



Creating a safer
Cambridgeshire

To: Business Coordination Board

From: Chief Constable

Date: 28 February 2019

OPTION AGREEMENT FOR CAMBRIDGESHIRE SOUTHERN POLICE STATION

1. Purpose

1.1 The purpose of the report is provide the Business Co-ordination Board (the “Board”) with background to the Option Agreement for Cambridgeshire Southern Police Station.

2. Recommendation

2.1 The Board is recommended to note the report and that the Commissioner signs the Decision Notice.

3. Background

3.1 In March 2018 the Board endorsed work to progress proposals to provide a new facility for a Cambridgeshire Southern Police Station. The new building will replace the existing accommodation at Parkside, including custody. It will provide modern functional accommodation specifically designed to meet the current and changing requirements of policing and the Home Office Custody Design Guide.

3.2 A public contact point will continue to be provided in Cambridge City Centre.

3.3 The March 2018 Board also agreed that the way forward was to complete a Full Business Case and explore options to purchase land including resolving any planning and design issues as required. The proposals were shared with the public.

3.4 The February 2019 Cambridge Southern Police Station Project Board (the “Project Board”) meeting considered the emerging Full Business Case which included a site search rationale. This clearly identified a preferred area and highlighted limited site availability within the required location.

3.5 A link to the site search rationale can be found in the ‘Site Search Rationale for Cambridgeshire Southern Police Station’ (as given at Appendix 1) and includes:

- An analysis of arrest numbers and locations within Cambridgeshire
- Travel time and cell availability
- Future developments shown in the Cambridge Local Development Plan
- Site analysis matrix

3.6 Work continues to evaluate all other opportunities within the defined location in line with the emerging Full Business Case.

4. The Option Agreement

4.1 The following Heads of Terms have been incorporated into an Option Agreement which could enable the purchase of land within the preferred area:

- The option fee is £20,000
- The option period is 3 years
- The Police and Crime Commissioner is entitled to purchase up to 8 acres of land during the option period.
- The land is to be used for the construction of a Police Station or other building for use by the public sector.
- Access to the land is available during the option period to inspect and carry out surveys.

5. Way Forward

5.1 The completion of the Option Agreement provides the ability for due diligence on the land to be progressed.

5.2 The final Full Business Case will be reported to the Board following consideration by the Project Board.

6. Recommendation

6.1 The Board is recommended to note the report and that the Commissioner signs the Decision Notice.

BIBLIOGRAPHY

Source Document	'Site Search Rationale for Cambridgeshire Southern Police Station', Pick Everard, 18 th February 2019 – Appendix 1 Cambridgeshire Constabulary Estate Management – Project Files
Contact Officers	Colin Luscombe, Director of Estates and Elly McKee, Estate Management Surveyor, Cambridgeshire Constabulary