

Devon And Cornwall Police Authority

MINUTES

A meeting of the **Property Sub-Committee** was held on 12 September 2005, in the Conference Room, Endeavour House, Woodwater Park, Pynes Hill, Exeter on the starting at 14.00hrs

Present

Mr D Money ; Mr G Hicks , Mr W Thomas, Mr C Wallin

Officers In Attendance

Mr F Graney (Director of Finance and Administration), Ms E Lewis (Acting Police Authority Liaison Officer), Mr S Mellor (Finance Manager), Mr A Morris (Head of Estates), and Miss J Norris (Assistant Chief Executive) J Webster + 1

Open session

PS/201 Election of Chairman

Resolved that Mr W Thomas be elected as Chairman

PS/202 Election of Vice Chairman

Resolved not to elect a Vice-Chairman at the current time but that this be reviewed at a future meeting.

PS/203 Apologies for Absence

Apologies for absence were received from Sir Simon Day and Mr I Doggett

PS/204 Chairman's Announcement

The Chairman certified that he was of the opinion that having regard to the special circumstances pertaining in this matter – namely the need for the work to be completed by 31 March 2006 in order to utilise Premises Improvement Fund money that despite its non-inclusion on the Agenda, the matter of the refurbishment of Totnes police Station should be considered at this meeting as a matter of urgency.

PS/205 Declarations of Interests

No declarations of interest were made in respect of any item on the Agenda.

PS/206 Minutes

RESOLVED that the minutes of the meeting held on 8 June 2005 be confirmed as a correct record.

PS/207 Property Projects

The Head of Estates updated Members of the sub-committee on the buildings and estates major projects for 2005-2006 including a status report on the maintenance programme for the year.

Issues discussed during consideration of this item included:

- Progress on locating a fire station at Middlemoor HQ which will effectively be a self-contained site;

- Proposals for Redruth Police Station. Due the values involved this is currently a matter for decision at BCU level and the proposals fit within the Operational Estates strategy. There are negotiations taking place to ensure that there will be parking available;
- Progress on proposals for Torpoint;
- Sale of police houses and the police service links with key worker housing policies being considered by housing authorities;
- The type of provision at Ilfracombe is being considered to meet local need but takes into account the availability of suitable properties;
- Holsworthy - negotiations are on-going;
- “new communities” – the Police Service are involved in discussions for proposals in the Exeter and Plymouth areas;
- Air support building partnership is working well and the project is currently on schedule and within budget
- Launceston work on site is progressing but there is concern as to whether or not the work will be completed on schedule;
- Devonport sector work is ongoing on the business case and a report should be ready for the next meeting of the Committee; the hard work and commitment of everyone involved in moving this project forward was recognised;
- Exeter Community Support Unit - this is a successful partnership project and is currently ahead of schedule;
- Approx 65 Police stations have completed building works to meet DDA access requirements;

RESOLVED to note the progress reports regarding the current estate management schedule and 2005-2006 major building projects.

PS/208 Operational Estates Strategy

The Director of Finance and Administration advised that the next meeting of Operational Estates Strategy Board will be to consider business cases before presentation to this Committee's October meeting. The issue of realistic estimates and budget provision will also be a matter for future discussion. The Operational Estates Strategy Board will also be considering partnership projects and the impact on the estates budget.

Issues discussed during consideration of this item included:

RESOLVED to note the report.

PS/209 Totnes Refurbishment

The Committee received a report regarding the refurbishment of Totnes police station.

Issues discussed during consideration of this item included:

- The use of Premise Improvement Fund monies.

RESOLVED TO RECOMMEND to the Police Authority that additional funding be approved for the basement and ground floor refurbishment at Totnes police station.

PS/210 Closed Items (Items considered by the Committee with only members of the Police Authority, appropriate Officers and expert advisors present, on the grounds that exempt / confidential information may have been discussed)

RESOLVED that the items detailed in the table below be considered as closed items:

Agenda item No	Report Title	Relevant Act	Relevant section
9	Refurbishment of Barnstaple Police Station financial Settlement with Taskland Ltd	Freedom of Information Act	Section 43 (Commercial Interest)
10	Bodmin Business Case	Freedom of Information Act	Section 43 (Commercial Interest)
11	Bodmin Shop Front	Freedom of Information Act	Section 43 (Commercial Interest)
12	Covert Operations Business Case	Freedom of Information Act	Section 43 (Commercial Interest)
13	Training College Business Case – update	Freedom of Information Act	Section 43 (Commercial Interest)
14	Estates Performance Management Review	Freedom of Information Act	Section 41 (Information Provided in Confidence)

PS/211 Refurbishment of Barnstaple Police Station Financial Settlement with Taskland Ltd

This report provided a short update to the Police Authority detailing the settlement offer made to Taskland and makes a recommendation on a way forward to bring this dispute to a close and complete the outstanding work.

Issues discussed during consideration of this item included:

- There will be an evaluation of this project to identify learning points
- The importance of applying the correct procedure rules and financial regulations and having such a framework that assists in the prevention of contract disputes.

RESOLVED

- (i) that the extreme concerns expressed by the Committee at the reasons for the over-spend are noted;
- (ii) that congratulations are passed on to the project team for the quality of the finished product;

(iii) RESOLVED TO RECOMMEND to the Police Authority that the additional expenditure to enable full and final settlement of the contract be approved.

PS/212 Bodmin Business Case

The report provided information on the current and projected future needs of the various users of Bodmin police station.

Issues discussed during consideration of this item included:

- the analysis of options;
- media strategy

RESOLVED TO RECOMMEND to the Police Authority that the business case for the improvements to the operational estate in the Bodmin area with detailed spending forecasts be considered.

PS/213 Bodmin Shop Front

The report presented a case for providing a shop front facility in Bodmin.

Issues discussed during consideration of this item included:

- Objective 1 funding requirements particularly regarding employment opportunities;
- Structure Plan (Cornwall Policy R3) funds available from developers through planning applications/permissions e.g. Section 106 Agreements

RESOLVED that a letter of support be sent to Bodmin Town Council regarding their Partnership Communities Building development and endorsing the bid for Objective 1 funding for the development. The letter should include that in principle we would wish to take an appropriate lease within the building

PS/214 Covert Operations Business Case

The report provided information on the current and projected future needs of the Covert Operations Department.

Issues discussed during consideration of this item included:

- Health and Safety issues regarding the current premises and locations;
- Reallocation of accommodation to other departments if the proposals are implemented;
- Timescales;
- The impact on accommodation and other resource requirements of the additional detectives recruited by the Police Service

RESOLVED

(i) that the Committee's support for the principle of the covert operations branch co-location be reiterated

(ii) RESOLVED TO RECOMMEND to the Police Authority
(a) that the amended business case for the covert operations branch co-location be considered
(b) That the business case considered by the Authority includes an appraisal of the various financial implications and
(c) that the health and safety aspects and concerns of the current situation are emphasised and taken into account.

PS/215 Training College Business Case – update

Issues discussed during consideration of this item included:

- time scales
- future needs and capacity
- rental period of alternative accommodation
- accommodation for the television studio meeting

RESOLVED

- (i) that the business case be expanded to clarify the difference between options 3 & 4
- (ii) that Consultants continue to progress option 4

(iii) RESOLVED TO RECOMMEND to the Police Authority that the business case, amended as in (i) above, for the Training College refurbishment be considered.

PS/216 Estates Performance Management Review

The report provided an overview of the issues raised during the Performance Management Review that require remedial work or action to improve performance.

RESOLVED that update / progress report is presented to the November meeting.

The meeting closed at 1800hrs