



MAYOR OF LONDON  
OFFICE FOR POLICING AND CRIME

**Larkhall Lane Roof Covering replacement Block B Territorial Support Group (TSG),  
BJP**

**MOPAC Investment Advisory & Monitoring meeting 10 January 2024**

**Report by Vince Fihosy on behalf of the Chief of Corporate Services**

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

*EXECUTIVE SUMMARY*

The current roof coverings at Larkhall Lane are failing and need to be replaced. This paper seeks approval to carry out the required replacement to maintain property integrity and condition. These works will be funded from the agreed forward works budget that is part of the approved capital plan.

**Recommendation**

MOPAC is requested to approve the following:

1. to spend up to £1.150M from the MPS Forward Works (FW) budget, within the approved capital plan..
2. Delegated authority to the Director of Commercial Services for the procurement and award of both Consultant and Contractor contracts to undertake the design and construction of the works. All appointments will use the relevant MOPAC framework.

**Time sensitivity**

A decision is required from the Deputy Mayor by 25/01/2023, the standard advised earliest available date post-IAM

## **Non-confidential facts and advice to the Deputy Mayor for Policing and Crime**

### **Introduction and background**

1. This Business Justification paper seeks approval to replace the roof covering on Block B. The works will be delivered by Property Service Department (PSD) via the existing framework contracts in place for these type of works.
2. Larkhall Lane is a 24/7 operational site for front line staff and Police within the retained estate. It is an integral building within the estate strategy, supporting the New Met for London plan. The site consists of two blocks; Block B (the subject of this paper) is occupied by the Territorial Police (TSG) and is at the rear of the site backing onto commercial properties and garages, located adjacent to Larkhall Lane on the corner of Union Road, whilst Block A is occupied by MO3.
3. The current roof covering on Block B is past its useful life and is in need of replacement. The Met's Property Services Directorate (PSD) commissioned a feasibility report to provide details of the works required and to consider the options available and budget costs. The feasibility study looked at the options for repair or replacement of the current roof, to provide a functional solution that will give a lifespan of at least 20-years. It also investigated options for including energy efficiency measures to support the Net Zero Carbon (NZC) 2030 plan, in support of the Mayor's policy to achieve NZC by 2030. The installation of PVs has been discounted due to the number of roof lights needed to provide daylight to the first floor; the installation of PVs would reduce that provision.
4. The estimated total expenditure for the recommended solution at Larkhall Lane is £1.150M based on the feasibility at Project Lifecycle Stage 1. This includes professional fees, MPS staff costs and contingency. The cost of these works will be funded from the existing Forward Works (FW) budget, which is part of the approved capital plan.

### **Issues for consideration**

5. The existing roof has been in place for in excess of 40 years, it is life expired and is in need of replacement. The occupants have reported numerous leaks over the last few years and the temporary repairs that have been carried out are now failing and do not provide the appropriate and robust solution required to address the issues. Therefore, these works are required urgently to prevent disruption to TSG operations.
6. The roof of Block A (occupied by MO3) is in a similarly poor condition to that for Block B. However, MO3 have advised of a change of use and a possible major remodel of Block A, which will be subject to a new business case. PSD and MO3 are jointly reviewing the implications of this change which will mean that any repairs needed for Block A will be carried out as part of a wider remodelling project (if approved). MO3 have advised that they wish to avoid the disruption caused by two separate pieces of work being carried out and therefore, at their request, the replacement of the roof to Block A has been removed from this paper. The economies of scale are to be realised by combining all of the works to block A as

a single project once full extent of the internal refurbishment is known. In addition both buildings could not be worked on at the same time without causing major disruption due to the space lost in the car park for operational parking due to the installation of access scaffolding.

7. The works to repair the roof of Block B relate to space occupied by Task Force and are unaffected by MO3's proposed change and (subject to approval of this paper) will be completed as per the programme in this paper.

#### **Contributes to the MOPAC Police & Crime Plan 2022-25<sup>1</sup>**

8. The Mayor wants London both to be a safer city and for Londoners to feel safer. To deliver this vision the Police and Crime Plan sets out some key areas for action which include: Reducing and preventing violence; Increasing trust and confidence; Better supporting victims.
9. The works set out in this paper for completion at Larkhall Lane will help provide a safe and modern working environment for MPS staff. The improved site will help support effective delivery and contribute towards creating a safer city for Londoners.
10. This project supports the 'Fixing our Foundations' pillar within the New Met for London strategy, ensuring that the failing, aged expired roof to the building in which TSG work, is replaced with a permanent and robust solution enabling the front line police and staff to deliver an uninterrupted service for the people that live in, work in and visit London.

