

## DMPC Decision – PCD 1470

**Title:** Hayes Police Station FBC Update

### Executive Summary:

This paper seeks approval for the progression of the improvement of the policing presence at the Hayes Police Station. The decision seeks approval to invest up to £1,300,000 to progress design and survey stages of a design and build pre-construction services agreement (PCSA). In addition to note appointment of cost and project management consultants (£130,000), appointment of planning support (£100,000) and capitalising staff costs up to £180,000. The costs will be met from within the existing approved capital programme.

### Recommendation:

The Deputy Mayor for Policing and Crime is recommended to:

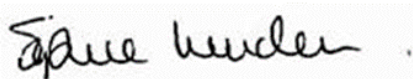
1. Approve 'Option 3 – Proceed with Hayes PS as part of the BCU Programme, as outlined in the Economic case. The costs to deliver these works are included within the capital plan.
2. Approve initiation of procurement of a design & build pre-construction services agreement (PCSA) and provide delegated authority to the Director of Commercial Services to award the PCSA contract to the maximum value of up to £1.3m. This is to undertake Stage 2- 4 design services and specialist surveys at Hayes PS followed by stage 2 open-book tendering of the works packages.
3. Note the appointment of Cost and Project Management services from the Property Services Consultants Framework Lot 2 at a cost of up to £130k
4. Note the appointment of planning support from the approved consultant framework at cost of up to £100k
5. Note the capitalised staff costs required for this project up until FBC stage (est. April 2024) at a cost of up to £180k

### 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**

27/07/2023

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

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

- 1.1. Hayes Police Station was included in the 2018 refurbishment programme of Basic Command Unit (BCU) sites – PCD337 as a refurbishment. In January 2020 the site was noted as being under further review to assess the impact of the police officer uplift programme.

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

- 2.1. This paper seeks approval to initiate procurement for a design and build arrangement, and associated cost, project and planning management services in order to develop detailed design and tendered costs for the replacement of the current Hayes Police Station. Subject to this approval the MPS will revert to MOPAC for consideration of the final Full Business Case for Hayes Police Station.
- 2.2. The proposal is to replace a poor quality cellular building with a new purpose built facility that provides a significantly improved environment, and supports the MPS plans to meet its Net Zero Carbon ambitions.
- 2.3. MPS assure that this site forms part of the basic estate and will be retained. The detailed design will be informed by the current work being undertaken by the MPS to review the Estate Strategy.
- 2.4. The MPS assure that the Hayes front counter will not be affected by decisions sought in this paper, or as part of any planned works on this site.

### **3. Financial Comments**

- 3.1. The estimated cost of the stages of the design and build arrangement and associated services being sought in this paper is up to £1,710,000. This will be funded from within the existing approved capital programme.
- 3.2. The total estimated cost of the plan (including the £1,710,000 above) for Hayes Police Station is £12,400,000 which is provided for within the existing approved capital programme.

### **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 public contracts for goods and/or services valued at £213,477 or above shall be procured in accordance with the Regulations. All awards of 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 use of the frameworks proposed for the procurement of the design and build arrangement and associated services is compliant with Public Contract Regulations
- 4.3. Paragraph 4.8 of the MOPAC Scheme of Delegation and Consent provides a consent to the DMPC to approve business cases for revenue or capital expenditure of £500,000 and above.
- 4.4. Paragraph 4.13 of the MOPAC Scheme of Delegation and Consent provides a consent to the DMPC to approve all requests to go out to tender for contracts of £500,000 or above, or where there is a particular public interest
- 4.5. Paragraph 7.23 of the MOPAC “Scheme of Delegation and Consent paper” provides that the Director of Commercial has consent to award all contracts with the exception of those called in through the agreed call off procedure. Paragraph 4.14 provides that the DMPC reserves the right to call in all contract awards of £500,000 or above.

## **5. Commercial Issues**

- 5.1. This proposal seeks approval to initiate procurement and award contracts for the provision of a two stage ‘Design and Build’ procurement route. The pre-construction services required will be competitively tendered to pre-qualified contractors utilising the Southern Construction Framework. The first stage will be a mini-competition resulting in award of a pre-construction services agreement for design and to undertake specialist surveys. This will be followed by commencement of second stage competitive open book supply chain tendering. This will result in the offer of a fixed price contract sum.
- 5.2. Further, the MPS seek approval for the procurement of independent consultant project (PM) and cost-management (CM) services which will be procured for delivery of all RIBA work stages 2 – 7 through a compliant call-off from the MOPAC Consultant Professional Services Framework
- 5.3. Upon completion of the proposed procurement a further paper will be submitted to MOPAC to approve the final business case.

## **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 decision does not use personally identifiable data of members of the public, so there are no GDPR issues to be considered, and that the assessments required for use of CCTV as part of any works proposed are well understood and are part of the contractual delivery of any CCTV works.

## **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 programme level Equality Impact Assessment (EIA) was approved by the Estate Transformation Board in July 2017, agreeing that project level EIAs will be produced locally by user group representatives. A site specific EIA will be undertaken as part of the Detailed Design process. All buildings included in the Estate Transformation Implementation Plan will be Equalities Act 2010 compliant.
- 8. Background/supporting papers**

- Appendix 1 MPS Report - Hayes PS BCU FBC Update paper

**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**

*Sanakuchford.*

**Date 26/07/2023**