



MAYOR OF LONDON
OFFICE FOR POLICING AND CRIME

Uplands Emergency Response Patrol Team Base – Lease Extension

MOPAC Investment Advisory & Monitoring meeting November 2023

Report by Jonathan Boulton on behalf of the Chief People and Resources Officer

Part 1 – This section of the report will be published by MOPAC. It is classified as OFFICIAL – PUBLIC

EXECUTIVE SUMMARY

The MPS has occupied an Emergency Response Patrol Team (ERPT) base at Uplands Business Park since 2004 (known as the “Uplands ERPT Base”). The property is owned by a 3rd party and leased to MOPAC. The current lease is due to expire in October 2025. Proposals to identify a future ERPT base location within the Borough of Waltham Forest are continuing as part of the North East Project.

The MPS has engaged with the building owners in order to negotiate an extension of the existing lease until December 2027. This would provide sufficient time for further stakeholder consultation, including as part of the Town Planning process, for the identification, acquisition & preparation of a new property for the MPS to occupy.

Recommendations

The Deputy Mayor for Policing and Crime, via the Investment Advisory and Monitoring meeting (IAM), is asked to:

Agree to the proposal to enter into a revised lease agreement to extend the MPS’s current occupation at Uplands Patrol Base to December 2027.

Time sensitivity

A decision is required from the Deputy Mayor by 31/10/2023.

Introduction and background

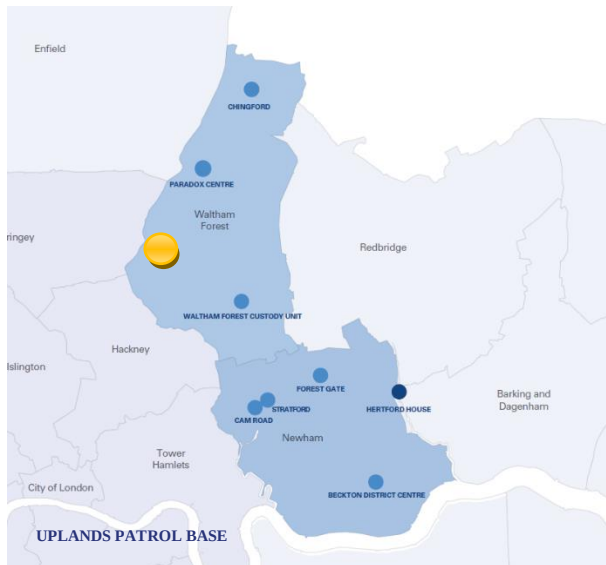
The Uplands ERPT Base is located in a leased property at Uplands Business Park within the Borough of Waltham Forest in the North East BCU. The Business Park is due to be redeveloped by the owner BlackRock UK Property Fund and NEAT Developments Limited who have submitted a Planning Application for 1,800 new homes together with employment floor space under planning reference number 222739¹. The property the MPS/MOPAC currently occupy would be affected by this proposed redevelopment.

Issues for consideration

The provision of emergency response (ERPT) to the local community is a fundamental requirement of the MPS in providing police services to London. The Uplands ERPT Base, is occupied by the

¹ The full application & associated documents can be accessed at the following web link:
<https://builtenvironment.walthamforest.gov.uk/planning/index.html>

Waltham Forest ERPT, providing emergency 999 response to the local community within the North East BCU.



The North East Project

The MPS has understood for some time that the owner of the Uplands Business Park has had aspirations for redeveloping, and accordingly the MPS commissioned work as part of the North East Project to identify potential re-location options. The North East Project has a wider scope than just the Uplands ERPT Base however and also includes:

- Fixing our Foundations by resolving the significant capacity constraints (lockers and desks) within the North East BCU to provide sufficient accommodation for all pre-uplift MPS Officers & Staff and the additional Officers from the Police Uplift Programme.
- Prioritising the Frontline by reversing the significant underinvestment in the North East Estate which has occurred over many years and, despite an ongoing programme of minor improvement works carried out under the facelift programme over the past 12 months, remains in poor condition.

