

Decision Note – OPST Training Facility

*original decision notice SCP/D/202223/006 January 2023



REQUEST FOR DECISION BY THE STAFFORDSHIRE COMMISSIONER

	Policing:	Crime:	Fire & Rescue:
This decision relates to:	X		

APPROVAL (for completion by Staffordshire Commissioner only)

Rationale for approval

This project ensures the force are compliant with new standards of training, as required by College of Policing. The additional costs are acceptable, taking account of the additionality offered by the expansion of scope to accommodate functions that will be displaced for the Firearms Training facility and inflation.

STAFFORDSHIRE COMMISSIONER

Signature

Date 16/08/2023

Date decision required by:

If an urgent approval is required, please state reasons:

For completion by Staffordshire Commissioner's Office only:-

Decision Number: SCP/D/202324/005 – (* original decision notice SCP/D/202223/006)

Date Received: 16 August 2023

	Yes	No
Has the required decision been considered under the guidance of the Staffordshire Commissioner's Decision Making Policy?	X	
Has the required decision been deemed to be a Key Decision as defined within the Staffordshire Commissioner's Decision Making Policy?	X	
Who is empowered to make the required decision? Staffordshire Commissioner		

Title	Officer Personal Safety Training Facility
Summary:	
<p>The original business case and *decision in January 2023 were based on estimated costs. Having gone to market the construction costs have come back significantly higher than anticipated. This revised decision note contains an updated business case and costs</p> <p>The additional costs associated with this project are as a result of further clarification on the requirements for the facility, the firming up of costs (original business case was based on estimates) and additionality identified as the site is larger than required and originally anticipated.</p>	
Recommendation:	
<p>Approve the additional costs and that these are funded through the uplift reserve, as recommended by the s151 officer.</p>	
Chief Executive	
<p>I hereby approve the recommendation for consideration.</p>	

Signature

Date 16/08/2023



REPORT AND ADVICE TO THE STAFFORDSHIRE COMMISSIONER

1. Introduction and background

As per the Business Case, the College of Policing is changing the approach that must be followed by Forces in delivering Officer Personal Safety Training (OPST). In addition to the requirement for the force to be compliant, there are anticipated benefits in a reduction in officer injuries and a reduction in injuries to members of the public that are involved in altercations with officers. The new training approach is for officers to spend 2 days/year in training. The training also becomes 'scenario-based' rather than 'techniques-based'. These two changes lead to a requirement for significantly more space than is available within the Block 2 training room. Block 2 is also being planned to be demolished as part of the Firearms Training Facility build.

The recommended option is to lease Unit M(a) on the Beacon Business Park adjacent to the Police Weston Road Headquarters. The lease will be for a period of 10 years, with a break clause at 3 years to mitigate the risk of not getting planning permission for change of use.

Unit M(a) provides more space than is required for OPST alone. The excess space provides us with an opportunity to address issues arising from the need to demolish Block 2 and withdraw from use of the New Beacon Group.

2. Issues for consideration

An initial budget was provisioned in the 2022/23 programme for capital spend to cover remodelling of the unit, the required changes to mechanical and electrical systems, professional fees and the specialist flooring, padding, blocks and equipment to create the training space. Having revised the scope, and gone to market twice for quotations for construction costs (following a single bid the first time), we have had firm proposals which have been through a formal structured evaluation process. The quoted costs are provided below.

The increase over the original forecast is due to some expansion of the scope to accommodate functions that will be displaced for the Firearms Training facility, issues assessing the fully extent of the M&E works required and inflation. The additionality offered by this option is detailed below.

Having gone to market for quotations for the costs for refurbishment (Construction), and Fitout costs quotations for the Construction element have been received which are in excess of the original forecast. These have been used to update the business case, and this decision note prior to re-issue.

The capital spend for this project is included within this year's revised capital programme, fully financed.

[Details of Professional Fees](#)

Profession	Fee (ex-VAT)
Planning Consultant	£3,850(Actual)
Solicitor	£5,000(Estimate)
Structural Engineer	£1400(Actual)
Building Control	1. Plan Deposit Fee £300(Actual) 2. Inspection Fee £650(Actual)
M&E	1. RIBA Plan of Work 2020 Stage 4 - £11,680(Actual) 2. Technical Supervision - £4,850(Actual)
Asbestos Survey	1. £2,117.5 - R&D(Actual) 2. £750 - Management Survey (Actual)
Contingency sum	£4,200
Total	£34,797.50

Building Costs

Cost type	Estimates	Contingency	Total
Construction costs	£924,000	£106,000	£1,030,000
IT Costs	£50,000	£10,000	£60,000
Fitout costs - flooring	£126,000	N/A	£126,000
Fitout costs - scenario	£63,000	N/A	£63,000
Total	£1,163,000		£1,279,000

In addition, there is a requirement for additional ancillary equipment (shields, rubber knives, protective suits etc) – the quotation for this equipment is £16,655. These costs will be charged to revenue.

