment break.	Mid Yell	17.7 miles
	Whalsay	Empty station, occasional use by officers when on patrol, for example, for refreshment break.	Brae Lerwick Mid Yell	21.2 miles 32.6 miles 39.7 miles
FORTH VALLEY		STATUS	NEAREST ALTERNATIVE STATION / PARTNERSHIP HUB	DISTANCE
Falkirk	Bo'ness	Empty station since 2014, occasional use by officers when on patrol, for example, for refreshment break.	Grangemouth	5.3 miles
	Bainsford	Lease of a building which has not been used since 2016 and is currently empty.	Falkirk	2 miles

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	Camelon	Station used by small number of Community Officers (4) who may occasionally deploy from here, but also deploy from Falkirk. Resources could permanently relocated to Falkirk with service delivery being maintained.	Falkirk	1.4 miles
Stirling	Bridge of Allan	Currently used to locate two non-operational Police Officers who provide a national support function. Station not required for operational service delivery.	Stirling	4 miles
	Bannockburn	Currently used to locate two Community Policing Officers and 1 non-operational officer working on a national portfolio. The station is not required to provide operational service delivery which can be provided from Stirling Police Station where the CP Officers will relocate to.	Stirling	2.1 miles

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EDINBURGH CITY		STATUS	NEAREST ALTERNATIVE STATION / PARTNERSHIP HUB	DISTANCE
South East	High Street	Station will become empty when the 5 Police Officers, non-operational roles, are relocated elsewhere to work with partners. No operational requirement to retain this station.	Gayfield	0.8 miles
THE LOTHIAN & SCOTTISH BORDERS		STATUS	NEAREST ALTERNATIVE STATION / PARTNERSHIP HUB	DISTANCE
Midlothian	Gorebridge	Empty station since 2016, occasional use by officers when on patrol, for example, for refreshment break.	Bonnyrigg	4.2 miles
	Loanhead	Empty station since 2016, occasional use by officers when on patrol, for example, for refreshment break.	Bonnyrigg	2.4 miles

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	Newbattle	Empty station since 2016, occasional use by officers when on patrol, for example, for refreshment break.	Bonnyrigg	2.9 miles
West Lothian	Fauldhouse	Lease of a room which is empty and has not been used since 2016.	West Calder	6.7 miles
	Blackburn	Empty station since 2016, currently not in use.	Whitburn	3 miles
FIFE		STATUS	NEAREST ALTERNATIVE STATION / PARTNERSHIP HUB	DISTANCE
West Fife	Kincardine	Empty station since 2016, currently not in use.	Dunfermline	13.3 miles
	Cardenden	Empty station since 2016, occasional use by officers when on patrol, for example, for refreshment break.	Cowdenbeath	6.1 miles
	Rosyth	Empty station since 2016, occasional use by officers when on patrol, for example, for refreshment break.	Dalgety Bay	3.3 miles

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GREATER GLASGOW		STATUS	NEAREST ALTERNATIVE STATION / PARTNERSHIP HUB	DISTANCE
Glasgow South West	Pollokshaws	Current front counter facility only which does not have a heavy footfall and no requirement to retain. This will involve the relocation of 1 member of Police Staff.	Pollok Barrhead	2 miles 2 miles
City Centre	Saltmarket	This facility is used to store lost and found property and provides a lost/found property counter only. Any other enquiries at this counter, such as public assistance or crime reporting, are referred to another police station in the local community. The lost/found property facilities, along with the 8 Police Staff, will be relocated and this facility will become empty.	Stewart Street Gorbals	2 miles 1.3 miles
Glasgow North West	Anderston	Previously used by a national function, however empty since 2016, currently not in use.	Partick Stewart St	2.5 miles 1.8 miles

