



Creating a safer  
**Cambridgeshire**

**To:** Business Coordination Board

**From:** Chief Constable

**Date:** 18 September 2019

### **Southern Police Station – Project Update**

#### **1. Purpose**

1.1 The purpose of this paper is to provide an update to the Business Coordination Board (“the Board”) on the proposed new Southern Police Station.

#### **2. Recommendation**

2.1 The Board is recommended to note the contents of the paper.

#### **3. Update**

3.1 Following consideration of Southern Police Station project papers at the Board on 31<sup>st</sup> July 2019 the Project Team have been working with the Scape framework provider, Wates Construction Ltd, to secure a design and build solution. The next stages are detailed in section 4 of this paper.

3.2 To ensure compliance with the Home Office Design Guide an independent custody review has been undertaken by the National Police Estates Group and their comments taken on board. As a final check it is proposed to hold a further review prior to signing any construction delivery agreement.

3.3 It was announced at the public engagement meetings held in June and July 2019 that further engagement would be undertaken as the project progressed. To this end a

number of specialist consultants have been approached and advice is being obtained from the Built Environment Communications Group.

- 3.4 The project board meets monthly and the project benefits will be monitored and reported through this group to ensure realisation. A benefits realisation report will follow and the interim section 5 details some of the benefits.
- 3.5 As part of the planning process a screening application has been submitted to determine if an environmental impact assessment is required. The neighbours and Parish Councils have been notified and the planning officer will visit the site for inspection and assess the surrounding area, whilst considering relevant policies.
- 3.6 Following initial engagement the equality impact assessment has been updated and is being circulated internally before being reissued.
- 3.7 The Area Commander has been in discussion with police partners to explore the possibilities of a shared City Centre Police Station. This work is ongoing and will be reported further at future Boards.

#### **4. Design & Build Contract**

- 4.1 Wates Construction Ltd have undertaken an initial project review and are working under a preconstruction appointment to conclude the following activities:
  - a. Prepare planning submission jointly with Pick Everard
  - b. Develop the detailed design including mechanical & electrical and structures
  - c. Prepare tender documentation for each package
  - d. Pre-tender engagement with supply chain
  - e. Submit contract sum and Contractor's proposals
- 4.2 The final contract sum will be submitted to the Board for approval prior to any contract award.

#### **5. Benefits Realisation**

- 5.1 The following initial benefits have been identified and work is progressing with operational colleagues to develop these further and produce baseline data:
  - a. Savings to operational hours from Detained Persons no longer needing to be transported from Cambridge to Peterborough and Kings Lynn when the limited cell provision at Parkside is at capacity.
  - b. H&S benefits of shorter transport time for Detained Persons to new site avoiding lengthy travel times to Peterborough and Kings Lynn when the limited cell provision at Parkside is at capacity.
  - c. Improved custodial processing due allowing arresting officers to return to frontline duty sooner. This is achieved by the new building providing enhanced and efficient detention facilities with multiple detainee processing whilst maintaining dignity, privacy and respect.

- d. Improved service delivery from the new facility will allow the demand from the long term housing and population projection for the area to be met.
- e. Improve staff morale. The new building will provide an enhanced working environment with natural light particularly within custody and ensure by better design reducing health & safety risks to both staff, visitors and detainees. This in turn will aid recruitment and retention of staff.
- f. Improve communications by creating a modern open plan office supporting an increased custody provision. It will also ensure flexibility to respond to modern and changing demands.

5.2 The Board will be updated on completion of the benefits realisation plan.

**6. Recommendation**

6.1 The Board is recommended to note the contents of the paper:

**BIBLIOGRAPHY**

<b>Source Document</b>	Cambridgeshire Constabulary Estate Management – Project Files
<b>Contact Officers</b>	Colin Luscombe, Director of Estates Niki Howard, Director of Finance & Resources