Work has continued to identify alternative suitable solutions including through discussions with Waltham Forest Council as a Local Authority, and as a Local Planning Authority. However no alternative suitable premises have been identified which would be ready for occupation by the MPS by September 2025.

Contributes to the MOPAC Police & Crime Plan 2022-25²

In line with the MPS mission of More Trust, Less Crime & High Standards the continued provision of an ERPT service will contribute to putting our communities first, prioritising the frontline and fixing our foundations as articulated through the New Met for London Plan.

Financial, Commercial and Procurement Comments

This section outlines indicative total costs and benefits of pursuing the proposed project:

Financial

The initial anticipated annual revenue costs are fully budgeted for within MPS Property Services Directorate and a budget is available to cover an increase in costs as part of the October 2025 rent review. This paper, is not therefore requesting any additional budget.

² [Police and crime plan: a safer city for all Londoners | London City Hall](#)

Commercial

As this is an extension to an existing lease agreement there is no specific commercial or procurement activity required to fulfil the recommendation of this report.

Social Value

The MPS is committed to:

- Addressing the Negative Economic Impact of Covid-19
- Narrowing Social, Economic and Health Inequalities
- Supporting Young People and Providing Opportunities
- Supporting Communities Heavily Impacted by the Pandemic
- Advancing the Delivery of the Net Zero Carbon initiative

The continued occupation of these premises by the MPS will guarantee the ongoing employment of London based staff working on the MOPAC commission and thereby contributing to the principals outlined above.

Legal Comments

1. Note proposal for MOPAC to enter into a two-year lease extension for the Uplands Patrol Base to December 2027.

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 “the Act”.

Under paragraph 4.16 Scheme of Delegation, the Deputy Mayor for Policing & Crime is required to approve the acquisition of a lease with a value above £500,000 over the initial lease period or 5 years whichever is the lesser.

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 and above (paragraph 4.8); and

Equality Comments

This project will not impact Equality and Diversity as it results in a continuation of existing accommodation arrangements.

Privacy Comments

The MPS is subject to the requirements and conditions placed on it as a 'State' body to comply with the European Convention of Human Rights and the Data Protection Act (DPA) 2018. Both legislative requirements place an obligation on the MPS to process personal data fairly and lawfully in order to safeguard the rights and freedoms of individuals.

Under Article 35 of the General Data Protection Regulation (GDPR) and Section 57 of the DPA 2018, Data Protection Impact Assessments (DPIA) become mandatory for organisations with technologies and processes that are likely to result in a high risk to the rights of the data subjects.

The Information Assurance and Information Rights units within MPS will be consulted at all stages to ensure the project meets its compliance requirements.

The project does not use personally identifiable data of members of the public, so there are no GDPR issues to be considered.

Real Estate Implications

This information is contained in the restricted section of the report.

Environmental Implications

In accordance with the MOPAC initiative to be carbon neutral by 2030, consideration has been given to the best method to achieve this. Whilst retaining Uplands Patrol base will not result in an immediate impact, the proposed lease extension would allow additional time for considering a final location which could be closer to Net Zero Carbon compliant by 2030.

Background/supporting papers

Business Justification – Uplands Emergency Response Patrol Team Base – Lease Extension

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Part 2 – This section refers to the details of the Part 2 business case which is NOT SUITABLE for MOPAC Publication.

The Government Security Classification marking for Part 2 is:
OFFICIAL-SENSITIVE [OPERATIONAL]

Part 2 of Uplands Emergency Response Patrol Team Base – Lease Extension is exempt from publication for the following reasons:

- Exempt under Article 2(2)(a) of the Elected Local Policing Bodies (Specified Information) Order 2011 (Data Protection Section 43 – Commercial Interests).
- The relevant sections under the FOIA that would exempt this information from disclosure, for example:
 - Commercial Interest Section 43

For advice, please contact the FoIA team.

The paper will cease to be exempt at completion of the contract in December 2027.