

**DMPC Decision – PCD 1450**

**Title: Kidbrooke Village Neighbourhood Police Base**

**Executive Summary:**

This paper seeks approval to enter into a 25-year lease for space within the Kidbrooke Village development at a nil rent for a proposed neighbourhood police base, and for the procurement, cost and funding for the fit-out of the base. The proposal is at a net nil initial cost to MOPAC, with the on-going costs funded from within existing budgets.

**Recommendation:**

The Deputy Mayor for Policing and Crime is recommended to:

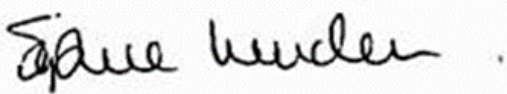
1. Note entering into an up to 25 year lease agreement for Unit 3, Kidbrooke Village at a nil rent.
2. Approve the MPS undertaking tender action via MOPAC-approved compliant MPS frameworks for both professional services and works, and for delegated authority to be granted to the Director of Commercial Services to enter into a contract with the successful suppliers.
3. Approve capital expenditure of up to £750,000 entered into by the MPS using approved financial contributions from Greenwich Local Authority under section 106 of the Town & Country Planning Act.
4. Approve the MPS receiving funds from Greenwich Local Authority to pay for the capital expenditure at Unit 3.

**Deputy Mayor for Policing and Crime**

I confirm I have considered whether or not I have any personal or prejudicial interest in this matter and take the proposed decision in compliance with the Code of Conduct. Any such interests are recorded below.

The above request has my approval.

**Signature**



**Date**

16/06/2023

## **PART I - NON-CONFIDENTIAL FACTS AND ADVICE TO THE DMPC**

### **1. Introduction and background**

- 1.1. As part of the development of the previous Ferrier estate in the Royal Borough of Greenwich into the Kidbrooke Village estate a S106 agreement included the provision of police accommodation. This paper seeks approvals to enact the provisions of the agreement

### **2. Issues for consideration**

- 2.1. The provision of the space within the Kidbrooke Village development will provide a visible police presence within the heart of a community and close to a commuter facility.
- 2.2. The facility will provide accommodation for upto six Dedicated Ward Officer (DWO) teams, within a 20-minute walk time of their respective wards. The site can also act as a back up for both Lewisham and Bexleyheath Police Stations.
- 2.3. The taking of this lease will enable the exit of a neighbourhood base at William Barefoot Drive.

### **3. Financial Comments**

- 3.1. The S106 agreement provides for the provision of 150 sq m of floor area with a lease of at least 25 years at a peppercorn rent. The estimated value of this benefit is £1m. In addition the council has agreed to fund the fit-out costs of the space. The value of the fit-out is estimated at up to £750,000.
- 3.2. The on-going costs of the accommodation will be met from within the existing MPS budget.

### **4. Legal Comments**

The MPS Directorate of Legal Services assure that

- 4.1. in respect of taking a lease that in carrying out its functions, the MOPAC may, under paragraph 7, Schedule 3 of the Police Reform and Social Responsibility Act 2011 “do anything which is calculated to facilitate, or is conducive or incidental to, the exercise of the functions of the Office”. This includes, entering into contracts and other agreements, in addition to acquiring and disposing of property (including land). The MOPAC has the power to renew a lease under paragraph 7(2)(b) of Schedule 3 of the Act.
- 4.2. Under paragraph 7.19 of the Scheme of Delegation, the Director of Property Services has delegated authority to acquire a lease with a value below £500,000 over the initial lease period or 5 years whichever is the lesser.

- 4.3. In undertaking tender action via MOPAC-approved compliant MPS frameworks for both professional services and works this is compliant with Public Contract Regulations 2015.
- 4.4. The MOPAC Scheme of Delegation and Consent provides that the Deputy Mayor for Policing and Crime (“DMPC”) has delegated authority to approve all requests to go out to tender for contracts of £500,000 or above, or where there is a particular public interest (paragraph 4.13).
- 4.5. To approve capital expenditure of up to £750,000 paragraph 4.8 of the MOPAC Scheme of Delegation and Consent provides that the Deputy Mayor for Policing and Crime (DMPC) has delegated authority to approve business cases for revenue or capital expenditure of £500,000 or above.
- 4.6. To approve the acceptance of funds from Royal Borough of Greenwich is legal under Schedule 3, Paragraph 7 of the Police Reform and Social Responsibility Act 2011 which provides that,  
  - 7(1) The Mayor’s Office for Policing and Crime may do anything which is calculated to facilitate, or is conducive or incidental to, the exercise of the functions of the Office.
  - (2) That includes— entering into contracts and other agreements (whether legally binding or not)
- 4.7. Under paragraph 4.8 of the MOPAC Scheme of Consent and Delegation the DMPC has delegated authority to approve “Bids for grant funding made and all offers made of grant funding; and/or where appropriate a strategy for grant giving”.

## **5. Commercial Issues**

- 5.1. The fitout of the accommodation requires the acquisition of professional construction services and construction works both of which will be sourced from existing MOPAC-approved frameworks.
- 5.2. The MPS assure that the tender process the MPS will follow will include requesting and assessing the tenderers commitments to specific actions to address the London Anchor Institution Charter (LAIC) objectives.

## **6. GDPR and Data Privacy**

- 6.1. MOPAC will adhere to the Data Protection Act (DPA) 2018 and ensure that any organisations who are commissioned to do work with or on behalf of MOPAC are fully compliant with the policy and understand their GDPR responsibilities.
- 6.2. The MPS assure that the project does not use personally identifiable data of members of the public, so there are no GDPR issues to be considered.

## **7. Equality Comments**

- 7.1. MOPAC is required to comply with the public sector equality duty set out in section 149(1) of the Equality Act 2010. This requires MOPAC to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations by reference to people with protected characteristics. The protected characteristics are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 7.2. The MPS assure that a site specific Equality Impact Assessment (EIA) will be undertaken as part of the detailed design process.

**8. Background/supporting papers**

- Appendix 1 MPS Report - Kidbrooke Village Neighbourhood Police Base

**Public access to information**

Information in this form (Part 1) is subject to the Freedom of Information Act 2000 (FOIA) and will be made available on the MOPAC website following approval.

If immediate publication risks compromising the implementation of the decision it can be deferred until a specific date. Deferral periods should be kept to the shortest length strictly necessary.

**Part 1 Deferral:**

Is the publication of Part 1 of this approval to be deferred? NO

If yes, for what reason:

Until what date:

**Part 2 Confidentiality:** Only the facts or advice considered as likely to be exempt from disclosure under the FOIA should be in the separate Part 2 form, together with the legal rationale for non-publication.

Is there a **Part 2** form – NO

**ORIGINATING OFFICER DECLARATION**

*Tick to confirm statement (✓)*

**Financial Advice:**

The Strategic Finance and Resource Management Team has been consulted on this proposal.

✓

**Legal Advice:**

The MPS legal team has been consulted on the proposal.

✓

**Equalities Advice:**

Equality and diversity issues are covered in the body of the report.

✓

**Commercial Issues**

Commercial issues are covered in the body of the report.

✓

**GDPR/Data Privacy**

GDPR compliance issues are covered in the body of the report .

✓

**Drafting Officer**

Alex Anderson has drafted this report in accordance with MOPAC procedures.

✓

**Director/Head of Service:**

The MOPAC Chief Finance Officer and Director of Corporate Services has reviewed the request and is satisfied it is correct and consistent with the MOPAC's plans and priorities.

✓

**Chief Executive Officer**

I have been consulted about the proposal and confirm that financial, legal and equalities advice has been taken into account in the preparation of this report. I am satisfied that this is an appropriate request to be submitted to the Deputy Mayor for Policing and Crime.

**Signature**

*Hanahuchford.*

**Date** 05/06/2023