

DMPC Decision – PCD 691**Title: Lease Renewal Lymington Avenue****Executive Summary:**

In order to support the Estates strategy approval is sought to renew the lease at Lymington Avenue for a period of up to five years. The costs will be met from within the MPS Property Services budget.

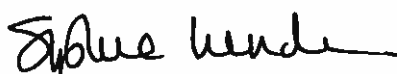
Recommendation:

The Deputy Mayor for Policing and Crime is recommended to renew the lease at Lymington Avenue for five years.

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**

18/12/2019

PART 1 - NON-CONFIDENTIAL FACTS AND ADVICE TO THE DMPC

1. Introduction and background

- 1.1. This paper seeks approval to extend an existing lease at 1 Lymington Avenue, Wood Green Shopping Centre for a period of five years (the minimum rental period) with the option to break the lease at three years.

2. Issues for consideration

- 2.1. The lease renewal will support the refurbishment of Edmonton Police Station which is being undertaken as part of the wider BCU refurbishment programme. This refurbishment programme will provide fit for purpose facilities and support the MPS to deliver vital services to the citizens of London.
- 2.2. The benefits of extending the lease include:
 - Fewer moves and less disruption for operational staff,
 - Lower moves costs,
 - Freeing up of space at Edmonton (at commencement of refurbishment) amounting to two floors, thereby allowing decant space for the works to begin, and
 - Avoiding cost and disruption of relocating Achieving Best Evidence (ABE) suites as they are already insitu at Lymington. To provide a temporary ABE Suite elsewhere is estimated to cost c£350K

3. Financial Comments

- 3.1. Further detail is set out in Part 2. The costs of the proposed lease extension will be met from within existing MPS resources.

4. Legal Comments

- 4.1. Section 6 of the Police Reform and Social Responsibility Act 2011 ("the Act") provides the MOPAC must secure the maintenance of the Metropolitan Police Service and secure that the Metropolitan Police Service is efficient and effective.
- 4.2. In carrying out its functions, the MOPAC may, under paragraph 7, Schedule 3 of "the Act" "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 dispose of surplus properties (including land) under paragraph 7 (2) (b) of Schedule 3 of the "the Act".
- 4.3. Paragraph 4.16 of the Mayor's Office for Policing and Crime (MOPAC) Scheme of Delegation and Consent provides the Deputy Mayor for Policing and Crime (DMPC) with delegated authority to approve all business cases to acquire or renew a leasehold with a value in excess of £500,000 over the initial lease period or 5 years whichever is the lesser

5. Commercial Issues

- 5.1. See part 2

6. GDPR and Data Privacy

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

7. Equality Comments

- 7.1. There are no direct equality or diversity implications arising from this proposal

8. Background/supporting papers

- 8.1. MPS 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

Legal advice is not required.

✓

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

A DPIA is not required.

✓

Director/Head of Service

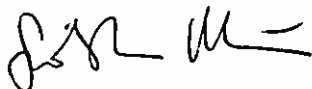
The Interim Chief Finance Officer has reviewed the request and is satisfied it is correct and consistent with the MOPAC's plans and priorities.

✓

Interim 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



Date

18/12/2019



Lease Renewal Lymington Avenue

MOPAC Investment Advisory & Monitoring meeting 19th December 2019

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

In support of the delivery of the Estate Strategy, the MPS need to provide swing space for Edmonton Police Station whilst it is refurbished. Approval is therefore being sought to renew the lease at Lymington Avenue for a period of five years (the minimum rental period) with the option to break the lease at three years.

Recommendations

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

- 1. To renew the lease for 5 years at Lymington Avenue. Noting that costs will be met from within the PSD Budget. Further detail is provided in Part Two.**

Time sensitivity

A decision is required from the Deputy Mayor before 24th December 2019 to meet the deadline for the lease renewal.

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

Introduction and background

- Property Services are seeking approval to extend an existing lease at 1 Lymington Avenue, Wood Green Shopping Centre, London N22 6JB for a period of five years (the minimum rental period) with the option to break the lease at three years. The property will provide decant space whilst the refurbishment of Edmonton Police Station takes place.
- The benefits of extending the lease include:
 - Fewer moves and less disruption for operational staff.
 - Lower moves costs.

- Freeing up of space at Edmonton (at commencement of refurbishment) amounting to two floors, thereby allowing decant space for the works to begin, including prioritising the Ops room.
- Avoiding cost and disruption of relocating ABE suites as they are already insitu at Lymington. The space exists now and the accommodation is good. To provide a temporary ABE Suite elsewhere is estimated to cost c£350K.

Issues for consideration

3. The lease renewal will support the refurbishment of Edmonton Police Station which is being undertaken as part of the wider BCU refurbishment programme. This refurbishment programme will provide fit for purpose facilities that act as a catalyst for cultural change and support the MPS to deliver vital services to the citizens of London. The operational objectives have been at the core of the estate strategy and workspace design. The refurbishments will create working environments that support our people to:
 - Focus on what matters most to Londoners
 - Mobilise Partners and the public
 - Achieve the best outcomes in the pursuit of justice and support of victims
4. As a result, the Met will provide better value for money for our tax payers, whilst ensuring our people feel valued and have a place of work they can provide better services from. Creating an environment where we all thrive.

Contributes to the MOPAC Police & Crime Plan 2017-2021

5. Section 1 of the Police & Crime Plan outlines the key objectives underpinning the draft Estate Transformation Strategy. As part of this strategy, there is a significant planned reduction in the number of buildings in the estate with substantial investment in the retained estate, to improve the quality of accommodation and working conditions for future policing.

Financial, Commercial and Procurement Comments

6. The proposed lease extension will be met from within existing resources. Further detail is provided in Part Two.

Legal Comments

7. Paragraph 4.16 of the Mayor's Office for Policing and Crime (MOPAC) Scheme of Delegation and Consent provides the Deputy Mayor for Policing and Crime (DMPC) with delegated authority to approve all business cases to acquire or renew a leasehold with a value in excess of £500,000 over the initial lease period or 5 years whichever is the lesser

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

8. Paragraph 4.7 of the Mayor's Office for Policing and Crime (MOPAC) Scheme of Delegation and Consent provides the Deputy Mayor for Policing and Crime (DMPC) has delegated authority for the approval of MOPAC expenditure, income and funding of annual revenue budgets and capital programme.
9. Weightmans have been appointed to act on behalf of MOPAC under the National Legal Services Framework.

Equality Comments

10. There are no known negative equality or diversity implications.

Privacy Comments

11. 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.
12. 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.
13. 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.
14. The Information Assurance and Information Rights units within MPS will be consulted at all stages to ensure the project meets its compliance requirements.

Real Estate Implications

15. This project forms part of the draft Estate Transformation Strategy which sets out the future structure of the MOPAC estate. Investment such as this is required in the retained estate to improve the quality of accommodation and the working conditions.

Environmental Implications

16. There are no known environmental implications.

Background/supporting papers

None

Report author: Rob Phelps – Property Services

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 of the Lymington Avenue Lease Renewal report 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, is - Commercial Interest Section 43

The paper will be exempt until 1 January 2025 or upon lease end.