

## PFCC Decision Report

**Report reference number:** 027-21

**Classification:** OFFICIAL

**Title of report:** Stage 2 Capital Bid – Boreham Complex Investment

**Area of county / stakeholders affected:** Force wide

**Report by:** Patrick Duffy – Head of Estates

**Date of report:** 11<sup>th</sup> March 2021

**Enquiries to:** [Patrick.Duffy@essex.police.uk](mailto:Patrick.Duffy@essex.police.uk)

### 1. Purpose of the report

This Decision Report seeks approval for capital investment into undertaking implementation of full agile working, facilities upgrade and new locker room provision at the Boreham Complex.

### 2. Recommendations

To proceed with investment of £1,048,200 of capital funding for the implementation of full agile working, facilities upgrade and new locker room provision at the Boreham Complex.

### 3. Benefits of the proposal

The proposal will support further implementation of the Estate Strategy by supporting the implementation of agile working for the Operational Policing Command at the Boreham Complex.

The implementation will allow for further efficiencies across the estate and support future asset disposals.

### 4. Background and proposal

Over the last four years the estates disposal programme has increased the levels of officers and staff working from the retained estate. This has led to an increased demand for locker and storage space, which has placed pressure on the existing office accommodation at the Boreham Complex. The current force growth programme is

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compounding the challenges across the estate and the competing demands for locker / storage facilities versus office space have increased.

The proposal creates a new locker room facility adjacent to the existing building, allowing all locker and changing facilities to be re-located from the existing offices. The remaining space will be converted back into agile office accommodation to support the increase in operational teams based within the building. The welfare facilities will also be refurbished and altered to accommodate the additional officers.

The proposal supports further teams to be re-located to the Boreham Complex and supports the required efficiencies and property asset reduction to reduce the burden of backlog maintenance and ongoing revenue costs.

The proposal is to invest £1,048,200 of capital funding for the implementation of full agile working, facilities upgrade and new locker room provision at the Boreham Complex.

### **5. Alternative options considered and rejected**

Do nothing – There is insufficient capacity to facilitate the future ambition to re-locate additional teams and their storage requirements within the existing building.

Extend the existing building – The existing building is of lightweight modular construction and would not lend itself to an extension to facilitate the required locker facility.

Re-configuration of the existing building to facilitate the lockers – There would be insufficient office space to accommodate the existing staff based within the building and our ambition to increase this would be unfeasible.

Utilise an alternative building for locker provision – There are two other buildings on the site that were considered. One of these buildings is allocated to Transport Services and provides workshop facilities to maintain the force's vehicle fleet; the second provides specialist storage and is already utilised as a locker facility for specialist officers.

### **6. Police and Crime Plan**

This investment supports how we will work more efficiently and effectively, making the most of our resources.

The investment fits with the Commissioner's Police and Crime Plan objective on Finance and Resources, with particular reference to *"Rationalise the police estate, making it fit for purpose for 21st century policing and drive out savings to reinvest back into local policing"*.

### **7. Police operational implications**

There are no operational implications of this decision report.

### **8. Financial implications**

The proposal requires one-off capital investment of £1,048,200 funding to undertake the required facility upgrade and creation of a new pre-fabricated locker room.

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The proposal is within the Subject to Approval category of the capital programme for 2020/21 with capital funding allocated from two funding streams (£150,000 from the re-provision funding and £898,200 from the Boreham Investment funding).

### **9. Legal implications**

There are no legal implications arising from this decision report.

### **10. Staffing implications**

There are no staffing or resource implications arising from this decision report.

### **11. Equality and Diversity implications**

There are no Equality and Diversity implications arising from this decision report.

### **12. Risks**

There are no exceptional risks around undertaking the proposal.

### **13. Governance Boards**

- Chief Officer Group – 10<sup>th</sup> February 2021
- Strategic Board – 11<sup>th</sup> March 2021

### **14. Background papers**

Stage 2 Capital Bid – OFFICIAL SENSITIVE

Estate Strategy

<http://www.essex.pf.cc.police.uk/finance-reporting/publications/police-estates-strategy/>

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**Report Approval**

The report will be signed off by the PFCC Chief Executive and Chief Finance Officer prior to review and sign off by the PFCC / DPFCC.

Chief Executive / M.O.

Sign:

Print: P. Brent-Isherwood

Date: 17 March 2021

Chief Finance Officer / Treasurer

Sign:

Print:

Julia Berry

Date:

18 March 2021

**Publication**

Is the report for publication?

YES

NO

If 'NO', please give reasons for non-publication (Where relevant, cite the security classification of the document(s). State 'None' if applicable)

However the appendix is not to be published as this has been marked Official – Sensitive

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

**Redaction**

If the report is for publication, is redaction required:

1. Of Decision Sheet?

YES

2. Of Appendix?

YES

NO

NO

If 'YES', please provide details of required redaction:

The appendix is not to be published as this has been marked Official – Sensitive

Date redaction carried out: 18 March 2021

**Treasurer / Chief Executive Sign Off – for Redactions only**

If redaction is required, the Treasurer or Chief Executive is to sign off that redaction has been completed.

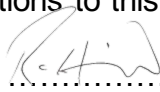
Sign:  .....

Print: Julia Berry .....

**Chief Executive/Treasurer**

**Decision and Final Sign Off**

I agree the recommendations to this report:

Sign:  .....

Print: Roger Hirst

**PFCC**

**Date signed:** 18 March 2021

I do not agree the recommendations to this report because:

.....  
.....  
.....

Sign: .....

Print: .....

**PFCC/Deputy PFCC**

**Date signed:** .....