

REQUEST FOR DMPC DECISION – PCD 304

Title: Estates Transformation – Limehouse SOC

Executive Summary:

Limehouse Police Station has been identified as the best available location for a combined armed response and taskforce base. Funding of £500,000 is requested to work up 3 options, the outline business case (providing concept design level plans), and improved estimates of costs and funding. The opportunity for collaboration with the City of London police will also be developed.

Recommendation:

The DMPC is asked to approve the Limehouse Strategic Outline Case and associated funding of £500,000 to prepare the Outline Business Case.

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

Spine Under

Date

21/12/17

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

Decision required – supporting report

1. Introduction and background

- 1.1. In order to support police officers in their work, and to provide a modern working environment for the public and staff investment is required in the estate that is to be retained.
- 1.2. This paper sets out the strategic case for the development of an armed response and task force group hub to improve operational efficiency and to generate revenue savings.

2. Issues for consideration

- 2.1. The operational requirement to co-locate armed response and task force group functions, and the additional pressures on the capacity for armed training facilities identified the need for a permanent accommodation solution.
- 2.2. Limehouse Police Station has been identified as the best available location. MPS now request funding of £500,000 in order to further develop the concept design plans, provide improved estimates of costs and funding, and to consider a range of options and collaborative opportunities.

3. Financial Comments

- 3.1. The estimated cost of the developing the outline business case is £500,000. This will be funded from within the approved existing capital programme.
- 3.2. The capital programme includes an estimated £44m for investment in the Limehouse Police Station site, and is anticipated to enable the disposal of a number of sites contributing to the target for capital receipts, and contributing £1.5m p.a. to the revenue savings target.

4. Legal Comments

- 4.1. Section 6 of the Police Reform and Social Responsibility Act 2011 (“the Act”) provides that MOPAC must secure the maintenance of the Metropolitan Police Service, and secure that the Metropolitan Police 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”.

5. Equality Comments

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

6. Background/supporting papers

MPS Report Strategic Outline Case to Progress Detailed Design for the New Limehouse Armed Response and Taskforce Base

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:

	<i>Tick to confirm statement (✓)</i>
Head of Unit: The Chief Finance 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: Equality and diversity issues are covered in the body of the report.	✓

