

**Brixton PS BJP – Welfare Facility Upgrade****MOPAC Investment Advisory & Monitoring meeting 14 April 2025****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 – COMMERCIAL

EXECUTIVE SUMMARY

This paper recommends works to improve the existing welfare and drainage facilities at Brixton Police Station.

Recommendations

MOPAC is requested to note and approve the following:

1. **Approve** a total capital spend of £1.510m at Brixton Police Station to upgrade existing welfare facilities and to replace the existing drainage system, to be funded from the forward works budget. This budget is included and fully funded in the PSD draft capital plan to be approved by MOPAC with the MPS 2025/26 budget.
2. **Approve** the granting of delegated authority to the Director of Commercial Services to award contracts for professional services and construction works. All appointments will use the approved MOPAC frameworks and costs will not exceed the budget included within recommendation 1 above.

The key issues the Board need to take account of are:

- The building has been the subject of a number of waste water and sewage flooding issues as a direct result of the age and poor condition of the drainage system. This proposal will address the defective drainage systems and significantly reduce the likelihood of further flooding.

Time sensitivity

IAM approval and a decision is required from the Deputy Mayor by 29 April 2025, which is the earliest available date post-IAM, advised as standard.

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

Introduction and background

1. This Business Justification concerns the condition and function of the existing drainage and welfare facilities at Brixton Police Station. This report recommends investment from the Forward Works programme to refurbish the showers and toilets and to replace the existing defective drainage system.
2. Brixton Police Station was originally constructed in 1953, the building has been extended and adapted a number of times to increase capacity to meet operational need. The existing gravity fed drainage system has been in place since the original construction of the building and is now life expired and in poor condition.
3. The condition of the drainage system has deteriorated over the last 12 months with 168 repair work orders raised during the period January 2024 – January 2025, many of which were in response to flooding within the building. This has caused significant disruption to operational colleagues and staff working within the building. It should also be noted the Federation and PCS unions have raised concerns on behalf of police officers and staff. The works recommended within this report will resolve these issues, will prevent the continued deterioration of the drainage system and will remove the ongoing risk of sewage and wastewater floods to the building due to the age and poor condition of the current drainage system.
4. Regular cleaning and jetting of the drainage system has been carried out to date to maintain flow and operation. However, despite these preventative works, the Police Station has suffered with regular blockages and flooding causing extensive disruption to the operational teams. The system contains extensive lime scale and is now of an age and condition that regular maintenance is not effective. The system therefore needs to be replaced.
5. This report recommends the foul drainage system is completely replaced with a new efficient system, together with refurbishment of the existing toilet and shower facilities in the building.
6. The works will be programmed on a phased basis to allow the station to remain in operation during the works. The system recommended is a Vacuum drainage system which utilises the combined energies of vacuum pressure and gravity for the collection, conveyance and disposal of waste thorough a small bore pipe network routed within floor and ceiling voids.
7. The proposal for a vacuum plumbing system is a tried and tested option that provides a complete drainage system that is quite simple in its operating principle. A similar system was successfully installed at Croydon Police Station a number of years ago.

Issues for consideration

8. It should be noted that funding for this work will be via the budget allocated for the Forward Works programme in the draft capital plan to be approved by MOPAC with the MPS 2025/26 budget. A triage system is in place to assess the priority of urgent works as the programme is substantially underfunded. Due to the extent and frequency of the flooding, this item of work has been given the highest priority and is supported to be funded in the 25/26 programme. This will necessitate other less high priority items within the programme being reprioritised to later years without additional funding.
9. The estimated project cost of the recommended option is £1.5m. This can be fully funded from the Forward Works budget in the draft capital plan that is awaiting MOPAC approval as part of the MPS budget for 2025/26.
10. It should be noted that if this work is approved, without provision of additional funding, other high priority schemes will need to be reprogrammed for later years in order to prioritise these works.
11. It should also be noted, it is anticipated the maintenance cost of the new system will be offset by the reduction in reactive call outs and repairs.
12. The recommended option:
 - Can be installed adjacent to the existing system
 - Allows work to be phased to enable building to remain operational
 - Delivers water cost savings on new system against existing traditional system
 - Will provide the surface water roof drainage with its own dedicated pipework thus reducing the risk of possible flooding during torrential / prolonged downpours which are increasing due to climate conditions.
13. The benefits of this proposal:
 - This proposal will allow the replacement of the life expired drainage system.
 - Current and future drainage issues will be very significantly mitigated
 - It is supported by the BCU and in line with the Met's values of front line focused
 - The option can be installed while the building remains operational.

Contributes to the MOPAC Police & Crime Plan 2022-25¹

14. 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. This project is to provide a long term solution to the life expired drainage and welfare facilities at Brixton Police Station. Approval of the requests within this paper will deliver quality accommodation for operational teams in line with New Met for London (NMfL) and will help support effective operational front line policing at Brixton PS.

