

POLICE AND CRIME COMMISSIONER FOR LEICESTERSHIRE

POLICE AND CRIME PANEL

Report of	OFFICE OF THE POLICE AND CRIME COMMISSIONER
Subject	POLICE AND CRIME COMMISSIONER STRATEGY REPORT – ESTATES INSIGHT REPORT
Date	9 OCTOBER 2023
Author	KIRA HUGHES, CHIEF FINANCE OFFICER

Purpose of Report

1. This paper gives an update on the current Police Estate; providing an update on the current capital programme, ongoing projects and S106.

Background

2. The Estates Strategy was approved at the Corporate Governance Board on the 20th March 2023. It sets out the Strategic focus and outcomes in relation to the estate (set out below).
3. The Capital Strategy was approved in January 2023 and presented to the Police and Crime Panel on 1st February 2023. This is underpinned by the Estates Capital programme and the Estates Strategy.
4. The basis for the Estates capital programme comes from changes in user requirements, the Estates Strategy, biannual surveys of all buildings and requirements set out in the PCC's Police and Crime Plan.

Recommendation

5. It is recommended that the Panel note the contents of the report.

Police Estate

6. Leicestershire Police's estate currently consists of 31 premises, across 20 locations and 58 Neighbourhood Offices.
7. The Neighbourhood Offices generally have no formal lease and they have no monetary value to the Force. They either have no running costs or very minimal such as a small contribution towards utilities.
8. The main sites currently total around 50,000 square meters, with the largest site being the multi-building campus style Force Headquarters which extends to a total of 18,000 square meters. The estate is a mixture of freehold and leasehold

premises and increasingly is made up of partnership premises which are shared with blue light or other partners.

Strategic Focus and Strategic Outcomes

9. The Strategic focus when it comes to estates is:
 - a. Highly visible local policing with good public access in each Neighbourhood Policing Area (NPA).
 - b. Locally-based facilities with spaces to allow beat teams to remain on their beats and, where possible, support local residents in a private, confidential environment.
 - c. A Force wide estate which enables flexible and agile working to encourage collaboration between different departments and partners.

10. The Strategic outcomes are as follows:
 - a. To strengthen local policing and increase visibility.
 - b. To provide good quality estate that is professional in its appearance and promotes public trust and confidence in policing.
 - c. To maintain an estate that continues to meet national requirements, including specialist provision for victims and witnesses.
 - d. To collaborate with emergency services and other partners to enhance our ability to achieve service benefits and efficiencies.
 - e. To be progressive in our application of hybrid-working practices to maximise operational effectiveness and efficiency whether delivered by police officers or staff.
 - f. To provide accommodation that responds to the demands of modern policing, embracing the digital and cultural changes that enable more flexible and agile use of the police estate while promoting sustainable means of delivering our service.
 - g. To drive improvements in the economy, efficiency, effectiveness and sustainability of our estate, releasing financial resources compatible with other strategic aims for re-investment in the priorities of our police service.

Progress of Approved Schemes

11. **Estates Review - Coalville** (Total Budget £1,307m) 100% Complete.

Works to co-locate in the Fire Station with LFRS and EMAS. The final phase of this project was completed earlier this year with the purchase of the land from EMAS and the formation of the car park.

12. **Extension to Firearms** (Total Budget £500k) 5% Complete.

Construction of a new office and refurbishment/expansion of the locker rooms to accommodate more equipment. Work commenced at the beginning of September. Completion expected to be April 2024.

13. Solar PV – FHQ (Total Budget £320k)

Project to construct a solar farm at FHQ to reduce carbon emissions. Design works are now complete and out to tender. Completion expected mid-2024.

14. Vehicle Charging (Total Budget £100k) 10% Complete.

Project to install charging infrastructure in preparation for electric vehicles. Distribution boards have been installed ready for works. Charging company to be appointed shortly. Expected completion March 2024.

15. Oakham Front Enquiry Office (Total Budget £60k) 100% Complete.

Part of the PCC's commitment to rural policing. Construction of a new FEO at the existing Oakham Police Station. Works complete April 2023.

16. Minor Works & DDA Upgrades (Total Budget £150k) 60% Complete.

This is a year-on-year ongoing request. Most of this budget is used to finance the post of the Capital Project Manager. The remaining budget is used for urgent minor projects or otherwise unforeseen works such as security, DDA and other statutory compliance schemes.

17. Euston Street Cooling (Total Budget £670k).

Project to increase the currently undersized cooling plant for the IT equipment at Euston Street. Works have been designed and tendered and are ready to start on site once the contractor has passed security clearance.

18. Oakham Heat Pump (Total Budget £65K).

Oakham police station is currently heated by inefficient storage heaters that are expensive to run. As Oakham is a relatively small building it is proposed to use this building as a test case for the eventual installation of heat pump technology in our other buildings. Designed, tendered and ready to start once security clearance is gained.

