

Decision Note – Beaconside Centre Lease



REQUEST FOR DECISION BY THE STAFFORDSHIRE COMMISSIONER

	Policing:	Crime:	Fire & Rescue:
This decision relates to: Beaconside Centre Lease	X		

APPROVAL (for completion by Staffordshire Commissioner only)

Rationale for approval

I am supportive of this decision, which provides the additional space required by the force to enable work on other projects to commence at pace, whilst retaining flexibility in future years.

STAFFORDSHIRE COMMISSIONER

Signature

Date 31.07.2024

Date decision required by: 01.08.2024

If an urgent approval is required, please state reasons:

For completion by Staffordshire Commissioner's Office only:-

Decision Number: SCP/D/202425/002

Date Received: 5 September 2024

	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	Beaconside Centre Lease
<p>Summary:</p> <p>The project to build a 10 lane, 50m Firing Range on the Police HQ site is progressing through the final design stage prior to taking a final Go/No-go decision to build the facility or not. The range has been designed to be built on the part of the site currently occupied by Blocks 2,3 and 4. This requires the displacement of a number of functions, including Learning and Development classrooms.</p> <p>For the past three years, the force has met part of its requirement for classroom space for Uplift through a lease of part of the former Staffordshire University site, now the Beaconside Centre. This requirement will continue due to the need to recruit to replace leaving and retiring staff and officers, and potentially to meet the demands of any additional uplift.</p> <p>It is proposed that the lease for the Beaconside Centre is extended and expanded to include an additional four classrooms which will become IT classrooms and additional office space for the use of trainers. The IT classrooms will be equipped in-line with the current IT classrooms and will fulfil an additional role of providing an improved [REDACTED].</p> <p>The lease will be for a 10 year period, with break clauses at 3, 5 and 8 years. This provides flexibility to scale back on the space if training demand declines or if there are future opportunities to meet this need on the Police or Fire Estate.</p>	

In addition to the internal space, the lease includes 160 car parking spaces. This will contribute toward moving more people and vehicles off the Police HQ site during the period of the refurbishment of Blocks 1 and 9, the demolition of Blocks 2,3 and 4, and the construction of the Firearms Training Facility.

This option also de risks the overall programme timeline by enabling the training classrooms [REDACTED] to be moved at the earliest opportunity.

The annual costs for the lease will be £290,032 (inclusive of business rates and utilities) + cleaning costs to be determined based on cleaning schedule.

Recommendation:

It is recommended that the OPFCC enters into the 10 year lease for the provision of space within the Beaconside Centre based on the information provided above as an enabler of the force's medium term estates programme.

Chief Executive

I hereby approve the recommendation for consideration.

Signature

Date

31.07.2024



REPORT AND ADVICE TO THE STAFFORDSHIRE COMMISSIONER

1. Introduction and background

The project to build a 10 lane, 50m Firing Range on the Police HQ site is progressing through the final design stage prior to taking a final Go/No-go decision to build the facility or not. The range has been designed to be built on the part of the site currently occupied by Blocks 2,3 and 4. This requires the displacement of a number of functions, including Learning and Development classrooms.

For the past three years, the force has met part of its requirement for classroom space for Uplift through a lease of part of the former Staffordshire University site, now the Beaconside Centre. This requirement will continue due to the need to recruit to replace leaving and retiring staff and officers, and potentially to meet the demands of any additional uplift.

It is proposed that the lease for the Beaconside Centre is extended and expanded to include an additional four classrooms which will become IT classrooms and additional office space for the use of trainers. The IT

classrooms will be equipped in-line with the current IT classrooms [REDACTED]
[REDACTED]

The lease will be for a 10 year period, with break clauses at 3, 5 and 8 years. This provides flexibility to scale back on the space if training demand declines or if there are future opportunities to meet this need on the Police or Fire Estate.

In addition to the internal space, the lease includes 160 car parking spaces. This will contribute toward moving more people and vehicles off the Police HQ site during the period of the refurbishment of Blocks 1 and 9, the demolition of Blocks 2,3 and 4, and the construction of the Firearms Training Facility.

This option also de risks the overall programme timeline by enabling the training classrooms [REDACTED]
[REDACTED] to be moved at the earliest opportunity.

