

REQUEST FOR DMPC DECISION – PCD 234**Title:** Additional Standby Power Resilience for New Scotland Yard**Executive Summary:**

This contract will provide the MPS will standby electrical power in the event of an emergency at New Scotland Yard.

Recommendation:

The Deputy Mayor for Policing and Crime is asked to approve entry into a three-year service contract with Crown Commercial Services for the provision of standby electrical power supply to New Scotland Yard (formerly Curtis Green Building) from the Westminster Standby District System. The estimated cost of the contract will be £740,000.

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*Seamus Warden***Date***1/8/17*

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

Decision required – supporting report

1. Introduction and background

- 1.1. New Scotland Yard is one of the main Head Quarters for the MPS and as such is designated requiring additional security and resilience. The contract with the Crown Commercial Services will provide the MPS with access to the district power system to provide emergency power.

2. Issues for consideration

- 2.1. The proposal provides the MPS with additional resilience in relation to emergency power for New Scotland Yard. As a main HQ building must have the ability to remain operationally functional during an emergency.

3. Financial Comments

- 3.1 The annual cost of £245k will be met from existing revenue provision and is forecast to increase by the annual rate of indexation on the contract, calculated each March currently approximately 3% per annum.

4. Legal Comments

- 4.1. There are no legal implications arising from this report.

5. Equality Comments

- 5.1. Therefore are no direct equality or diversity implications arising from this report

6. Background/supporting papers

- 6.1. Briefing note.

Public access to information

Information in this form is subject to the Freedom of Information Act 2000 (FOIA) and other legislation. Part 1 of this form will be made available on the MOPAC website within 1 working day of approval. Any facts/advice/recommendations that should not be made automatically available on request should not be included in Part 1 but instead on the separate Part 2 form. Deferment is only applicable where release before that date would compromise the implementation of the decision being approved.

Part 1 Deferral:

Is the publication of Part 1 of this approval to be deferred? NO

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 – No

If yes, for what reason:

ORIGINATING OFFICER DECLARATION:

Head of Unit: The Chief Financial Officer has reviewed the request and is satisfied it is correct and consistent with the MOPAC's plans and priorities.	✓
Legal Advice: The MPS legal team has been consulted on the proposal.	✓
Financial Advice: The Chief Financial Officer has been consulted on this proposal.	✓
Equalities Advice: No Equality and Diversity issues identified.	✓

OFFICER APPROVAL**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

R. Lawrence

Date

26/7/17



REQUEST APPROVAL FOR ADDITIONAL STAND-BY POWER RESILIENCE AT NSY

INVESTMENT AND ADVISORY BOARD 6 JULY 2017 Part 1

A report on behalf of the Director of Commercial and Finance

SUMMARY

This paper requests approval for Single Tender Action to enter into a 3 year contract with Crown Commercial Services (CCS) of estimated value £740k for provision of stand-by electrical power supply to New Scotland Yard (former Curtis Green Building) from the Westminster Standby District System (WSDS).

A. RECOMMENDATION – That Deputy Mayor for Policing and Crime (DMPC):

- 1. Approve entry into a 3 year service contract with CCS for provision of stand-by electrical power supply to New Scotland Yard (former Curtis Green Building) from the Westminster Standby District System (WSDS).**

B. SUPPORTING INFORMATION

BACKGROUND

1. New Scotland Yard is one of the main Head-Quarters Buildings for the MPS, accommodating many strategic command functions and is regarded as the focus for the MPS' operations. Due to its prominence and significant key operational functions located at the site, it is designated a priority building warranting additional security and resilience.
2. Initially, five options for the provision of hot water, heating and stand-by power were considered at the Design Stage of NSY. The consultant Building and Engineering Design Team recommended and agreed option was for a Hybrid Scheme (consisting of on-site generation of heating/hot water: two diverse High Voltage supplies and connection to the WSDS Power Scheme. This was implemented on the basis of:
 - Space efficiency
 - Most economic solution
 - Required level of resilience
 - Compliance with Westminster City Council (WCC)/Greater London Authority (GLA) Environmental Town Planning Policy

A summary is included below as a brief analysis of the three most viable options available against 5 assessment categories: Capital and Revenue expenditure, Area, Resilience and Carbon emissions.