19. Beaumont Leys Gate Replacement (Total Budget £80K) 100% Complete.

Beaumont Leys police station has the original speed gates, one set for entry into the yard and one set for exit. These gates are now over 40 years old and are failing on a regular basis. The service contractor is struggling to get parts and when they can, they can take weeks to arrive leaving the station vulnerable from a security perspective. The contractor has recommended that these gates are replaced.

20. Spinney Hill Replacement Heating (Total Budget £55k)

Spinney Hill's VRV heating system is over 18 years old and at end of life. A replacement system is needed. A designer has been appointed.

21. Commercial Freezer Replacement – FHQ (Total Budget £85K)

The commercial walk-in freezers in the canteen at FHQ are around 50 years old. They are unhygienic and failing regularly. Design works are now complete, and the project has been tendered. Unfortunately, this has come in £15K over budget due to rapidly increasing inflation.

In-year Project Funding Requests

22. The following projects have been approved in-year.

23. Lutterworth Neighbourhood Office (Total Budget £75k)

Formation of a new neighbourhood office in Lutterworth. The Town Council have offered additional space in the pavilion rent free for 10 years. The alteration works should cost around £75K which should be able to be funded by section 106 monies.

24. Neighbourhood Offices Signage and Lanterns (Total Budget £6k)

To increase police visibility the OPCC would like to see signage and blue lanterns fitted at some neighbourhood offices which are owned by partner agencies. It was agreed to do a trial 4 buildings with the aim to roll it out to further buildings if successful.

25. Refurbishment of the Occupational Health Unit (Total Budget £175k)

Project to refurbish and update the occupational health department.

26. FIB Admin 2 Minor Alterations (Total Budget £35k)

Project for minor works in Admin 2 building to comply with the Equality Act.

Reinforced Autoclaved Aerated Concrete (RAAC)

27. During 2022 the Force engaged a Structural Engineer to undertake a survey of the Police Estate for any RAAC. No RAAC was found within the Police Estate.

S106 update

28. A number of draw down requests have been sent to the local councils relating to a Specials van and NATO helmets.

29. 2 councils have been approached in relation to repurposing. One council stated cost of repurposing is £1300 per signatory in respect to a new Deed of Variation per interested party. Another council agreed that there is a cost element but maybe more flexible in respect of their costs.

30. A drawn down request will be put forward to Harborough District Council for the Lutterworth Neighbourhood Office (as per above).

31. A proposal was agreed at Corporate Governance Board on 25th September 2023 to utilise £160k of S106 funding for 5 electric vehicles. A number of covenants have been identified as a potential to finance the vehicles and will be progressed with the relevant local authorities.

Looking forward

32. Over the next 10 years, the Force will need to adapt to a number of strategic challenges These include: a greater reliance on and investment in technology to respond to and investigate crime; changes to our work force which is younger, has less years served, and has different expectations of how and where to work; expectations of the public, balancing high visibility of local policing with online services; population growth in areas of Leicester, Leicestershire and Rutland and our response times to those locations; current and potential economic pressures; working within an environment shaped by climate change and minimising our environmental impact where possible.
33. Annually these challenges are reviewed as part of the Force's planning cycle, but this longer view is particularly relevant to this Estates Strategy.
34. A vision for the next 10 years:
- a. A highly flexible, low cost, efficient estate that provides good quality accommodation which is low carbon and high-tech.
 - b. Value for money and cost assurance in the long term.
 - c. Fleet electrification with suitable, affordable and effective charging facilities and infrastructure.
 - d. Investment in contact management that exploits technology and enables flexibility by best use of physical estate and virtual technology capability.
 - e. New facilities planned for key areas of growth (North West and South West Leicestershire) with combined use by partners to provide best value.
35. What the Force propose to do in the next 10 years:
- Cooling upgrade to IT rooms at Euston Street.
 - If cost effective, construct a new station in Coalville within the next 5 years.
 - A review of the Contact Management Department at Force Headquarters.
 - Install further solar panels.
 - Replace gas heating with heat pump technology.
 - Dispose of Tigers Road leased building.
 - Extend / alter the Firearms building at Force Headquarters.
 - Potential replacement of Force custody suites.
 - Maximise opportunities for 'pop up shops' in local neighbourhoods to improve trust and confidence in policing through interactions with local communities.
 - Explore options for shared facilities with blue light and other public sector partners.

Implications

Financial: Detailed in report
Legal: None
Equality Impact Assessment: None
Risks and Impact: None
Link to Police and Crime Plan: See report
Communications: None

Background Papers

Proposed Precept 2023/24, Leicestershire Police & Crime Panel, 1st February 2023

Person to Contact

Kira Hughes, Chief Finance Officer – kira.hughes@leics.pcc.police.uk