**OPCC****Office of the Police &
Crime Commissioner
for Gloucestershire****AUTHOR: Paul Trott****SPONSOR: Paul Trott****DECISION NUMBER: D13 - 2019****SUBMITTED TO: Martin Surl, Police & Crime Commissioner for Gloucestershire****SUBJECT: Berkeley Training Centre – Outline Business Case****EXECUTIVE SUMMARY:**

In response to a request by the Chief Constable for a more modern, efficient and inspirational training centre for Gloucestershire Constabulary's police officers and staff, the PCC has sought to acquire and redevelop Building B12 at the Berkeley Green Science and Technology Park. Considerable work has been undertaken to negotiate the acquisition of the building from the South Gloucestershire and Stroud College and produce a plan for its timely redevelopment as a training centre capable of delivering the new style of police training and to provide a conference centre for use by the Constabulary and other partner organisations and groups.

This paper sets out advantages and disadvantages of acquiring and redeveloping the building and the anticipated costs of doing so. The recommended option seeks to deliver an efficient and effective training centre of which the PCC and the Constabulary can be rightly proud, within a defined timescale, while keeping the costs within the affordability limits set by the PCC.

RECOMMENDATION:

That the PCC acquires the proposed property, Unit B12, and refurbishes it while spending the minimum required to meet operational requirements for the Training Centre and the PCC's and Chief Constable's vision within a total construction cost budget of £4,055,036.69 and a maximum total project cost of £5,892,885.68.

OUTCOME/APPROVAL BY:

Signature:

Police and Crime Commissioner for Gloucestershire

Date: 28 May 2019

<p>Public Access to Information</p> <p><i>Information in this form and associated reports is subject to the Freedom of Information Act 2000 and the Elected Local Policing Bodies (Specified Information) Order 2011. Where it has been indicated that this is a decision of significant public interest, all of this form except Part Two will be made available on the website of the OPCC.</i></p> <p><i>Any information that should not be automatically available on request should not be included in Part One but instead on a separate Part Two form.</i></p>	
<p>Is this a decision of significant public interest?</p> <p><i>This includes a decision with any impact on the community, expenditure in excess of £50,000, or any decision that would be of obvious interest to the media or the general public</i></p>	<p>Yes</p>
<p>Is there a Part Two form?</p> <p><i>This section should only include information that, if published:</i></p> <ul style="list-style-type: none"> a) <i>would, in the view of the chief officer of the police, be against the interests of national security;</i> b) <i>might, in the view of the chief officer of police, jeopardise the safety of any person;</i> c) <i>might, in the view of the chief officer of police, prejudice the prevention or detection of crime, the apprehension or prosecution of offenders, or the administration of justice; or</i> d) <i>is prohibited by any enactment.</i> e) <i>breaches commercial sensitivity</i> 	<p>No</p>

ORIGINATOR CHECKLIST (MUST BE COMPLETED)	Comments including who has approved the report if applicable
Has legal advice been sought on this submission if required?	External solicitors have been engaged in respect of the acquisition of the building.
Has the Chief Finance Officer been consulted, if required?	CFO has been engaged throughout the development of the proposals
Have equality, diversity and human rights implications been considered, as appropriate?	All such rights have been considered throughout the development of the proposals
How is the recommendation consistent with the objectives of the Police and Crime Plan?	The recommendation supports the PCC's approach to the Constabulary estate by providing the highest quality buildings and other facilities at the most efficient cost
Has consultation been undertaken with people or agencies likely to be affected by the recommendation?	Consultation has been undertaken with the relevant user departments, staff and potential external users of the facility.
Has communications advice been sought on areas of	The Head of Public Affairs has been

likely media, community, staff or partner interest and how they might be managed?	engaged throughout the development of the proposals
Have all relevant implications and risks been considered?	The purpose of preparing an Outline Business Case is to identify the risks and benefits of the proposal and the OBC contains the project risk register.