2. Issues for consideration

The project team supported by legal support from Staffordshire Legal Services have tried to find a solution to the short and medium term space requirements of the force, whilst maintaining future flexibility to reduce the space and costs if other opportunities become available.

This additional space will provide improved IT training classrooms [REDACTED]
[REDACTED]

To enable the classrooms to be set up for IT training an EVPN line will be installed into the Octagon Building, this will be extended to the new floor, and our existing floor to provide connectivity to the Staffordshire Police network. The AV equipment in Block 2 will be relocated to the Beaconside Centre to enable 6 rooms to be MS Teams rooms.

Both these improvements will provide better facilities to support training of student officers, officers and staff. This will also enable the fitting of telephony [REDACTED], and provide simple enhancement such as the provision of a networked printer on each floor.

As far as possible furniture will be used from Blocks 2,3 and 4. Existing IT equipment will be moved from Blocks 2,3 and 4.

Quotes have been sought for structural cabling for our floors which are still pending, and additional electricity sockets will be required in some rooms.

3. What other options have been considered?

A scheme was developed which remodelled the ground floor of Block 8, to provide classroom space. This was linked with the wider scheme to remodel Blocks 1, 8 and most of 9.

The costs for this were judged to be unaffordable and the timeline could not be aligned with the Firearms Training Facility build.

The purchase or lease of an additional building was briefly considered but this didn't have the option of building upon the footprint that we already have in the Beaconside Centre, or have the same car parking provision.

4. Consultation and Engagement undertaken

Consultation with [REDACTED] and Learning and Organisational Development in particular regarding requirements.

Consultation with IT, Estates and Suppliers regarding works to make rooms fit for purpose.

Report Implications

5. Monitoring Officer comments:

Due process has been followed and alternative options fully considered, resulting in this recommendation. It is both appropriate and enables flexibility within the overall contract with break clauses as 3, 5 and 8 years if required.

Signature

Date

31.07.2024



6. Section 151 Officer comments:

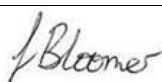
This will result in an additional rental cost per annum of c. £140k taking the total for rented space at Beaconside to £290k. This will result in an additional budget pressure in to the MTFs as this cost, whilst linked to the redevelopment of HQ, cannot be capitalised as part of that project cost.

It would be my professional view that the Force looks to find in year funding to offset the rental cost for the first three years of the additional lease payments, providing funding up to the first break clause. There may be opportunity through the uplift programme to secure additional funding to support this aim, subject to the new government providing clarity on the direction of this programme.

There is a requirement to provide secure IT infrastructure into the location. This will be funded through the existing capital programme for IT infrastructure. This budget has £177k remaining in year and £45k of this will be allocated to this infrastructure works

Signature

Date 31.07.2024



	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: Legal support has been sought and provided by Vanessa Rigby, Senior Solicitor, Staffordshire Legal Services to advise, negotiate and prepare the lease agreement.		
8. Risks - please give the details of any operational or strategic risks that are affected by this decision (add risk reference number and title below) IF this lease is not enacted THEN the Firearms Training Facility project will be delayed as there will be a requirement to find alternative accommodation. IF the training requirements of the force should change THEN the force will continue to bear the costs of this lease until the next opportunity to exercise the break clause (3,5,8 years) IF business rates or utility costs should increase THEN the force will be liable to an increase in costs at the 5 year review. <hr/>		
9. Equality Comments – please attach the completed EIA <div style="background-color: black; width: 150px; height: 1.2em; margin-bottom: 5px;"></div> . This facility has previously been used as a University Campus and most recently as small business units with employees and customers. Both of these uses require the building to meet the needs of a diverse cross section of society that would be likely to have many of the protected characteristics. It is believed that the building was fit for purpose for these uses and so is equally suitable to meet our requirements and the needs of our users.		
10. Background/supporting paper N/A		
Please answer the following questions	Yes	No
11. Public access to information?	X	
12. Does this decision involve the processing of personal data? (If yes please attach a completed Data Impact Assessment)		X
13. Is the publication of this form to be deferred? (If yes approx. how long?)		X
14. 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	

15. ORIGINATING OFFICER DECLARATION:

Author	Richard Battams
Signed	Richard Battams
Date	29.07.2024