



Cambridgeshire  
Police & Crime  
Commissioner

**To:** Business Coordination Board

**From:** Chief Executive

**Date:** 27 August 2015

## VEHICLE WORKSHOP

### 1. Purpose

1.1 To seek approval of the Business Coordination Board (“the Board”) to the land purchase and construction of a vehicle workshop at the Lakes Business Park, St Ives to provide a modern central facility for Cambridgeshire Constabulary fleet.

### 2. Recommendation

2.1 The Board is recommended to approve the land purchase of £296,450+vat and construction £1,003,550+vat of a vehicle workshop at the Lakes Business Park, St Ives.

2.2 The Police and Crime Commissioner (“the Commissioner”) signs the Decision Notice to purchase land and for the construction of a vehicle workshop.

### 3. Background

3.1 In May 2015 the Commissioner’s Estates Sub Group approved the Project Initiation Document.

3.2 A number of existing buildings have been inspected and all have been rejected or are now sold. The search has, however, concluded that a suitable existing industrial unit would cost in the region of £1m-£1.2m plus fit out, if it were available.

3.3 An option is available to have a building constructed to the police specification at the Lakes Business Park in St Ives and this paper reports on that option.

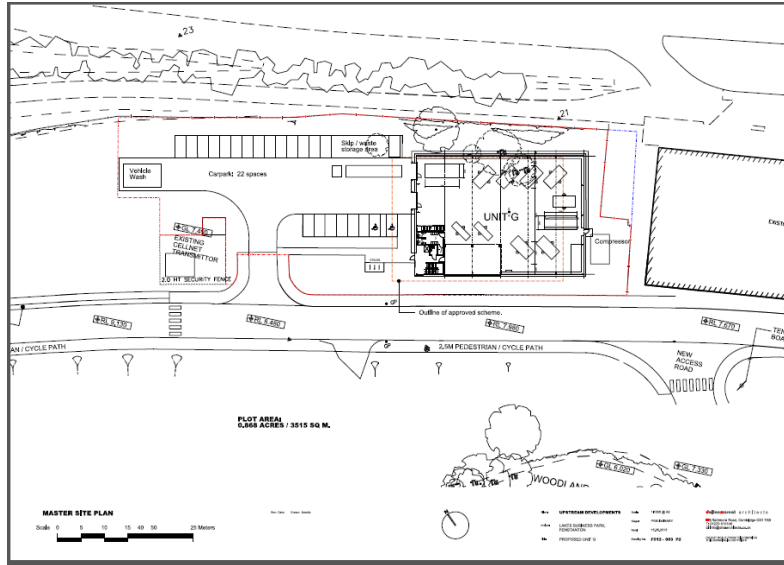


**Lakes Business Park**

- 3.4 The Lakes Business Park comprises a 7.8ha (19 acres) site with detailed planning consent for office, Research and Development, light industrial and warehousing development. Units A&B at the site entrance have been built speculatively. The site is considered to be a good location adjacent to A14.
- 3.5 Units A&B have been inspected and considered too small with Unit G being of suitable size but requiring construction.

Unit	Site Area Acres	Floor Area (Sq Ft)	Car Spaces	Asking Price
A	0.653	6,975	24	£700,000
B	0.865	9,660	14	£940,000
G	0.864	11,874	25	£1,500,000

- 3.6 A Police vehicle workshop specification has been prepared and has a number of additional requirements to a standard unit. These include: additional loading door, shower, heating, exhaust extract, roof lights (10% of roof area), compressor and distribution pipework, concrete base for oil storage tank/skips/recycling and vehicle wash down.
- 3.7 A number of meetings have been held with the developer and agent and draft Heads of Terms and outline specification have been agreed and are summarised below:
- The site will comprise approximately 0.34ha (0.847acres) and has a purchase price of £296,450 +vat payable upon completion of the land sale. Stamp Duty Land Tax will apply to the land purchase at 3% (£8,893.5).



**Layout Plan for Unit G Lakes Business Park**

- The building cost for a standard specification will be £1,003,550 +vat. Payment will be on monthly certification and a 3% retention will be held for a 12 month defects period.
- A number of occupier enhancements have been agreed and the developer has included these within the specification at the developers cost.
- Security works assessed at £62,000 can be included within the specification or undertaken as part of the fit out. These are, however, purchaser costs.
- Vehicle workshop equipment and fit out are purchaser costs.
- A service charge will apply to the up keep of all common services and parts and is estimated at £1,279pa.
- The following programme has been agreed (subject to a longstop date of 12 months from start on site):

Activity	Week
Agreed Heads of Terms	1
Instruct Solicitors	2
Exchange Contracts	8
Submit Non Material Amendment Application	10
Obtain Planning Approval	18
Start on Site	20
Practical Completion	54

3.8 It is proposed to substantially fund the new vehicle workshop from the sale of Bridge Street Police Station, Peterborough, which is only partly occupied and has no public contact. Gap funding will be required to take account of the time lag of disposal (Bridge Street cannot be sold until the existing workshop has been relocated).

#### **4. Summary**

4.1 This is an opportunity to provide a modern central facility for Cambridgeshire Constabulary fleet. The land and construction costs are £1.3m plus security works and fit out.

#### **5. Recommendation**

5.1 The Board is recommended to approve the land purchase and construction of a vehicle workshop at the Lakes Business Park, St Ives.

5.2 The Police and Crime Commissioner signs the Decision Notice to purchase land and for the construction of a vehicle workshop.

#### **BIBLIOGRAPHY**

Source Document	Cambridgeshire Constabulary Estate Management – Property Files
Contact Officer	Colin Luscombe, Director of Estates, Office of the Police and Crime Commissioner