#### **Financial, Commercial and Procurement Comments**

11. The feasibility design process has produced three options. The recommended option provides a significantly enhanced work space for the operational front line, and has a 20+ year's lifespan. In addition it is a much more cost effective option (£331K cheaper than a steel roof) and is less intrusive with a shorter installation programme, as no additional strengthening of the roof required.
12. The estimated total cost for the roof replacement for Block B at Larkhall Lane is £1.150M including all costs and contingency. All costs will be covered by the Forward Works budget within the Capital Plan. The project will be delivered over the 2023/24 and 2024/25 financial years.
13. The works will be the subject of a procurement exercise via the MPS Building Works Framework. The commercial agreements required to deliver these projects will be procured and awarded in full compliance with the Public Contracts Regulations (PCR) 2015 and MOPAC Scheme of Delegation.
14. The Decisions recommended for approval by MOPAC are supported by Commercial Services, and it is confirmed that the award of contracts as set out in Recommendation 2 will be through MOPAC approved MPS Frameworks following

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<sup>1</sup> [Police and crime plan: a safer city for all Londoners | London City Hall](#)

compliant call-off procedures and in accordance with PCR 2015. These frameworks are:

- MPS Building Works Framework – 2022- 2026 (construction works up to £10m); and
- MPS Professional Services Framework 2022- 2026 (design services for all project values)

15. **London Anchor Institutions' Charter<sup>2</sup>**. As part of their appointment onto the MPS frameworks, the delivery partners the MPS will use to deliver these projects have committed to take specific actions to address the LAIC objectives. As part of the framework management approach, the linkage between individual appointments and actions taken and the effectiveness of those actions in delivering the LAIC commitments will be reviewed and assessed. 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.

### Legal Comments

16. 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. This Report confirms the requested services and works shall be procured compliantly.
17. Recommendation 2 can be lawfully approved on the basis that contracts will be awarded through valid framework agreements which are a compliant route to market.
18. The MOPAC Scheme of Delegation and Consent provides 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
  - 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). Paragraph 7.23 of the Scheme provides that the Director of Strategic Procurement has consent for the approval of the award 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.

### Equality Comments

19. As this paper is related to the financial requirements of the fabric improvements to the building, there are considered to be no negative Equality or Diversity

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<sup>2</sup> <https://www.london.gov.uk/coronavirus/londons-recovery-coronavirus-crisis/anchor-institutions-charter>

implications arising from this process negating the requirement to present any mitigation at this stage. Any approved suppliers will be evaluated for acceptable equality and diversity statements, as well as their ability to meet the MPS requirements under the Equality Act 2010 as suppliers to MOPAC. The evaluation exercise will consider their ability to act as a responsible employer and meet employment obligations deemed commensurate with wider GLA objectives.

20. In addition, it should be noted that the MPS support the Mayor's Responsible Procurement Policy including: Enhancing Social Value, Encouraging Inclusion, Diversity and Equality, Embedding fair employment practices, Enabling skills, training and employment opportunities, promoting ethical sourcing practices and improving environmental sustainability.

### **Environmental Implications**

21. In accordance with the MOPAC initiative to be carbon neutral by 2030, consideration has been given at the design stage to whether there is an opportunity to provide any carbon reduction initiatives as part of the project. The feasibility study looked at the options for repair or replacement of the current roof, to provide a functional solution that will give at least a 20-year lifespan and reduce the number of FM call outs. It also investigated the options for energy efficiency measures (Solar PV Arrays) to support the Net Zero Carbon (NZC) 2030 plan, as per the Mayors directive.
22. Unfortunately the installation of PVs has had to be discounted due to the number of roof lights needed to provide daylight to the first floor and to both blocks; the installation of PVs would reduce that provision. Therefore this project will be focussed on Fixing our Foundations. The new replacement roofing system does include for the increase in insulation thickness, which will improve the thermal efficiency of the buildings, reducing heat loss by approx. 25%.

### **Privacy Comments**

23. 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.
24. 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.
25. There are no privacy issues identified through the Data Protection Impact Assessment (DPIA) completed for this work. The project does not use personally identifiable data of members of the public, so there are no GDPR issues to be considered.
26. The Information Assurance and Information Rights units within MPS will be consulted at all stages to ensure the project meets its compliance requirements.
27. Under the requirements of the Surveillance Commissioners Code for CCTV, Data Protection Impact Assessments (DPIA) will be required for any adaptations/amendments undertaken on the MPS estate CCTV system. These assessments are well understood and are part of the contractual delivery of any

CCTV works.

### **Real Estate Implications**

28. This a property services directorate owned business case. There are real estate implications outlined throughout the report.
29. **Licence to Alter:** MPS will seek advice from our retained planning consultants for each individual project with regards to Landlord's consent for the proposed works once the designs have been developed.

### **Background/supporting papers**

30. None

Report author: Simon Marsh, Assistant Director PSD - RED.

### **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 [COMMERCIAL]

Part 2 Larkhall Lane roof covering replacement Blocks B Territorial Support Group (TSG), BJP as part of Programme 11 Transforming the Estate 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 section under the FOIA that would exempt this information from disclosure is Commercial Interest Section 43

The paper will continue to be exempt until January 2028