

REQUEST - Valuation of repairs to New Scotland Yard

I was well aware "that a new HQ has been identified in place of New Scotland Yard" as I had read the Estates Strategy.

The MOPAC Estates Strategy on [pages 46 and 47](#) says:

"New Scotland Yard was built in 1961. The building is owned freehold and is situated in the heart of a thriving commercial district in Victoria. After 50 years of operation, it has been conservatively estimated that at least £50m needs to be spent on the building to keep it operational. In addition the MPS has reviewed the operational capability of the building and has concluded that its requirement for an HQ can be better met through the refurbishment of the Curtis Green building which will continue to provide a central HQ in Westminster. It will be renamed Scotland Yard and provide 500 work stations with support and command facilities."

In fact I wrote to the Police and Crime Committee on the [4 November 2013](#) as follows:

"If you analyse the headquarters estate, using the assumptions in the report, should the ESB lease not be renewed, the published figures show there will be a shortfall in 2019 of 7,194 workstations. The estates strategy total of 10,063 workstations already includes the increase of 400 to 730 workstations for Jubilee House. It is possible the Landlord and freehold owner of the ESB, Capital and Counties Properties PLC (Capco), will want to repossess the building in 2019 to convert it as part of its Earls Court comprehensive scheme or charge the MPS a premium rent to forego the opportunity.

The following figures taken from the Estates Strategy demonstrate the strategised shortfall:

Number of existing workstations: 10,063

Lost by exit of NSY: (3,284)

Lost by exit of ESB: (3,910)

Gained by Curtis Green Refurb: 500

Shortfall of strategised workstations if exit of NSY and ESB by 2019: 7,194"

I attended a public consultation today at the Earls Court Exhibition Centre, hosted by Capco, which was a formal planning consultation for the EC1 and EC2 part of the Earls Court Masterplan and it included a formal consultation prior to a planning application to convert the Capco owned ESB in to apartments. It appears that Capco are going to evict the MPS in 2019 and that my worst fear of a 7,194 shortfall in workstations is likely to be realised unless new office space, as yet unidentified, is acquired.

I have recently seen and I note in passing an article in [Mayorwatch](#) which says:

"despite last year announcing plans to axe 3,500 permanent civilian jobs to help save £500m, MOPAC says the Met will spend a further £110m over the next four years on agency workers to "fulfil a wide variety of general, administrative, technical, operational support and senior management roles".

Even if the DMPC axes 3,500 civilian jobs there is still a workstation shortfall in 2019 of 3,694 (7,194-3,500).

I wish to end this email by making an Information Request, either under FOI or EIR rules.

To identify the document which I believe MOPAC holds, I wish to quote from [pages 46 and 47](#) of the MOPAC/MPS Estates Strategy 2013-2016 as follows: "After 50 years of operation, it has been conservatively estimated that at least £50m needs to be spent on the building to keep it operational", the building being New Scotland Yard.

I believe MOPAC is holding a valuation by an external quantity surveyor or other qualified professional or an internal quantity surveyor or other qualified professional, itemising repairs that would add up to £50m, which would substantiate the conservative estimate that at least £50m needs to be spent on New Scotland Yard to keep it operational.

I look forward to your confirmation that MOPAC is holding a valuation of repairs to New Scotland Yard, that pre dates the publication of the MOPAC/MPS Estates Strategy 2013-2016, and which would substantiate the claim made in the Estates Strategy.

Please acknowledge receipt of my information request and email me the requested document as soon as possible.

RESPONSE

Thank you for your request for information made under the Freedom of Information Act 2000, dated 21 November 2013, requesting the following information:

To identify the document which I believe MOPAC holds, I wish to quote from [pages 46 and 47](#) of the MOPAC/MPS Estates Strategy 2013-2016 as follows: "After 50 years of operation, it has been conservatively estimated that at least £50m needs to be spent on the building to keep it operational", the building being New Scotland Yard.

I believe MOPAC is holding a valuation by an external quantity surveyor or other qualified professional or an internal quantity surveyor or other qualified professional, itemising repairs that would add up to £50m, which would substantiate the conservative estimate that at least £50m needs to be spent on New Scotland Yard to keep it operational.

I look forward to your confirmation that MOPAC is holding a valuation of repairs to New Scotland Yard, that pre dates the publication of the MOPAC/MPS Estates Strategy 2013-2016, and which would substantiate the claim made in the Estates Strategy.

I can confirm that the Mayor's Office for Policing And Crime (MOPAC) does not hold this information, but in the spirit of the law by which public authorities are required to offer advice and assistance, I can disclose the following:

The valuation of repairs to New Scotland Yard is an estimated figure of £50m, which is the collective professional view of MOPAC's in-house property team and external consultants specialising in engineering (mechanical and electrical), public health, building fabric and construction experts. This figure has been developed through a variety of surveys, assessment of the condition of the building and facilities, reactive and proactive maintenance strategies, as well as future operational requirements.

If you are unhappy with the response to your Freedom of Information request, please see the MOPAC website on what the next steps are at:

<http://www.london.gov.uk/priorities/policing-crime/how-we-work/freedom-of-information>