

## THE POLICE & CRIME COMMISSIONER FOR CLEVELAND

### DECISION RECORD FORM

**REQUEST:** Approval to enter into an agreement to use Cleveland Fire Brigade's Learning and Development Centre (LDC).

**Title:** Proposal for a 40 year 'licence to occupy' agreement for the Fire Service's LDC..

**Executive Summary:**

The sale of Ladgate Lane HQ and the recently re-designed new Community Safety Hub has created a requirement to relocate a number of services across the 'police' estate to make best use of existing resources and provide value for money. Services currently based at Ladgate Lane Police HQ and not transferring to the new Community Safety Hub include

- Training
- Professional Standards
- Stores
- Digital Imaging
- ICT (limited space allocated within CSH)
- Specialist Support and Football Operations Unit
- Cold Case review teams
- Legal archive store.

However, Cleveland Police has insufficient suitable accommodation to accommodate all the above services. The biggest challenge being a location for Training, which has three separate training functions. These are currently based at Ladgate Lane HQ (Classrooms); Kirkleatham HQ (new recruit training) and leased premises (Personal Safety Training (PST)).

Cleveland Fire Brigade will vacate their LDC, in Grangetown, in July 2017 and have offered the use of these premises to Cleveland Police on a rent free basis. This provides an opportunity for Cleveland Police to consolidate its three training functions into a single location. The agreement is based on the provision that Cleveland Fire Brigade will own the premises and that Cleveland Police will take responsibility for the buildings management and maintenance.

Based on current usage, the LDC running costs are estimated at £144,000 per annum. The non- payment of rent for use of the LDC will generate savings, based on current market rates, estimated to be in the region of £300,000 per annum.

**Decision:**

To approve work to enter into a 40 year licence to occupy agreement for Cleveland Fire Brigade's Learning and Development Centre at Grangetown.

**OPCC Lead Officer:** Michael Porter. Chief Finance Officer

**Contractor Details (if applicable):**

Cleveland Fire Brigade (c/o Director of Technical Services), Training & Admin Hub, Endeavour House, Queens Meadow Business Park, Hartlepool, TS25 5TH

<b>Implications:</b>			
Has consideration been taken of the following:	Yes	No	
Financial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Legal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Equality & Diversity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Human Rights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sustainability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Risk	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>(If yes please provide further details below)</b>			

### Decision Required – Supporting Information

Financial Implications: (Must include comments of the PCC's Chief Finance Officer where the decision has financial implications)

The forecast costs for the refurbishment, mechanical works and ICT connections are expected to incur one off costs of £461,000. This will be built into the 2017/18 budget if approved along with the running costs for the building.

Legal Implications: (Must include comments of the Monitoring Officer where the decision has legal implications)

A Licence to occupy will be produced covering a 40 year period. This agreement will be subject to legal review as part of the process of deciding to enter into the agreement.

### Equality and Diversity Implications

There are no diversity and equal opportunity implications associated specifically with this collaboration agreement. Considerations required under the Equality Act 2010 for construction will be managed as part of the wider procurement project led by Cleveland Fire Brigade.

### Human Rights Implications

There are no Human Rights Act implications.

### Sustainability Implications


There are no sustainability implications.

### Risk Management Implications

A shortfall of suitable accommodation for training purposes within the Cleveland Police estate.

### OFFICER APPROVAL - Monitoring Officer

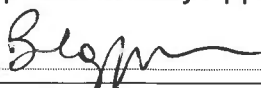
I am satisfied that this is an appropriate request to be submitted to the Police and Crime Commissioner.

Signed 

Date: 29/11/16

### Police and Crime Commissioner:

The above request HAS my approval.

Signed 

Date: 29/11/16