PART ONE – For publication

1. Purpose of the report

- 1.1 The Police and Crime Commissioner for Gloucestershire (PCC) is proposing to acquire the building Berkeley B12 and for Gloucestershire Constabulary to occupy the building as a Learning and Development, Leadership Academy, Training and Conference Centre. The existing facilities at Wheatstone House are not considered to be suitable for future training requirements and the new national standards expected to be delivered.
- 1.2 This paper sets out the Outline Business Case and demonstrates the requirement for a modern, fit for purpose training centre at Berkeley B12, (John Collier Building, Gloucestershire Science and Technology Park, Berkeley, GL13 9PB). Authority is sought to proceed with the project to acquire the lease and refurbish the property and to deliver the required facility as outlined above.
- 1.3 The initial feasibility assessment of the project has now concluded. Reports commissioned from BNP Paribas and Willmott Dixon have been reviewed by the project team, and the project requirements including initial design, have been established, with corresponding cost estimates produced. The next stage for the project will be to approve an agreed upper budget limit to allow commencement of a project order, and following this, appoint the design team under a PCSA (Pre-Construction Services Agreement) to develop the concept/detail and technical design. Once the pre-construction design stages are completed we will be in a position to award the project to a suitable main contractor (probably Willmott Dixon) for construction. Acquisition of the site is progressing through the legal process and is anticipated to complete imminently.

2. Background

- 2.1 The PCC requires a fit for purpose Learning and Development, Training and Conference Centre for Gloucestershire which will be considered a centre of excellence for the South-West. The proposed building, unit B12, will receive a full internal refurbishment with significant building services improvements where necessary to meet the operational needs of the facility.
- 2.2 The interpretation of this scope is still under consideration, whereby the requirement for a centre of excellence is clearly stated. In contrast to this there is also a requirement and desire for value for money.
- 2.3 The PCC has also given direction to invest and improve on the building services only where necessary, where there are statutory obligations, safety concerns or where can be otherwise justified. Therefore, there is a balance to be struck between the quality of finish, and future proofing of the building services and the capital outlay to achieve this. As such the final scope of the project is still to be determined.

3. Recommendation(s)

- 3.1 That the PCC acquires the proposed property, Unit B12, and refurbishes it while spending the minimum required to meet operational requirements for the Training Centre and the PCC's and Chief Constable's vision within a total construction cost budget of £4,055,036.69 and a maximum total project cost of £5,892,885.68.

4. Financial and resource implications

- 4.1 As set out above, the purpose of this decision is to set a total maximum cost for the project. The intention however is that through further negotiation and discussion with the proposed Main Contractor and through using the Constabulary's existing procurement and other arrangements it will be possible to reduce the cost of the project to a figure well below the maximum set out above.

5. Risk assessment

- 5.1 The project risk register is appended to the Outline Business Case.

6. Equality & Diversity impact assessment

- 6.1 Section 149 of the Equality Act 2010 states that a public authority should carry out an assessment prior to implementing a policy or initiative, with a view to ascertaining its potential impact on equality. Equality and Diversity issues have been considered throughout the development of the OBC and will be a significant consideration in the detailed design of the new facility.

7. Environmental impact assessment

- 7.1 Much of the initial planning for this project has concerned the manner in which the building will be heated, cooled and ventilated and the amount of energy required to do so. The environmental impacts of operating this building for the desired purpose will continue to be a significant feature in the development of a detailed design and in the construction of this building.

8. Consultation

- 8.1 Consultation has been undertaken with the Chief Officer Group, the proposed user departments, especially Learning and Development, the HR department and staff association representatives.

9. Discussed with Communications & Engagement

- 9.1 The Head of Public Affairs has been engaged throughout the development of the proposals.

10. Conclusion

- 10.1 If supported, this facility will provide a discrete, inspirational, economic and effective training centre for the Constabulary and others that will enable the Constabulary to deliver non-operational training for police officers and staff, especially the new PEQF programme, in an environment that is conducive to a more academic style of learning than is currently possible at a cost that is affordable for the Constabulary and the PCC.

10.2

SPONSORING BOARD MEMBER APPROVAL

Name: Paul D. Trott

Job title: OPCC Chief Executive (SRO for Estates)

Signature:

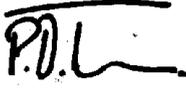


Date: 27 May 2019

CHIEF EXECUTIVE APPROVAL

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

Signature:



Date: 27 May 2019