



COMMUNITY JUSTICE SECURITY

EXECUTIVE ORDER 0064

ESTATES STRATEGY

WOOTTON HALL DECANT PLAN - Prospective Costs and Financing strategy

By the authority of the Police and Crime Commissioner as designated by the Police Reform and Social Responsibility Act 2011, and, by democratic mandate invested in me by the electorate of Northamptonshire, I have taken the following decisions:

To create an earmarked Wootton Hall Decant Plan Reserve of £6.9m to be managed by the OPCC Chief Financial Officer to meet the prospective costs of a range of capital works and other decant plan activities

ADAM SIMMONDS

NORTHAMPTONSHIRE POLICE AND CRIME COMMISSIONER

6th May 2016

Equality, Diversity and Human Rights

All accommodation will comply with relevant legislative and regulatory requirements.

Advice Taken

Advice was taken from:

1. The Acting Chief Executive (Northamptonshire Police and Crime Commission)
2. The Acting Director for Resources (Northamptonshire Police and Crime Commission); as set out in the report to the Commissioner dated 6th May 2016.



COMMUNITY JUSTICE SECURITY

Northamptonshire Police and Crime Commission

Supporting Report to the Police and Crime Commissioner

Date of Report	4 th May 2016
Subject	Wootton Hall Decant Plan
Report Author	John Neilson – Chief Executive, Office of the Police and Crime Commissioner

1. Purpose of Report

- 1.1 To set out the key estimates and assumptions relating to the both the costs and financing of those costs of the release of part of Wootton Hall as a consequence of the approved sale of the site to the Secretary of State

2. Decision(s) Recommended:

- 2.1 The Police and Crime Commissioner for Northamptonshire approves the creation of a new earmarked Decant Plan Reserve to be managed by the OPCC Chief Financial Officer to meet the prospective costs of a range of capital works and other decant plan activities.

3. Relevant background / Chronology of Key Events:

- 3.1 The Commissioner has previously taken decisions set out in Executive Order 0062 in March 2016 to approve the sale of part of the Wootton Hall site to the Secretary of State.
- 3.2 That sale is expected to be concluded shortly.
- 3.3 The OPCC commissioned Pick Everard to develop a high level decant strategy and plan and their draft report has informed the recommendation in this report.
- 3.4 The OPCC and Force will now finalise and implement a detailed decant plan to vacate the site as will be required contractually.

3.5 A three phase decant is proposed, as follows:

1. Phase 1 release of core occupied buildings by September 2017;
2. Phase 2 relocation of Transport and Garage facilities by 1st June 2018;
3. Phase 3 relocation of the Force Control Room and any remaining services by 1st April 2020.

3.6 The approval of expenditure against this new reserve will be overseen by a Programme Board comprising senior OPCC and Force officers, who will make recommendations to the Commissioner for his approval in accordance with Financial Regulations.

4. Consultation:

4.1 The Estates Strategy of which this decant is a part, was widely consulted on earlier this year.

5. Compliance Issues:

5.1 Is this a decision of 'significant public interest?'

- 5.1.1 In accordance with the Decision Making Policy, the decision is of significant public interest in that:
- 5.1.2 The decision exceeds the expenditure threshold – albeit at this stage no expenditure is being authorised.
- 5.1.3 The Chief Executive is advised the decision is of significant community impact.

5.2 Is the recommended decision consistent with the priorities set out in the Northamptonshire Police and Crime Plan 2014/17?

- 5.2.1 The proposals are consistent with the approved Estates Strategy and the current Police and Crime Plan

5.3 What are the financial and procurement implications of this decision?

- 5.3.1 The recommendation provides an overall sum of £6.9m. As noted above a detailed decant plan will now be developed for each of the three phases.
- 5.3.2 All necessary procurements will be made consistent with the OPCC Governance framework.
- 5.3.3 Appendix 1 sets out further detail of the costs and the financing strategy for the prospective Decant Plan.

5.4 Will further decisions be required?

5.4.1 Yes – as noted at paragraph 3.6, above.

5.5 Legal Implications

5.5.1 No legal implications identified.

5.6 Risk Management

5.6.1 A Risk Register will be developed for the final decant plan by the Programme Board noted at paragraph 3.6, and overseen and managed by that Board.