Financial, Commercial and Procurement Comments

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

15. This paper is seeking approval for PSD capital expenditure of £1.510m. This is funded from the approved budget for the Forward Works (Maintaining our Estate) programme to replace the life expired drainage system and welfare upgrade at Brixton Police Station.
16. The capital plan for Forward Works is expected to be £20.969m for 25/26. An additional £41.7m has also been applied for as part of the 25/26 budget settlement to be targeted (as set out in the *Estate Strategy Update (Detailed Scrutiny)* Paper approved by ExCo on 10 September 2024) on fixing the foundations of the Estate including addressing the backlog of areas needing critical repairs, and these works fall into that category. Therefore, while the proposed works are in addition to what is currently planned for 25/26 to maintain the estate, they can be funded, provided these funds are confirmed. Plans are being finalised to spend the remaining available budget once the 25/26 settlement has been confirmed.
17. There are no expected revenue cost implications of this proposal. While the vacuum system has a small ongoing operating and maintenance cost, it is considered that this will be offset by the reduced emergency callout and repair costs currently being incurred. Therefore, no changes will be required to existing revenue budgets.
18. The commercial agreements required to deliver this project will be procured and awarded in full compliance with the Public Contracts Regulations (PCR) 2015 and MOPAC to MPS Scheme of Delegation and financial and commercial rules. Approved, publicly procured and collaborative, framework suppliers will be invited to submit competitive bids to deliver the scope of services required. The relevant MOPAC approved compliant frameworks that will be used to procure the suppliers needed for this project are:
 - MPS Building Works Framework (construction works Lot 2); and
 - MPS Professional Services Framework (design services Lot 1); and
 - MPS Professional Services Framework (Project and Cost Management Lot 2)
19. Compliant call-off procedures will be undertaken to appoint a design consultant and independent project/cost management consultant. A compliant tender exercise will be undertaken for the construction work packages utilising the MPS Building Works Framework, with tender action and the offer of a lump, sum fixed price tender for the construction works.
20. Required Services: The full scope of third party services required to deliver this project include:
 - Appointment of a professional services consultant to support the MPS with delivery of detailed design services, prepare detailed design for packages of work through RIBA Works Stages.
 - Appointment of a professional services consultant to support the MPS with delivery of project management and cost management, including technical support services through RIBA Works Stages.

- Initiate a procurement action with a single stage tender action and offer of a compliant lump sum, fixed price tender sum for the execution of construction works, and request to delegate the authority to award a construction contract to the Director of Commercial Services.
21. Appropriate forms of contract will be entered into which seek to allocate rights and responsibilities and provide for indemnities and warranties allocated to those parties best able manage those risks.
 22. Procurement strategies and tender exercises will reference and seek to align to prevailing best practice include the Cabinet Office Construction Playbook. MOPAC and GLA social value and sustainable and environmental initiatives and policies will be identified as key success criteria in determined the outcome of the procurement exercises and recommendation to enter into contracts.
 23. Responsible procurement: It should be noted that the MPS supports the Mayor's Responsible Procurement Policy including: enhancing social value, encouraging equality and diversity, embedding fair employment practices, enabling skills, training and employment opportunities, promoting ethical sourcing practices and improving environmental sustainability.

Legal Comments

24. 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 £214,904 or above shall be procured in accordance with the Regulations. All awards of Public contracts for works valued at £5,372,609 or above shall be procured in accordance with the Regulations.
25. Decisions Required - There are no legal issues arising from Recommendation 1. 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 under the Regulations.
26. The MOPAC Scheme of Delegation and Consent provides the Deputy Mayor for Policing and Crime ("DMPC") has delegated authority to approve:
 1. Business cases for revenue or capital expenditure of £500,000 and above (paragraph 4.8); and
 2. 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).
27. 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

28. 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 has been undertaken as part of the Detailed Design process. All buildings included in the Estate Transformation Implementation Plan will be Equalities Act Compliant.
29. Accommodation will be provided which complies with Part M of the Building Regulations (“Access to and use of buildings – Volume 2 – Buildings other than dwellings”) and the Equalities Act where it is applicable.
30. There are no foreseen negative Equality or Diversity implications arising from these works. All Framework Consultants and Contractors have been evaluated at Framework tender stage for acceptable Equality and Diversity statements, as well as their ability to meet the MPS requirements under the Equality Act 2010 as a supplier to MOPAC.

London Anchor Institutions’ Charter².

31. The Met 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
32. As part of their appointment onto the MPS frameworks, the delivery partners have committed to take specific actions to address the above issues. As part of the Framework Management approach, the linkage between individual appointments and actions taken and the effectiveness of those actions in delivering the above 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.

Privacy Comments

33. 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 CCTV system. These assessments are well understood and are part of the contractual delivery of any CCTV works. Currently it is not envisaged there will be any wider issues and this area will be kept under review. The project does not use personally identifiable data of members of the public, there are no GDPR issues to be considered.

Real Estate Implications

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

34. This a property services directorate owned business case. There are real estate implications outlined throughout the report.

Environmental Implications

35. Projects must adhere to a number of MPS PSD design standards aimed at achieving compliance with environmental legislation and policy, and to drive efficiency during construction and operation. This includes energy/carbon reduction and working towards Net Zero 2030 where funding allows. The MPS will support the NZC 2030 policy where it can be achieved without diverting funds away from policing priorities. Sustainable Design and Construction (SDG) is integral to the MPS Environment & Sustainability strategy, and its inclusion is based on drivers such as the Mayor's London Environment Strategy (LES), which includes a Chapter for GLA group organisations entitled, 'Leading by Example'.
36. The project will be compliant with the MPS's Sustainable Design Guide and Checklist, and other relevant standards including the MPS's Mechanical Services Employers Requirements (MSER), BMS Design Guide and Energy Efficiency as required under Building Regulations guidance. The MSER for example, requires the development of an energy strategy that is optimised in terms of whole life costs.

Background/supporting papers

37. None

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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 [COMMERCIAL]

Part 2 Brixton PS 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 unless, on review, non-publishable sensitive data is redacted. To be reviewed no earlier than 14 April 2030