The total set up costs for the facility are now £1,330,655 (including an allowance for contingencies), based on professional fees of £35K, building costs of £1,279K and ancillary equipment costs of £16.7K. Of this, £1,314K is capital spend.

Additionality offered by Unit M(a)

The space we have secured adjacent to the Weston Road site is larger than the space purely required for OPST but this has given us numerous opportunities which are enablers for the Firearms Training Facility.

- Provision of office space for all OPST training staff – these staff would require alternative space when Block 3 is decommissioned.
- Beep Track – this need is currently met through the hire of alternative space. Unit Ma will include a 6 lane beep test track which enables efficient beep testing of larger class sizes.
 - o It is anticipated that fitness testing may move to a treadmill-based protocol. It is likely that the beep track would provide ample space to accommodate treadmills if this change is made.
 - o The beep track may also act as an interim taser range for AFOs when it is not in use. Existing AFO taser training is currently carried out in Block 2.
- Provision of 4 x 35sqm classrooms. These rooms will provide ample space for first aid training and will be bookable for other training. These classrooms offset some of the space that will be lost when Block 2 is demolished and we withdraw from the New Beacon Group (saving of ~£150,000/annum).
- Re-provision of staff gym, lockers, showers etc which will be lost when Block 2 is demolished.
- Utilised some excess space to create racked storage space for CBRN kit storage which avoids the need to put up additional temperature-controlled storage sheds under the canopy adjacent to Block 7.

Unit Ma provides sufficient training space to train up to 30 staff and officers per day which will enable the required throughput to train all staff and officers in scope each year. The location of the training facility enables effective and efficient training.

3. What other options have been considered?

The space required is ~1600m², this volume of space is not available anywhere across the Police-Fire Estate.

The Business Case considered a range of other options included temporary marquee solutions, warehouse builds, the addition of either an extra floor on the Firing Range build or a lean-to extension to the range. The lease of Unit M(a) was the preferred option due to its ability to meet all of the Must Have requirements and the financial case.

Even given the increased costs associated with the preferred option, each of the other options would be subject to similar increases in costs due to inflation or increased scope, and so Unit M(a) remains the preferred option.



4. Consultation and Engagement undertaken

John Bloomer – Assistant Chief Officer, Section 151 Officer

Graham Read – Head of Joint Estates

Report Implications

5. Monitoring Officer comments:

Due process has been followed and the increased costs and how these will be funded are clearly explained within the decision note.		
Signature	Date	16/08/2023
		
6. Section 151 Officer comments:		
<p>The commissioner will note the increase in cost from the initial estimate put in the MTFS c.12 months back. This is in part of the continual clarification of the specification from the College of Policing as well as taking the opportunity to incorporate other remedial estates issues around the Headquarters estate.</p> <p>Given that these changes are in part driven by the numbers of officers being recruited it is proposed that the balance between the initial capital programme allocation and the revised budgetary ask is to be funded from the uplift reserve.</p> <p>The commissioner will note that the additional requirements handed to Forces from the College of Policing are mandated however come with no new funding to deliver this in both of the estates costs or the costs of additional trainers required or for the abstraction of Officers from front line policing duties to undertake enhanced training.</p>		
Signature		John Bloomer, Director of Resources (S151 Officer)
Date	16/08/2023	
	Yes	No
Has legal advice (outside of that provided by the Monitoring Officer) been sought on the content of this report?		X
7. Legal Comments:		
8. Equality Comments – please attach the completed EIA		
<p>Facility will not be open to general public. Users of the facility will predominantly be Staffordshire Police officers or staff, with the possibility of users from other forces receiving training.</p> <p>The needs of users have been carefully considered in the design of the facility which allows access to all areas for all service users. The scheme incorporates a modern gender neutral locker and changing facility which mitigates risks associated with single sex facilities and an increasingly diverse workforce.</p>		
9. Background/supporting paper		
OPST Business Case		
Please answer the following questions	Yes	No

10. Public access to information?	X	
11. Does this decision involve the processing of personal data? (If yes please attach a completed Data Impact Assessment)		X
12. Is the publication of this form to be deferred? (If yes approx. how long?)		X
13. Does this form contain commercial or operationally sensitive information which is to be redacted? (If yes, please provide details with the submission of this note)		X

14. ORIGINATING OFFICER DECLARATION:

Author	Richard Battams
Signed	RBattams
Date	16 August 2023