

Approved By:Mark Gilmartin..... Chief Officer	Classification of Paper:Not Protectively Marked.....
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Report to PCC	Report reference number PCC/0078/16
Date of Decision: 30 Aug 2016 Date of Report: 26 Aug 2016	Area of County/Stakeholders affected Force HQ Services
Title of report: Feasibility Study for Police Services at Kelvedon	
Report by: Alan Newton, Head of Estate Advisory Services	
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1. Purpose of report

- 1.1 To approve a feasibility study for police use of the Fire and Rescue Services headquarters site at Kelvedon.

2. Recommendations

- 2.1. To approve the commissioning of a feasibility study for police use of the Kelvedon site at a cost of £58,525

3. Benefits of Proposal

- 3.1 As part of the Essex Police Estates Programme Essex Police and examining the option to vacate their current HQ site at Springfield, Chelmsford and relocate a number of core HQ functions to the Essex Fire & Rescue HQ site at Kelvedon.

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- 3.2 This builds on existing collaboration between the two services and further anticipated integration of the services in the future. An Act before Parliament next year is likely to bring the option of Fire & Rescue Services under the remit of Police and Crime Commissioners.

4. Background and proposal

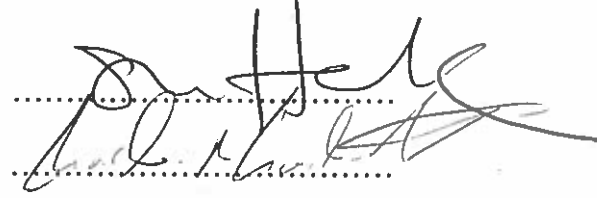
- 4.1 The existing F&R accommodation cannot accommodate the police functions so new facilities will need to be built and this study will test the feasibility of providing the necessary facilities on the existing Kelvedon site. It will need to consider:

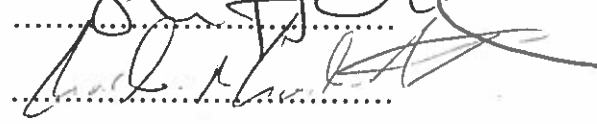
- i) **Site capacity and masterplan options**– to what degree can the existing site support the necessary additional accommodation and facilities and how can these be best designed in to the existing setting? A set of working assumptions have been made around minimal requirements but the capacity to support additional functions also need to be tested. The option of acquiring additional agricultural land to the north-east of the site to provide enhanced site area to be investigated as part of the feasibility study.
- ii) **Parking** – working with Essex Police and F&R Service, develop the brief for the required parking provision and options for providing it (at grade, decked car parking and its treatment)
- iii) **Planning** – review of local plans and early pre-planning meeting with Braintree planning department to assess the likelihood of securing planning permission for the proposals and any anticipated constraints and conditions.
- iv) **Traffic and Access** – liaison with Highways England and Essex County Council to assess the traffic and site access implications of the proposals in terms of entry/exit on to the A12, the alignment of the current access road on the Kelvedon site and the number of parking spaces the planners will permit.
- v) **Services Infrastructure** – suitability of existing water, drainage, power, gas, telecommunications infrastructure to support the new development
- vi) **Environmental** – desk based geo-environmental review of the site to assess any implications for the proposed development
- vii) **Surveys** – the feasibility should confirm the required surveys and investigations, their costs and durations, necessary to develop scheme design and support a planning application.
- viii) **Cost** – a feasibility cost estimate for the core scheme plus any additional facilities/functions likely to be feasible from a site and town planning perspective. The assumed specification should be for grade A office accommodation with external treatment informed by pre-planning discussions but on the basis of affordability and cost drivers.

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Report Approval

The report will be signed off by the Executive Director, Treasurer and the PCC Solicitor where legal implications arise.


Executive Director/M.O 

Treasurer 

PCC Legal Advisor (As necessary)

Decision

I agree the recommendations to this report

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PCC/Deputy PCC

I do not agree the recommendations to this report because

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PCC/Deputy PCC

Publication

Reasons for non-publication (state 'None' if applicable)

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ix) Timeline – a feasibility timeline for scheme design, surveys, detailed planning, detailed design, 2-stage D&B procurement and construction.

5. Police and Crime Plan

5.1. The feasibility study is a crucial step in the progress of the estates strategy in supporting the transformation programme which, in turn is necessary to deliver the emerging Police and Crime Plan.

6. Police Operational Implications

6.1 To be informed by the outcome of the feasibility study.

7. Financial Implications

7.1 The feasibility study will be undertaken by Atkins Limited, the successful supplier for supporting the PCC's estates transformation programme following a competitive tender procedure.

7.2 The cost of the feasibility study will be £58,525 to be financed from the Estates Reserve.

8. Legal Implications

None

9. Staffing and other resource implications

9.1 The outcome from the feasibility study will inform a business case for change. It will be at the business case stage where staffing and other resource implications are clarified.

10. Equality and Diversity implications

None

11. Background papers

None

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[NOT PROTECTIVELY MARKED]

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Signed/Print name

Report for publication

YES

NO

If the report is not for publication, the Executive Director will decide if and how the public can be informed of the decision.

[NOT PROTECTIVELY MARKED]

