

**POLICE AND CRIME COMMISSIONER (PCC) FOR LINCOLNSHIRE  
REQUEST FOR DECISION**

REF: 021 / 2020

DATE: 6 September 2020

<b>SUBJECT</b>	<b>ALTERATIONS TO THE FORMER SKEGNESS MAGISTRATES COURT PREMISES TO CREATE TRAINING FACILITIES FOR THE FORCE AND TO ALLOW THE LEASE OF ACCOMMODATION TO THE NATIONAL PROBATION SERVICE</b>
REPORT BY	<b>ASSISTANT CHIEF OFFICER</b>
CONTACT OFFICER	Neal Rothwell Head of Asset & Facilities Management 01522 558490
<b>EXECUTIVE SUMMARY AND PURPOSE OF REPORT</b>	
<p>Following the acquisition of the former Skegness Magistrates Court the Force has been seeking suitable partners to co-locate with in order to fully utilise the site, minimise capital investment, achieve a revenue income stream via rental income and minimise revenue running costs.</p> <p>The Force has identified the premises as their preferred East Coast training / conference and meeting venue that satisfies the current and future training demands of the Force and provides good quality, flexible accommodation. The space required for the training and conference venue is circa 1048m<sup>2</sup> leaving circa 465m<sup>2</sup> available for third party occupation on the Skegness site.</p> <p>The National Probation Service (NPS), currently have a Contact Centre located in the Skegness Town Hall premises and have expressed a strong interest in the residual 465m<sup>2</sup> referred to above. The NPS are required to vacate their current accommodation by the end of this year and are therefore very keen to secure alternative accommodation.</p> <p>The estimated cost of the refurbishment and remodelling works is £1.4 million. It is proposed that the estates capital programme be increased by this amount and IT costs of £0.1m are also added to the capital budget. The full capital requirement will be funded from borrowing giving rise to an increase in capital charges of £78k per annum over the life of the asset.</p> <p>The purpose of this report is to seek the approval of the PCC to approve this expenditure.</p>	

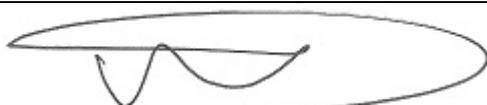
## RECOMMENDATION

That the following be approved:

- £1.5 million capital for the proposed refurbishment and remodelling works, including IT and training facility set-up costs.
- An additional £74,000 for the annual revenue running costs (net of savings and rental income) of the facility is included in the 21/22 budget, to be funded from within the Chief Constable's existing budget.
- The Business case attached at part 2 of this decision report to be approved by the PCC.

## POLICE AND CRIME COMMISSIONER FOR LINCOLNSHIRE

I hereby approve the recommendation above, having considered the content of this report.



Date: 6 September 2020

Signature:

### A. NON-CONFIDENTIAL FACTS AND ADVICE TO THE PCC

#### A1. INTRODUCTION AND BACKGROUND

1. The creation of a permanent training/conference/operational facility on the East Coast is part of the Force's strategy to refocus the Force away from its current Nettleham/Lincoln centric approach to one that reflects the geography of the whole force area.
2. This proposal is linked to the approved business case for the commissioning of a second initial training team. The second training team is to be based out of the Skegness site and it may prove impractical to bring in any additional intakes until this proposal is approved to allow building contracts to be established.
3. This conference venue on the East Coast will also have a number of advantages beyond the ability to deliver two intakes of initial recruits at the same time. The focus of our additional recruitment has a number of priorities, one of which is to try and attract potential officers that live in the east of the county. The creation of an East Coast site will enable the Force to deliver 50% of its initial training in the East reducing travel and improving the wellbeing of our new recruits. It will also create a permanent space that will enable the balance of events and operations to be shifted away from a West/Lincoln/Nettleham dominated focus to one that represents the whole force area. It is also envisaged that the site may be suitable as a local command for major incidents that occur across the East.
4. It is intended that the facility will subsequently be available for wider force use, continued local training for East Area staff and with the option to let the conference and training facilities to third parties as appropriate and when not in use by ourselves.

## **National Probation Service Lease**

5. As stated above, the National Probation Service (NPS) are keen to secure this accommodation.
6. NPS have obtained Cabinet Office approval to enter into a lease with Lincolnshire Police and are currently finalising the details of their 'tenants improvements'. The Agreement for Lease is expected to be signed 14<sup>th</sup> August after which the contractor will be appointed to undertake the tenants improvements.

## **A2. LINKS TO POLICE AND CRIME PLAN AND PCC'S STRATEGIES/PRIORITIES**

The Police & Crime Commissioner of Lincolnshire has set four strategic objectives to deliver his 'Safer Together' Plan and this proposal aligns with those objectives:

- Policing that works.
- Protecting and supporting victims and the vulnerable.
- Listening, responsive and accountable.
- Community Safety and prevention in partnership.

Lincolnshire Police Strategic Aims:

- The proposal accords with the strategic aims of Lincolnshire Police and further supports OPCC in building on investments made in the estate in order to provide an improved service to the people of Lincolnshire.

## **B. FINANCIAL CONSIDERATIONS**

The capital programme already includes an allowance of £0.681m for refurbishment works for Skegness Magistrates Court and the capital charges are included in the current MTFP. This project will require additional capital investment of £0.820m to be funded from borrowing, giving rise to additional capital charges of £78k per annum. These have been included in the financial evaluation which forms part of the attached business case.

## **C. LEGAL AND HUMAN RIGHTS CONSIDERATIONS**

*[This should include the legal powers the PCC has for making the decision]*

This decision is within the Police and Crime Commissioners remit.

## **D. PERSONNEL AND EQUALITIES ISSUES**

The PCC requires all providers / contractors to have policies in place to demonstrate their commitment, and meet all applicable legislative requirements in relation to personnel and equality issues.

Current Learning and Development Staff will be required to work at the new Skegness training venue as will new Learning and Development trainers. Use of current staff for this location may incur additional costs to cover travel, accommodation and any overtime.

**E. REVIEW ARRANGEMENTS**

None proposed.

**F. RISK MANAGEMENT**

This will be managed via the Assets and Facilities Department in terms of refurbishment works. For the second training team requirements this will be managed via the Horizons project and as such a project risk register will be produced as part of the remit of the project team.

**G. PUBLIC ACCESS TO INFORMATION**

Information in this form along with any supporting material is subject to the Freedom of Information Act 2000 and other legislation. Part 1 of this form will be made available on the PCC’s website within one working day of approval. However, if release by that date would compromise the implementation of the decision being approved, publication may be deferred. An explanation for any deferment must be provided below, together with a date for publication.

**Is the publication of this form to be deferred? No**

**If Yes, for what reason: N/A**

**Until what date: N/A**

Any facts/advice/recommendations that should not be made automatically available on request should not be included in Part 1 but instead on the separate part 2 form.

**Is there a part 2 form? Yes**

**If Yes, for what reason:** *Financial estimates which are considered to be commercial in confidence and building plans which are restricted for security reasons.*

**ORIGINATING OFFICER DECLARATION**

	Initial to confirm
Originating Officer: The Commercial Partnership Manager recommends this proposal for the reasons outlined above.	GB
Financial advice: The PCC’s Chief Finance Officer has been consulted on this proposal. The CC’s Chief Finance Officer has been consulted on this proposal.	JF
	SC
Monitoring Officer: The PCC’s Monitoring Officer has been consulted on this proposal	MB

Chief Constable:  
The Chief Constable has been consulted on this proposal



**OFFICER APPROVAL**

*Chief Executive*



**Signature:**

**Date: 4 September 2020**