

PFCC Decision Report

Report reference number: 067-22

Classification: OFFICIAL

Title of report: Capital Funding – HQ Essex Police College Replacement Modular Classrooms

Area of county / stakeholders affected: Countywide

Report by: Patrick Duffy – Head of Estates

Chief Officer: ACO Mark Gilmartin – Director of Support Services

Date of report: 29th May 2022

Enquiries to: Patrick.Duffy@essex.police.uk

1. Executive Summary

This decision report provides a recommendation to the PFCC to invest £768,500 of capital funding for the replacement modular classrooms at Essex Police College. The project will enable the replacement of four classrooms that are beyond their useful life and are no longer suitable.

2. Recommendations

The proposed scheme has already been allocated £600,000 of capital funding. The recommendation to the PFCC is now to proceed with the additional investment of £168,500 of capital funding to replace the modular classrooms at the Essex Police College, with a total investment of £768,500.

3. Background to the Proposal

The proposal is to replace the portacabins located to the rear of the college at Essex Police Headquarters, which will provide up to date, fit for purpose accommodation by way of four replacement classrooms. The current portacabins are dilapidated and no

longer suitable to be used as classrooms. The facility is beyond its working life and in urgent need of replacement.

Following a bid against available in-year (2020/21) funds £600,000 was allocated to the project. Procurement of the suppliers has been undertaken and we have instructed for the detailed design to be undertaken and planning approval is being obtained. If planning and funding are approved, we expect occupation to be achievable by January 2023.

4. Proposal and Associated Benefits

The proposal is to replace the portacabins located to the rear of the college at Essex Police Headquarters, which will provide up to date, fit for purpose accommodation by way of four replacement classrooms. The current portacabins are dilapidated and no longer suitable to be used as classrooms. The facility is beyond its working life and in urgent need of replacement.

The college is often the first location where new recruits interact with Essex Police, where professionalism and standards are embedded. The existing facility is extremely dilapidated and sets a poor first impression.

5. Options Analysis

Maintain the status quo - If the investment is not undertaken, our new recruits will continue to be trained within substandard accommodation.

Use other HQ accommodation – Although during the COVID pandemic alternative rooms were utilised, this was within a business continuity scenario. Those facilities are not purpose made classrooms.

6. Consultation and Engagement

The recommendation has not formally been consulted on with staff associations and this is not deemed to be required. Consultation has been undertaken with Learning & Development to ensure the proposal meets the immediate and future needs of the Essex Police College.

7. Strategic Links

The proposal aligns to supporting our officers and staff, particularly trainee officers, embedding our organisation's values, recognising the contribution they make to preventing crime and keeping our county safe.

8. Police operational implications

The recommendation is supported by Essex Police Chief Officers. Undertaking the proposal would facilitate modern, fit for purpose training accommodation.

There will be a number of months during which the existing modular classrooms will be demolished and the new facilities are delivered and constructed. For the duration of the project, alternative facilities will be used for training.

9. Financial implications

The proposed scheme has already been allocated £600,000 of capital funding. Following the procurement exercise the most economically advantageous tender was returned and the total replacement cost is £768,500, of which £44,000 will be for replacement furniture.

The excess of £168,500 will be required in addition to the overall allocation to the project from the capital programme. The Estates capital programme for 2022/23 is forecasting an underspend of approximately £370,000 and slippage of £3.3m, it is therefore proposed that the additional cost of this programme is met from the Estates underspend; there is no requirement to increase the overall capital programme.

This cost increase reflects a number of revised assumptions, as follows:

- The original budget estimate was prepared in October 2017 with compound inflation added.
- Only a single contractor entered into the tender process.
- The replacement furniture cost of £44,000 was not included within the original budget.

10. Legal implications

Following approval of the decision report, the PFCC will be required to enter into a JCT design and build contract with the main contractor appointed to undertake the refurbishment and re-modelling project. The contract has not been completed at this stage and will follow under a separate decision report.

11. Staffing implications

There are no direct impacts on staff. All alternative classroom facilities are already available within Essex Police Headquarters for the duration of the work.

The project is being overseen by existing resource within the Estates team and class relocations are already available.

12. Equality, Diversity and Inclusion implications

An Equality Impact Assessment has not been completed for the proposal. However, work is ongoing with the staff support networks to consult on estates related projects and improvements addressing accessibility within our projects. The proposed project improves access to the replacement modular classroom with level access and automated doors, whereas the existing unit has multiple steps with no assisted access.

13. Risks and Mitigations

Risks of undertaking the proposal:

The proposal is being undertaken as a design and build contract which is a relatively low risk procurement option for the PFCC in terms of cost and time, particularly given that the procurement has now been completed.

The construction industry is still facing material delays which may impact on the project, however the Estates team will work with the appointed contractor to mitigate any time delays by sourcing alternative materials and products if required.

If the recommendation is not agreed to proceed:

Training will continue to be delivered, albeit within inadequate accommodation.

14. Governance Boards

Strategic Board – 14th December 2021: Proposal to allocate available in-year funds to multiple schemes including this recommendation.

Chief Officer Group – 5th March 2022: Recommendation to allocate capital funding for the project following procurement being undertaken.

Strategic Board – 16th June 2022: Recommendation to allocate capital funding for the project following procurement being undertaken.

15. Links to Future Plans

The proposal links into the long-term investment strategy across our estate, providing improved facilities fit for modern policing. Although the Essex Police College forms part of the future Headquarters disposal, training will continue to be delivered from the facility for a number of years further.


16. Background Papers and Appendices


Stage 2 Capital Bid – OFFICIAL SENSITIVE (not for publishing)

Stage
2-EPC_HQ_L_Block-R

Report Approval

The report will be signed off by the PFCC’s 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: 7 June 2022

Chief Finance Officer Sign: 
Print: Janet Perry
Date: 16 August 2022

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)

Please see “Redaction” section below

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 NO
2. Of Appendix? YES NO

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

Appendices are not for publication as they are marked in accordance with the official Government Security Classifications as OFFICIAL SENSITIVE

Date redaction carried out:

Chief Finance Officer / 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:

Chief Executive / Chief Finance Officer

Decision and Final Sign Off

I agree the recommendations to this report:

Sign: 

Print: Jane Gardner

Deputy PFCC

Date signed: 19 August 2022

I do not agree the recommendations to this report because:

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Sign:

Print:

PFCC/Deputy PFCC

Date signed: