

PFCC Decision Report

Report reference number: PFCC/091/23

Classification OFFICIAL

Title of report: Boreham Fencing – Capital Funding Boreham Infrastructure MIP4

Area of county / stakeholders affected: Users of Boreham C Block

Report by: Patrick Duffy – Head of Estates

Chief Officer: DCC Andrew Prophet

Date of report: 2nd June 2023

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1. Executive Summary

This proposal seeks approval to construct a new fence to the new boundary at the north and west side of the Boreham complex, following the recent purchase.

The long-term security strategy of the site will be addressed as part of the Boreham Master Planning Capital Project. This is a solution to clearly mark out our boundary and set the precedent that the land is for Police use only.

It is anticipated works can start on site in summer 2023 with the works expecting to take one month to complete.

The funding required for this project is £47,000 capital. This proposal will draw down on funds that are already incorporated within the MTFs, specifically the £2.4m earmarked in the subject to approval category of the capital programme for the Boreham Infrastructure (MIP4) project. £2,025,00 has already been drawn down for Boreham C Block refurbishment. Therefore, the required £47,000 will be drawn down from the remaining £375,000.

2. Recommendations

The recommendation to the PFCC is to approve £47,000 of capital funding to the fencing project.

3. Background to the Proposal

Essex Police purchased the Boreham complex in 2021 along with additional land to the north of the site, land which was previously used for agricultural purposes. Whilst Estate Services have previously marked out this new boundary with stakes there is no clear demarcation between Essex Police land and the remainder of the field which is owned by a third party.

The preferred option is to construct a new fence to the new north and west boundary of Boreham complex. The project value is £47,000 capital. This capital funding will be allocated out of the £2.4m that has already been earmarked for the Boreham Infrastructure project and is currently subject to approval in the capital programme.

4. Proposal and Associated Benefits

The proposal is to instal a perimeter fence clearly marking out the Essex Police boundary. This will set the precedent that the land is for Essex Police use only. This approach will make it clear that this is private land and, although this is not a bespoke security fence, it still provides additional fencing to the site. This will enable the operational use of the land as required.

5. Options Analysis

- Do nothing

This option does not clearly mark out the Essex Police owned boundary. It would not be clear to adjoining owners or others that the land is private and belongs to Essex Police.

- Install alternative fence type

To install an alternative type of fence such as a secure 2.4m high weldmesh fence would cost in the region of £130,000. Whilst this may offer a higher level of site security, the future of the site is still to be defined and as such that level of expenditure is deemed excessive at this stage of the process. It is recommended that the whole site security is revisited as part of the Boreham masterplan.

- Construct 1.2m agricultural fence

This is the preferred option. This is a medium-term solution to clearly mark out our boundary and set the precedent that the land is for Police use only.

6. Consultation and Engagement

There has been consultation through the Op Javelin Board which was supportive of the proposal and future security strategy.

7. Police operational implications

The works will not affect operational policing which can fully continue during construction.

8. Financial implications

The funding required for this project is £47k capital. This proposal will draw down on funds that are already incorporated within the MTFs, specifically the £2.4m earmarked in the subject to approval category of the capital programme for the Boreham Infrastructure (MIP4) project. £2.025m has already been drawn down for Boreham C Block, so a further £47k will be drawn down from the remaining £375k.

The above figures exclude the costs associated with borrowing in respect of this project however it should be noted that this will lead to an increase in the force's capital financing requirement (CFR). This will result in charges to the revenue account relating to minimum revenue provision (MRP) and interest payable. For this project these costs will equate to the capital investment value of £47k being charged as MRP in instalments over the useful economic life of the related asset. In respect of interest payable for external borrowing it is assumed that the force will incur financing costs of approximately 4.5% for a period of 15 years. On the assumption the principal is not repaid in full until the end of the borrowing term this will result in total charges to the revenue account of proceeding with this project of £78.73k, incorporating both the MRP and interest elements.

Note: The lifespan of the proposed fence is 20 years.

Table 1

SUMMARY OF COSTS, INCOME & BENEFITS						
	Year 1 2023/24 £'000 Essex	Year 2 2024/25 £'000 Essex	Year 3 2025/26 £'000 Essex	Year 4 2026/27 £'000 Essex	Year 5 2027/28 £'000 Essex	TOTAL £'000 Essex
Costs						
Capital cost	47.00	0.00	0.00	0.00	0.00	47.00
Revenue set up cost	0.00	0.00	0.00	0.00	0.00	0.00
Revenue recurring cost	0.00	0.00	0.00	0.00	0.00	0.00
Total Costs	47.00	0.00	0.00	0.00	0.00	47.00
Income						
Capital income	0.00	0.00	0.00	0.00	0.00	0.00
Revenue set up income	0.00	0.00	0.00	0.00	0.00	0.00
Revenue recurring income	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	0.00	0.00	0.00	0.00	0.00	0.00
Benefits						
Cashable	0.00	0.00	0.00	0.00	0.00	0.00
Non Cashable	0.00	0.00	0.00	0.00	0.00	0.00
Cost Avoidance	0.00	0.00	0.00	0.00	0.00	0.00
Total Benefits	0.00	0.00	0.00	0.00	0.00	0.00

Table 2

1. DETAIL OF COSTS						
	Year 1 2023/24 £'000 Essex	Year 2 2024/25 £'000 Essex	Year 3 2025/26 £'000 Essex	Year 4 2026/27 £'000 Essex	Year 5 2027/28 £'000 Essex	TOTAL £'000 Essex
Capital cost						
Purchase and erect boundary fencing	47.00					47.00
Total Capital cost	47.00	0.00	0.00	0.00	0.00	47.00
Revenue set up cost						
Total Revenue set up cost	0.00	0.00	0.00	0.00	0.00	0.00
Revenue recurring cost						
Total Revenue recurring cost	0.00	0.00	0.00	0.00	0.00	0.00
Total Costs	47.00	0.00	0.00	0.00	0.00	47.00

9. Legal implications

There are no anticipated legal implications associated with the decision report.

10. Staffing implications

There are no staffing implications arising from this decision report.

11. Equality, Diversity and Inclusion implications

The recommendations within this decision report do not have any adverse equality, diversity and inclusion implications.

12. Risks and Mitigations

Business Risks – The strategic approach we should adopt in relation to planning, considering the future plans for the Boreham site. Further advice will be sought from a planning consultant.

Due to the nature of the works being external, the implementation will be dependent on weather and could affect the programme.

Although this piece of work supports the Boreham master planning it is not dependent on any other projects and can proceed in isolation.

13. Governance Boards

Estates Change Board – 12/04/2023
 Chief Officer Group – 31/05/2023
 Strategic Estates Board – 05/06/2023

14. Links to Future Plans

This proposal supports preparation for the Boreham master planning which is interlinked with the HQ refurbishment; two key capital projects within the Estates Strategy.

The Boreham master planning supports one of the core principles within the Estates Strategy *'To create an ambitious collaboration programme with emergency services and other partners that will enhance our ability to achieve service benefits and stretch our property performance targets for the efficiency of the estate.'*

The existing arrangements for the site boundary are not fit for purpose as there is no boundary in place. This medium-term solution will clearly mark out the Essex Police boundary at the site by way of fencing, to be installed by Autumn 2023 (subject to planning).

15. Background Papers and Appendices

Appendix A - Stage A Capital Bid – OFFICIAL SENSITIVE (*not for publishing*)



Stage A BJC
Boreham Infrastruct

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: 2 June 2023

Chief Finance Officer

Sign:

Print: Janet Perry

Date: 06 June 2023

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)

N/A

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:

Details within the Stage C Capital Bid are operationally sensitive so not to be published.

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.

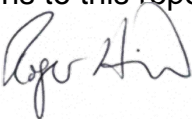
Sign:

Print:

Chief Executive / Chief Finance Officer

Decision and Final Sign Off

I agree the recommendations to this report:

Sign: 

Print: Roger Hirst

PFCC

Date signed: 09/06/2023

I do not agree the recommendations to this report because:

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.....
.....

Sign:

Print:

PFCC/Deputy PFCC

Date signed: