

DMPC Decision – PCD 1468

Title: Chadwell Heath Redevelopment Full Business Case (FBC)

Executive Summary:

This paper seeks approval for a net investment in the Chadwell Heath site of £6,732,000 to carry out a range of essential works including roofing, security, electrical works, plant, window replacements, lighting & controls and some remodelling. The cost will be met from within the approved capital programme. The procurements are via MOPAC-approved frameworks. The gross cost of £7,779,000 includes £2,888,000 for net zero carbon works and is part funded by a contribution from the Governments Public Sector Decarbonisation Scheme of £1,047,000.

Recommendation:

The Deputy Mayor for Policing and Crime is recommended to:

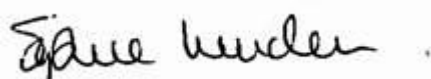
1. Approve to progress delivery of the works at Chadwell Heath from the approved Capital Programme at a total project cost of £6,732,000 from the approved Capital Plan Budget of £6,732,000. These works include the following project elements:
2. Approval of delegated authority to the Director of Commercial Services to award a construction contract up to the value of [£3,040,000 + £497,000 + £445,000] £3,982,000 to undertake works at Chadwell Heath.
3. Note award of continued Consultant Services under Lot 2 MPS Consultancy Framework for Project and Cost Management services for stages 5 -7, at a cost up to £120,174 under delegated authority of the Director of Commercial Services
4. Note the Director of Commercial Services to instruct further recommended decarbonisation works at a gross cost of £2,888,000, of which £1,047,000 has been awarded as PSDS grant funding as delegated under PCD1268 Public Sector Decarbonisation Scheme – Approval to Invest.

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 05/09/2023

--

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

1. Introduction and background

- 1.1. In April 2022 MOPAC approved the outline business case for the refurbishment of Chadwell Heath. This paper seeks approval for the implementation of the refurbishment based on the full business case.

2. Issues for consideration

- 2.1. The MPS assure that the site is a planned retention for the longer term and is not expected to be affected by the current work on the estate strategy.
- 2.2. The works will involve partial re-roofing, physical and electronic security enhancements, partial window replacement, lighting and controls and some remodelling and redecoration.
- 2.3. In addition, the opportunity is being taken to replace the existing heating plant with net zero carbon equipment. In total the estimated carbon savings arising from this investment is 174 tonnes CO2 p.a.

3. Financial Comments

- 3.1. The estimated net cost of the works at Chadwell Heath is £6,732,000. This will be funded from the approved MPS capital programme which includes provision of £6,732,000 for this project.
- 3.2. The MPS has been successful in applying for grant funding of £1,047,000 from the Public Sector Decarbonisation Scheme (PSDS).

4. Legal Comments

- 4.1. The Mayor's Office for Policing and Crime ("MOPAC") is a contracting authority as defined in the Public Contracts Regulations 2015 ("the Regulations"). All awards of, and modifications to, public contracts for goods and/or services valued at £213,477 or above shall be procured in accordance with the Regulations. All awards of, and modifications to, public contracts for works valued at £5,336,937 or above shall be procured in accordance with the Regulations.
- 4.2. MPS Legal assure that the requested services and works will be procured compliantly.
- 4.3. The initial construction works tender included provision for the later inclusion of decarbonisation works. MPS Legal assure that Regulation 72 permits MOPAC to modify a contract in limited circumstances. Specifically, regulation 72(1)(a) provides MOPAC may modify a contract where:
 - (a) where the modifications, irrespective of their monetary value, have been provided for in the initial procurement documents in clear, precise and

unequivocal review clauses, which may include price revision clauses or options, provided that such clauses—

- (i) state the scope and nature of possible modifications or options as well as the conditions under which they may be used, and
- (ii) do not provide for modifications or options that would alter the overall nature of the contract or the framework agreement

- 4.4. 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.
- 4.5. Paragraphs 7.23 and 7.24 of the Scheme provide respectively that the Director of Strategic Procurement has consent for the approval of the award and variation of all contracts, with the exception of those called in through the agreed call in procedure. Paragraph 4.14 of the Scheme provides the DMPC reserves the right to call in any MPS proposal to award a contract for £500,000 or above and all variations and extensions to contracts with an original value of £500,000 or above.

5. Commercial Issues

- 5.1. This paper seeks approval for the procurement of professional services and building works to implement the refurbishment of Chadwell Heath. The procurements are via MOPAC approved complaint frameworks. The Net Zero Carbon packages will be tendered with the successful contractor on an open book basis and incorporated into the main construction contract and subsequent programming of works as either a provisional sum or variation.
- 5.2. The MPS assure that as part of their appointment onto the frameworks, the delivery partners have committed to take specific actions to address the objectives of the LAIC. The contracts will encourage the use of London supply chain specific initiatives including: apprenticeship levies; adherence to modern slavery and London Living Wage obligations; social value impact opportunities.

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 this project does not use personally identifiable data of members of the public, so there are no GDPR issues to be considered. The MPS will review the existing Data Protection Impact Assessments (DPIA) for the camera systems at Chadwell Heath part of the project, updating them as necessary.

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. A programme level Equality Impact Assessment (EIA) was approved by the Estate Transformation Board in July 2017, which confirmed that project level EIAs are to be produced locally by user group representatives. A site specific EIA for Chadwell Heath has been undertaken as part of the Detailed Design process. All buildings included in the Estate Transformation Implementation Plan will be Equalities Act Compliant. MPS assure that there are no foreseen negative Equality or Diversity implications arising from these additional works.

8. Background/supporting papers

- Appendix 1 MPS Report - Chadwell Heath Redevelopment FBC

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 – YES

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

Manakucherd.

Date 07/08/2023