

Centralised Custodial Facilities

Cheshire Police

Brief

In 2002 Cheshire Police Authority began to develop, through PFI, three new centralised custodial facilities. These will take over the custody and interview functions currently undertaken at police stations throughout the County. Many of those facilities are outdated and inefficient, and the new centres will provide modern facilities and ensure officers are released back on the beat quickly.

BE Group was appointed to provide property and planning advice to Cheshire Police Authority. A number of sites had already been identified, but a review of this shortlist revealed that several were unsuitable or unavailable. Therefore BE Group was instructed to identify further options and negotiate their purchase and secure planning permission for them.



Activities

Undertook a site search and options appraisal, before researching land values to ensure a fair price was negotiated

Co-ordinated a number of surveys and dealt with various planning and property issues including S106 Agreements, S278 Agreements, site investigations and hazardous pipelines.

Outcome

Sites were selected in Middlewich and Runcorn. Because of the nature of the end use, a robust, but sensitive planning case had to be prepared to counter potential opposition.

Outline planning consent was granted on both sites and, in conjunction with the PFI contractor, detailed planning consents were secured on all three sites to ensure a build start in January 2005. All sites are now operational.