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RENFREWSHIRE & INVERCLYDE		STATUS	NEAREST ALTERNATIVE STATION / PARTNERSHIP HUB	DISTANCE
Renfrew	Johnstone (Quarry Street)	Station will become empty when operational response officers (95) are relocated to Renfrew. This is in line with the Divisional Policing Model that is being implemented to enhance service delivery. This station will then become empty.	Renfrew Paisley	8.2 miles 4.4 miles
	Linwood	Empty station since 2012. Used as required for interview suite, however this facility is being relocated to alternative premises.	New Johnstone -CP base and front counter (partnership in Town Hall)	2.6 miles
ARGYLL & WEST DUNBARTONSHIRE		STATUS	NEAREST ALTERNATIVE STATION / PARTNERSHIP HUB	DISTANCE
Cowal, Bute & Helensburgh	Strachur	Empty station since 2016, currently not in use.	Lochgoilhead Dunoon	13.8 miles 17.7 miles

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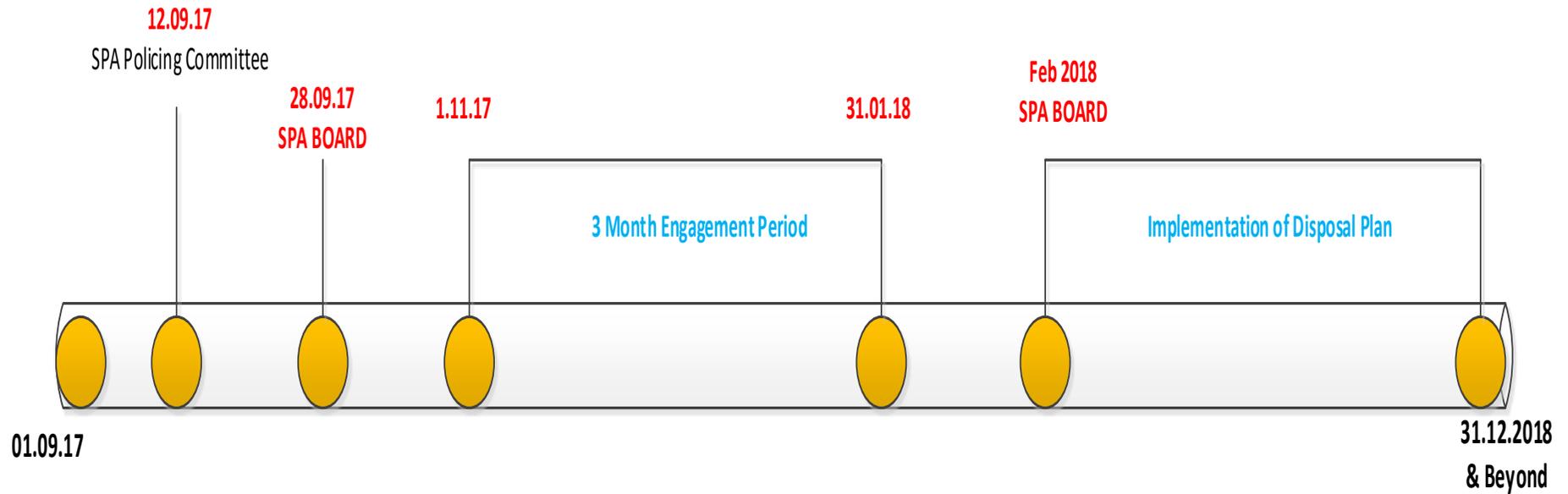
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Oban, Mid-Argyll, Kintyre & The Islands	Inveraray	Empty station since 2015, currently not in use.	Lochgilphead	15.9 miles
	Tarbert	Station in rural area and located with Police House, used by one Community Police Officer. No requirement to retain the station.	Lochgilphead	13.7 miles
	Taynuilt	Empty station since 2016, currently not in use.	Oban	12.1 miles
LANARKSHIRE		STATUS	NEAREST ALTERNATIVE STATION / PARTNERSHIP HUB	DISTANCE
Hamilton & Clydesdale	Uddingston	Empty station since 2014, occasional use by officers when on patrol, for example, for refreshment break.	Hamilton Blantyre Bellshill	4.4 miles 4.4 miles 3.2 miles

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