

ORIGINATOR: Assistant Chief Officer

DECISION NO. 2020/13

REASON FOR SUBMISSION: For Decision.

SUBMITTED TO: Police and Crime Commissioner.

SUBJECT: Learning Site Business Case

SUMMARY: A business case has been prepared for consideration by the PCC in respect of purchasing or leasing an additional site to develop a centre of learning for Norfolk Constabulary.

One of the impacts of austerity has been that Norfolk Constabulary significantly rationalised and downsized their estate requirements. Over time, this has resulted in the OCC campus being put under strain from an accommodation perspective. The demands on the site have recently been increased due to the collaboration with Norfolk Fire and Rescue Service occupying former constabulary offices.

In addition, the implementation of the Police Education Qualification Framework (PEQF) means that new recruits will learn in a different way and will need improved facilities and spaces in which to learn.

Finally, with the government's Uplift programme, the forecast number of recruits for Norfolk Constabulary is in excess of 600 over four years (for officers alone). The current OCC campus is 2,298 m² short of capacity and another option is required as soon as possible.

A business case was commissioned by the Chief Constable, for presentation to the PCC, to review options for addressing this capacity challenge, and developing a new improved vision for learning for the constabulary with the potential for the involvement of other public sector partners.

5 options were reviewed:

1. Expanding on the current site
2. A new build
3. Any other freehold or leasehold options
4. Hethersett Old Hall School
5. RAF Barnham


The business case reviewed each option against a set of evaluation criteria. The clear recommendation is that Hethersett Old School Hall has the strongest case, and that the site should be approved for purchase. The business case was independently reviewed by the Chartered Surveyors, Bidwells who supported the recommendation as outlined.

RECOMMENDATION:

It is recommended that the PCC approves the purchase of Hethersett Old Hall School for £3,352,500, in accordance with the business case. This site will then be developed into a Norfolk Constabulary Centre of Learning, with the potential for significant collaboration with and investment from other public sector partners.

OUTCOME/APPROVAL BY: PCC/~~CHIEF EXECUTIVE~~/~~CHIEF FINANCE OFFICER~~
(Delete as appropriate)

The recommendations as outlined above are approved.



Signature

Date 28/02/2020

KEY ISSUES FOR CONSIDERATION:

1. OVERVIEW:

- 1.1 A business case has been prepared for consideration by the PCC in respect of purchasing or leasing an additional site to develop a centre of learning.
- 1.2 The full business case accompanies this decision notice, along with the Equality Impact Assessment.
- 1.3 One of the impacts of austerity was that Norfolk Constabulary rationalised and downsized their estate requirements. Over time, this has resulted in the OCC campus being put under strain. The demands on the site have recently been increased due to the collaboration with Norfolk Fire and Rescue Service occupying former constabulary offices.
- 1.4 In addition, the implementation of the Police Education Qualification Framework (PEQF) means that new recruits will learn in a different way and will need improved facilities and spaces in which to learn.
- 1.5 Finally with the government's Uplift programme, the forecast number of recruits for Norfolk Constabulary is in excess of 600 over four years (for officers alone). The current OCC campus is 2,298 m² short of capacity and another option is required as soon as possible.
- 1.6 A business case was commissioned by the Chief Constable to review options for addressing this capacity, and developing a new improved vision for learning for the constabulary with the potential for the involvement of other public sector partners.
- 1.7 5 options were reviewed:

- Expanding on the current site
- A new build
- Any other freehold or leasehold options
- Hethersett Old Hall School
- RAF Barnham

1.8 The business case reviewed each option against a set of evaluation criteria. The clear recommendation is that Hethersett Old School Hall has the strongest case, and that the site should be approved for purchase.

2. STRATEGIC AIMS/OBJECTIVE SUPPORTED:

2.1 As outlined in the Business Case (para 2.13) a new centre of learning supports the PCC's Police and Crime Plan 2016-2020 strategic objectives to:

- Increase visible policing
- Support rural communities
- Deliver a modern and innovative service

3. FINANCIAL IMPLICATIONS:

3.1 These are set out in full in the Business Case and the appendices to that document.

3.2 The funding assumptions for the purchase are considered in the business case and outlined here. The recent PFI refinancing gain achieved through the PCCs approach to Good Stewardship of Taxpayers money (£2.8m), and generated from a review of the Estate, will be used in full as a contribution to the capital purchase of the site. In addition, there will be a contribution by way of a capital receipt of the former Headmaster's House (£0.450m). Any spend over that value is currently assumed to be subject to external borrowing, incurring Minimum Revenue Provision (MRP) and interest charges, both funded by the increase in core grant in respect of Operation Uplift. No funding is assumed from local taxpayers through an increase in the precept.

4. OTHER IMPLICATIONS AND RISKS:

4.1 The normal estates risks (legal, planning, construction) apply for a project of this nature.

ORIGINATOR CHECKLIST (MUST BE COMPLETED)	STATE 'YES' OR 'NO'
Has legal advice been sought on this submission?	No
Have financial implications been considered?	Yes
Have human resource implications been considered?	Yes
Have accommodation, ICT, transport, other equipment and resources, and environment and sustainability implications been considered?	Yes
Have value-for-money and risk management implications been considered?	Yes
Have equality, diversity and human rights implications been considered including equality analysis, as appropriate?	Yes. An EIA accompanies this document.
Is the recommendation consistent with the objectives in the Police and Crime Plan?	Yes, as referred to in the business case.
Has consultation been undertaken with people or agencies likely to be affected by the recommendation?	Yes. This is outlined in the business case.

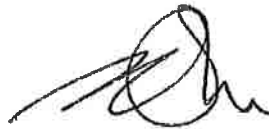
APPROVAL TO SUBMIT TO THE DECISION-MAKER (this approval is required only for submissions to the PCC).

Chief Executive

I am satisfied that relevant advice has been taken into account in the preparation of the report, that the recommendations have been reviewed and that this is an appropriate request to be submitted to the PCC.

I sign on the basis that this remains a potential opportunity, subject to a review of the training business case and is non-contractually binding with no commitment to purchase until formal exchange of contracts is signed off at some future date by the PCC.

Signature:



Date

26.2.2020

Chief Finance Officer (Section 151 Officer)

I certify that:

I sign on the basis that this remains a potential opportunity, subject to a review of the training business case and is non-contractually binding with no commitment to purchase until formal exchange of contracts is signed off at some future date by the PCC.

Signature:



Date:

26.2.2020

PUBLIC ACCESS TO INFORMATION: *Information contained within this submission is subject to the Freedom of Information Act 2000 and wherever possible will be made available on the OPCC website. Submissions should be labelled as 'Not Protectively Marked' unless any of the material is 'restricted' or 'confidential'. Where information contained within the submission is 'restricted' or 'confidential' it should be highlighted, along with the reason why.*