TABLE 1: Initial comparison of Energy Generation Options Jan 2014

Option	Description	Capital Cost	Operating Cost	Space Required	Resilience	Carbon Emissions
		£000s	£000s	m2		
1	Dual fuel boilers Standby generators	£507.2	£271.5	276	Good	Average (212g/kWh heating)
2	Connection to the WDHS & the WSDS (Gas boilers for resilience)	£761.1	£541.2	96	Average	High (279.3g/kWh heating)
3	Dual fuel boilers Connection to the WSDS.Hybrid	£473.1	£459.7	135	Average	Average (212g/kWh heating)
4	Combined Heat & Power (CHP)			374		
5	Connection to the WDHS, Generators for stand-by power			276		

SOURCE: Ove Arup & Partners – Consultant Building Services and Structural Engineers

- Option 3 Hybrid scheme, involving dual fuel (gas and oil) boilers for heating/hot water and connection to WSDS for standby power was selected since it eliminated the need for on-site generators, yielding a nominal capital cost saving over an on-site installation. The value of office accommodation - approx.40 workstations - saved by omitting the on-site generators from the upper floors 5 & 6 is considerably more than the £245k p.a. charge for connection to the WSDS.
- Option 4 installation of a Combined Heat & Power (CHP) generating system was discounted due to large area required, low demand for heat and infrequent peaks of demand on hot water for washing. The Carbon Trust recommends CHP should operate for approx4,500 hours (6 months) of high and constant demand to be economically and technically feasible. Due to the projected occupancy density, high equipment loads, 24 hour occupancy and enhanced envelope thermal insulation, the projected demand did not make this viable.
- Crown Commercial Service is an executive agency of the Cabinet Office. Though the primary objective of CCS is to provide procurement savings for the UK Public Sector as a whole and specifically to deliver centralized procurement for Central Government Departments, they also manage the Westminster Central Utilities System including the Whitehall Standby Power System which provides heating/hot water and emergency power to all of the Parliamentary and Government Estate in Whitehall.

6. The fee, £245k p.a. for having access to the district power system is based on the percentage of demand, approx. 18%; the MPS has contracted for versus the total load. The system is managed by the Crown Commercial Services and is set up as a non-profit service.
7. The 3 year contract period is to protect all constituent parties from sudden increased costs resulting from a member having to withdraw from the system, in which case year's notice period is required.
8. From March 2019 onwards the current maintenance and operation contract will be re-tendered. At this point CCS expect to significantly reduce costs, as the capital investment of plant replacement undertaken in 2015 will no longer be required.

D.FINANCIAL IMPLICATIONS

1. The annual costs of £245K will be met from existing revenue provision.and is forecast to increase by the annual rate of indexation on the contract, calculated each March currently approx.3% pa.

E.OTHER ORGANISATIONAL & COMMUNITY IMPLICATIONS

Equality and Diversity Impact

1. The equality and diversity implications for HQ Estate are addressed within the Equality Impact Assessment (EIA) for the Corporate Real Estate (CRE) Programme. The CRE EIA considers moves generally and advocates that building specific EIAs are conducted on a case by case basis. PSD have aligned issues of equality / diversity within existing processes for relocating staff within the MPS Estate.

Environmental Implications

2. The London Plan (Spatial Development Strategy for Greater London, July 2011) stated a preference for connection to district schemes where available and that the highest level of carbon dioxide emissions reduction must be sought.
On direction from WCC, as part of the Town Planning process, connection to Pimlico District Heating System was investigated but proven not to be viable.
For the similar reasons (i.e. low heating demand in highly insulated building), connection to the WSDS heating/hot water system was not economic and Option 5 not pursued..
However, connection to the WSDS for power supply is of benefit to MPS/MOPAC as costs are offset against expenditure for ongoing maintenance and fuel costs as well as future capital costs for lifecycle replacement works if a standby system had been installed.
3. The Hybrid scheme selected best met the overall requirements and is a contributory factor in the scheme achieving BREEAM "Excellent" rating

Report author: Roger Harding, Director Real Estate Development, Property Services.