5.7 Has an Equality Impact Assessment been undertaken?

5.7.1 An Equality Impact Assessment will be developed as an integral part of the final decant plan.

6. Evaluation of alternative option(s):

6.1 The Pick Everard work noted at paragraph 3.3 considered a range of potential options which were tested with the Force for operational robustness.

7. List of background reports used to compile this report:

7.1 (Draft) Pick Everard Report: "Release of Wootton Hall" – 25th April 2016.

8. List of appendices accompanying this report (if any):

Appendix 1 – Costs and Financing

9. Approvals	Date
Has this report been approved by the author's line manager? Not applicable	4 th May 2016
Has this report been approved by the s. 151 officer? Steve Dainty	Yes 4 th May 2016
Has this report been approved by the Chief Executive? John Neilson	Yes 4 th May 2016

WOOTTON HALL DECANT PLAN

Prospective Costs and Financing strategy

1. Purpose

- 1.1 To set out the key estimates and assumptions relating to the both the costs and financing of those costs of the release of part of Wootton Hall as a consequence of the prospective sale of the site to the Secretary of State.

2. Background

- 2.1 Pick Everard were commissioned by the OPCC to produce their report *Release of Wootton Hall* dated 25th April.
- 2.2 **That summary provides the basis of the cost figures used in this appendix.**
- 2.4 The above Pick Everard report does not address financing of the potential costs of the decant plan.
- 2.5 Those financing decisions are ultimately the responsibility of the PCC acting on the advice of his statutory officers.

3. Prospective costs

- 3.1 The Pick Everard report sets out two potential Options for the decant plan – both analysed over three phases, as follows.

Table 1

	Option 1 £000	Option 2 £000
Phase 1	4,312	4,312
Phase 2	892	6,787
Phase 3	1,657	1,657
TOTAL	6,861	12,756

- 3.2 Option 2 is not considered further at this stage – but may be required if the preferred option 1 is not ultimately deliverable. To be affordable Option 2 would require additional borrowing to be undertaken. No additional borrowing is required to deliver Option 1.
- 3.3 At this stage the timing profile over which these costs may be incurred are assumed to be:

Table 2

	2016-17 £m	2017-18 £m	2018-19 £m	2019-20 £m	TOTAL £m
Phase 1	3.3	1.0			4.3
Phase 2		0.5	0.4		0.9
Phase 3				1.7	1.7
TOTAL	3.3	1.5	0.4	1.7	6.9

4. Proposed Financing

- 4.1 As noted above it is the responsibility of the PCC to authorise the financing of the potential costs of the decant plan.
- 4.2 Table 3, below sets out uncommitted funds in a number of earmarked reserves controlled by the PCC.

Table 3

Source of funds	2016-17 £m	2017-18 £m	2018-19 £m	2019-20 £m	TOTAL £m
Employee Benefit Reserve	1.1				1.1
Initiatives Fund	2.3	0.7	0.9	0.9	4.8
Capital Transformation Fund			0.8	2.5	3.3
OPCC carry forward	1.2				1.2
TOTAL	4.6	0.7	1.7	3.4	10.4

- 4.3 Set out below is the proposed financing strategy for Option 1, utilising part of the uncommitted funds set out above to create

Table 4

Source of funds	2016-17 £m	2017-18 £m	2018-19 £m	2019-20 £m	TOTAL £m
Employee Benefit Reserve	1.1				1.1
Initiatives Fund	2.2	0.8			3.0
Capital Transformation Fund			0.4	1.7	2.1
OPCC carry forward		0.7			0.7
TOTAL	3.3	1.5	0.4	1.7	6.9

4.4 General reserves are not affected by this proposed strategy.

5. Commentary

5.1 The proposed financing set out above does not require any changes in the Force (or OPCC) Revenue Budget plans set out in the approved MTFP of February 2016.

5.2 However all future formal Budget decisions are subject to the formal approval of the PCC in the February preceding the relevant financial year and therefore cannot be guaranteed at this stage.

END

