

**OFFICE OF THE POLICE AND CRIME COMMISSIONER  
FOR HUMBERSIDE  
DECISION RECORD**

Decision Record Number **DR23/2026**

Title **Humberside Police & North Lincolnshire Council Collaboration Agreement for the Construction of Scunthorpe Police Station**

**Executive Summary:**

Humberside Police and Crime Commissioner on behalf of Humberside Police (HP) and North Lincolnshire Council (NLC) to enter into a collaboration agreement for the construction of the new Scunthorpe Police Station. The agreement enables Humberside Police to benefit from NLC's towns fund to part-fund the project as well as a 'land swap' arrangement of some of the existing police estate to the council for future development.

**Decision of the PCC:**

Approved.

**Background Report: Open**

**Police and Crime Commissioner for Humberside**

I confirm I have considered whether I have any personal or prejudicial interest in this matter and take the proposed decision in compliance with my code of conduct.

Any such interests are recorded below.

The above decision has my approval.

**Signature**



**Date 21/04/2026**

**POLICE AND CRIME COMMISSIONER  
FOR HUMBERSIDE**

**SUBMISSION FOR: DECISION**

**OPEN**

**Title: Humberside Police & North Lincolnshire Council Collaboration Agreement for the Construction of Scunthorpe Police Station**

**Date: 17/04/2026**

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**1. Executive Summary**

Humberside Police and Crime Commissioner on behalf of Humberside Police (HP) and North Lincolnshire Council (NLC) to enter into a collaboration agreement for the construction of the new Scunthorpe Police Station. The agreement enables Humberside Police to benefit from NLC's towns fund to part-fund the project as well as a 'land swap' arrangement of some of the existing police estate to the council for future development.

**2. Recommendations**

To approve the collaboration agreement with NLC to enable both parties to proceed into the next stages of RIBA stage design (RIBA 3) and formalise a timeline for the project delivery to completion.

**3. Background**

The PCC signed off a decision record dated February 2024 based on the delivery of a newly built police station, part of the project anchor development for a sum of £13.4m with a contribution of £4m from NLC's small towns fund. In the last 2 years, both HP and NLC have been working through a number of changes within the programme alongside legal challenges and variations to the agreement. To date, HP has a capital budget approved for build alone £18,572,500 inclusive of the £4m small towns fund, however there requires to be further scrutiny of the cost plan due to inflationary pressures with value engineering appraisals and acceptance of risk to ensure it remains value for money and within agreed budgets. This figure is inclusive of tax obligations for the programme (stamp duty).

Humberside Police have a capital budget of £16,572,500 (HP total capital contribution to the project) which is inclusive of tax, fixtures, fittings and equipment (FF&E). There are significant financial pressures within HP that determine that this is the top budget available. The build programme must not exceed £18.5m (£4m towns fund contribution inclusive). The legal parties from both HP and NLC have now finalised the documentation to the collaboration agreement and this requires support from the OPCC to proceed on this basis. Agreement will enable NLC to proceed with the appointment of Mace and Galliford Try as the consultant and

construction partner for the project and proceed through the design phase. The collaboration agreement has been drafted that if proceeding through this phase that costs exceed the budget of £18.5 million that HP can withdraw from the build.

#### **4. Options**

- 1) Agree terms of the Collaboration Agreement and increased budget costs of the capital programme.
- 2) To not sign off and return with a view of alternative plans for Humberside Police to invest in their existing station in Scunthorpe for improvements.
- 3) Look at alternative build sites.

#### **5. Financial Implications**

£16,572,500 signed off in 2025 is the total capital contribution from Humberside Police with NLC funding £4m from the towns fund. Approximately £2m will be contributed to the FF&E on completion of the build. Conditions within the collaboration agreement are as follows:

1. If at the end of the PCSA stage the total anticipated project cost is at or below £18,500,000.00 (that figure includes the £1,228,526.04 design costs referred to above) ("Budget") then the PCC is obliged to proceed with the works contract
2. Where at the end of the PCSA stage the total anticipated project cost is above the Budget, the PCC may, in its absolute discretion, not proceed with the works contract. The consequence for not proceeding is set out below.
3. Regardless of whether the £4m grant funding has been spent, if the PCC choose not to proceed with the Project at the end of the PCSA stage because the total anticipated project cost is above the Budget, then it will reimburse NLC up to £1,228,526.04 for the design costs incurred. The said design costs shall be for the designs prepared at the PCSA stage and the designs which were instructed for the purpose of obtaining planning permission and instructed under the Project Anchor Contract. To the extent PCC has already made any payments to NLC these will be deducted from the £1,228,526.04 the PCC accepts as due to NLC. £1,228,526.04 is the maximum amount PCC is obliged to pay to NLC for not proceeding to the works stage. The figure proposed is based on the PCC's understanding of the latest estimate of the design costs.
4. The maximum amount stated in 3. above (assuming the Budget remains at £18,500,000.00 Million) may be adjusted if approved by the Project Board.
5. The Budget may be adjusted if approved by the Project Board who will make a decision on the extent to which NLC is entitled to an uplift which the PCC must fund.
6. If the decision is that an agreement cannot be met before the end of the PCSA stage (RIBA 2/ present time) the PCC will be obliged to pay the sum of the incurred designed costs to date of circa. £350k.

**6. Legal Implications**

The collaboration agreement had been created, compiled and reviewed by legal service of both PCC/ HP and NLC (TLT LLP and Weightmans LLP respectfully) for comments and clarifications.

**7. Driver for Change/Contribution to Delivery of the Police and Crime Plan**

Meets the Police and Crime Plan aims of:

- Engaged, resilient and inclusive communities
- Safer Communities
- Effective Organisation

**8. Equalities Implications**

During the design stages of the build, Equality Impact Assessments will be undertaken to ensure any variations to the design are factored and considered within the design of the building.

**9. Consultation**

Consultation to date with the local authority on planning applications and the collaboration agreement. No formal public consultation on the construction but feedback on the planning application has been considered and factored into the design to mitigate factors related to noise pollution and traffic management. Consultation with Mace on the current design phases (RIBA 0-2). Internal employee communication on project progress and status updates.

**10. Media information**

At present, there has been some 1 press release from the PCC on the intention of the build of the new police station. This was in 2023.

**11. Background documents**

None

**12. Publication**

Open

**13. DPIA considered**

N/A