



**DORSET**  
Local Enterprise Partnership

Dorset Local Enterprise Partnership

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Local Growth Fund (LGF)

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End of Project Report

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Public Trade Office

## PROJECT SUMMARY

- A new fit for purpose Customs facility has been enabled at the Port of Poole with the benefit of DLEP funding.
- The project was to reconstruct an old redundant facility, enabling Poole to operate a full external border as a sovereign nation, having left the EU on 1 Jan 2021
- The facility is required to enable Border Force to undertake relevant Customs and Border checks on freight movements in and out of the Country.

Project start date	23 June 2020
Project construction start date	20 November 2020
Project completion date	14 June 2021

## CHANGE REQUEST

- Addendum no 1 DLEP-D-0154-A1 (January 2021) refers to an extended programme and increased project budget due to an increase in the scope of works, as the project progressed from concept design into detailed design stage.
- The value of this change request was £200,000 and was approved in February 2021

## OUTPUTS AND OUTCOMES:

The key output delivered by this Project was to re-construct an existing redundant facility on the Port, enabling Border Force to undertake their duties in an effective and efficient manner. Circa 480sqm of commercial floor space has been enabled via this DLEP funding; the new facility has safeguarded the Port's existing business under new Custom's legislation whilst future-proofing the viability of the commercial operations at the Port of Poole.

The key outcomes enabled by this development refer to:

- The creation of 9 new jobs
- The safeguarding of 115 existing jobs
- 14 Associated businesses / institutions assisted by this development
- Attraction of 5 new businesses & trade to the area



Photo showing demolition of old facility



Photo showing official opening of new facility

## **BENEFITS REALISED TO DATE**

Border Force welcome the new facility with vastly improved working conditions. Appropriate office space and welfare facilities within the building allow for effective working whilst the modern construction of the building itself enables additional Customs & Immigration checks to freight units (utilising modern technology) which was otherwise unavailable in the old building.

In the operation of this new facility Border Force are able to work far more effectively; freight can be processed more efficiently avoiding lengthy queues at the Port.

## **FINANCES**

### **INITIAL GRANT**

Initial grant funding was approved in November 2020 at a value of £750,000.

In early 2021, further to strategic consultations the concept design progressed to detailed design with an increased scope of works; this resulted in an application for a funding extension which was subsequently agreed.

Amended grant funding was then approved in February 2021 at a total value of £950,000.

The project was subsequently delivered on programme reflecting a total spend of £985,000.

There was very little opportunity for cost saving as supply chain issues were prevalent throughout with material price increases and delivery lead times being high risk. Value engineering was introduced wherever possible to ensure that the project spend did not exceed the budget. Examples of value engineering can be identified throughout the project build from foundation design through to selection of wall cladding.

### **LESSONS LEARNT**

The Project was delivered within a tight timescale as was proven necessary. This highlighted the need for:

- A well-defined scope of works
- A competent Project Team (Client / Architect / Consultant / Contractor)

Assembling a competent Project Team for the works enabled a robust cost plan and a suitable contract programme to be developed. A competent project team ensured effective procurement throughout the build programme, giving cost certainty.

The nature of the works were such that it meant progressing quickly from concept to design stage with a changing scope of works. This was outside of the Project Team's control but identified the merit in having a clear and well-defined scope of works from the outset.

The biggest risks to the Project were:

- Ground conditions
- Brexit / COVID 19 supply chain related issues
- Utilities (diversions etc)

Risks were mitigated by designing out where possible (avoiding extensive service diversions by foundation realignment for example). Supply chain issues were mitigated by allowing design changes to align with procurement routes.

## SUCCESS STORY

The Project has proven a success. The Public Trade Office has benefited Border Force, Ferry Companies and Poole Harbour Commissioners as Port Authority in the efficient movement of freight through the Port.

The Public Trade Office has also benefitted with temporary designation as a 'Border Control Post' enabling other Government agencies to undertake both documentary and physical checks on produce that is coming through the Port. This has assisted the Port Authority as the new Border Control Post building was under construction.



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