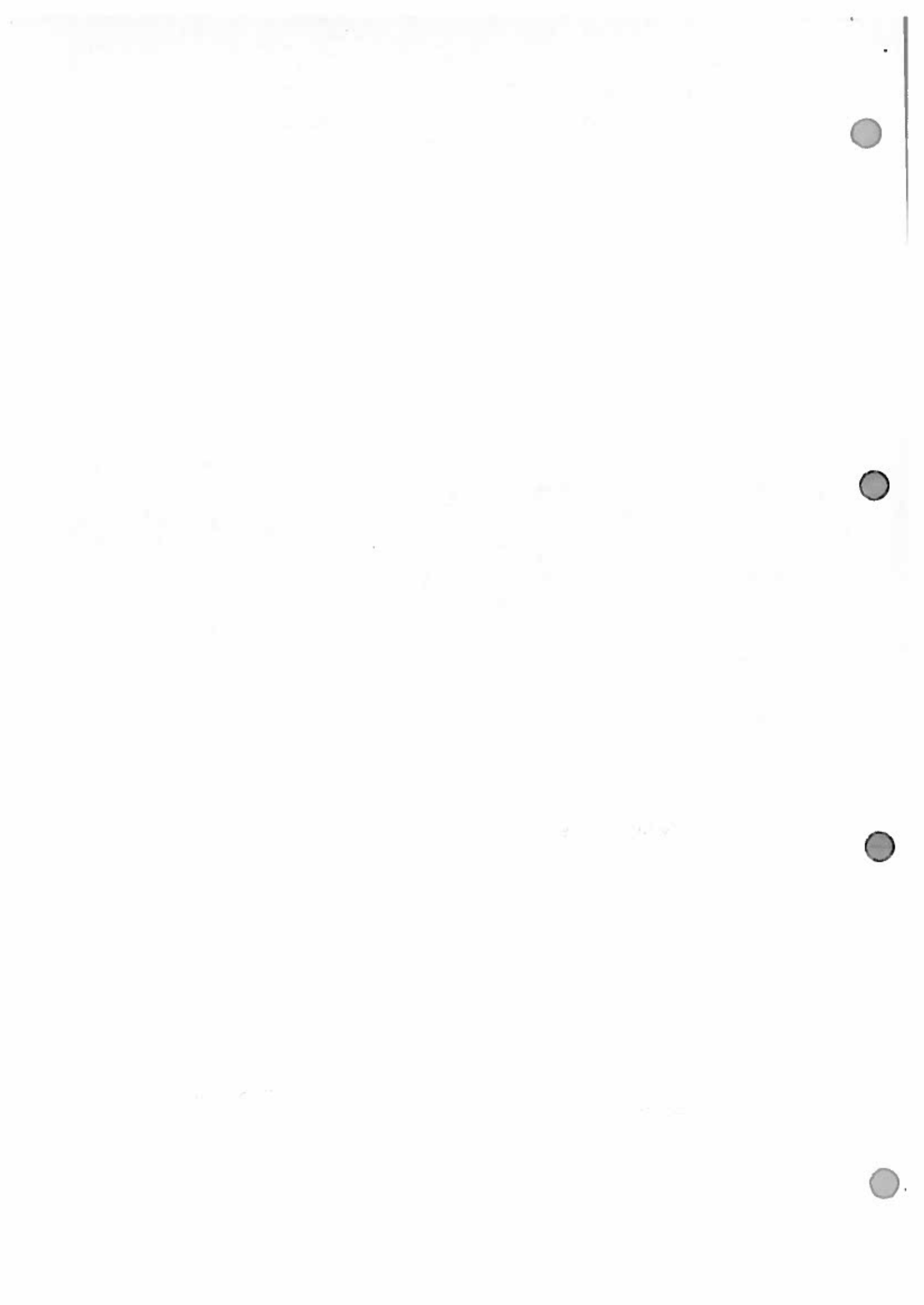
OFFICER APPROVAL

Chief Executive

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 *20/12/17*



**STRATEGIC OUTLINE CASE TO PROGRESS
DETAILED DESIGN FOR THE NEW LIMEHOUSE ARMED RESPONSE AND
TASKFORCE BASE**

**Report by the Director of Property Services on behalf of the Director of Commercial
and Finance**

EXECUTIVE SUMMARY

The need for a new combined armed response and taskforce hub to be located at Limehouse has been identified as part of the wider proposed Estate Strategy in order to deliver to the needs of the SCO teams. This is in response to the recent substantial uplift in Armed Response Officers following terrorist attacks in mainland Europe and in the UK and to respond to ongoing and sustained threats.

The new building will also provide an opportunity to consolidate a number of buildings from around the area in order to bring armed response and taskforce (TSG, horses, dogs and interceptor cars) under one roof. This will support the drive for both revenue savings and operational efficiency.

The initial feasibility analysis of this site has explored a number of potential solutions to deliver the user requirements. These have shown that the space that could be developed on the site exceeds that required by the MPS – this results in a benefit of achieving additional capital receipts through designing the site in a way that could enable surplus land to be made available for disposal

In addition, the MPS has been approached by the City of London Police (CoLP) to discuss collocating armed response and taskforce resources at the redeveloped Limehouse facility.

A. RECOMMENDATIONS – That DMPC approves:

- 1. Funding of £500,000 to prepare the Outline Business Case (OBC) as included in the approved Capital Programme.**
- 2. progression to RIBA Stage 2 Concept Design that will inform the Outline Business Case (OBC). The OBC will also explore Limehouse with three variations:**
 - The identification of surplus land on the site for potential disposal providing additional unbudgeted capital receipts;**
 - The relocation of the recruitment centre from ESB (Limehouse is one of three options);**
 - The creation of a central London HQ administration hub – this is a variation to the current draft Estate Strategy and so this analysis will support a change request if value can be proved.**

3. **progression of discussions with City of London Police to develop a formal draft agreement for review in the next business case.**
4. **appointment of consultants/contractors for preparation of stage 2 concept design via compliant procurement route as agreed by the Director of Commercial Services.**

B. SUPPORTING INFORMATION

1. The redevelopment of Limehouse Police Station to become a central centre of excellence for Armed Response and Taskforce teams is included within the draft Estate Strategy as approved by Management Board in January 2017 indicating the need for expanded capability for armed response teams; a provision of £44M for the Limehouse redevelopment has been included within the draft capital programme submitted to MOPAC in November 2017 noting that this project has been classified as a high priority as part of the One Met Model prioritisation process.
2. Following the recent attacks across Europe, the Commissioner ordered a substantial uplift to the armed response capability for London. Subsequently, this uplift has been critical to the success in containing recent attacks in London. As part of this uplift, it was recognised that a permanent solution to a collocated firearms and taskforce accommodation was required.
3. In addition, the uplift has put severe strain on the existing armed training facilities at Hendon and Gravesend whilst new high velocity weapon systems require longer ranges than can be provided in Central London. Strategically Limehouse is in the right geographical location to provide the operational capability and has the capacity to provide a third 50m firing range which will support armed officers, particularly with reclassification, lessening the impact of abstraction to travel to existing sites.
4. At the same time this gives the opportunity to consolidate a number of poor quality buildings across the area into a single state of the art location providing substantial revenue savings whilst both improving the quality of accommodation and operational efficiency.
5. Such an approach directly supports the MOPAC Police and Crime Plan by providing the facilities and tools that the MPS need to deliver their service; enhancing the capacity and capability of the estate to support counter terrorism and the new emerging threats; and collaboration with other forces to reduce running costs both to the MPS and to the tax payer as a whole.
6. During the feasibility phase the MPS was approached by the City of London Police (CoLP) to collaboratively collocate facilities on a single site: housing their horses, staff/officers and shared use of the firing range. It is proposed to consider this as part of the overall design – CoLP would fund their element of the building. This is subject to approval by CoLP and the City of London.

C. OTHER ORGANISATIONAL & COMMUNITY IMPLICATIONS**Equality and Diversity Impact**

1. Future investment in the core estate will ensure full compliance with the Equalities Act 2010 with regards to the provision of accommodation. Facilities for staff working in all buildings will be enhanced over time as investment is focused on those assets core to operations.

Financial Implications

2. The redevelopment of Limehouse forms part of the Estates Transformation Plan which over the next 6 years through investing £837M capital (excluding Optimum Bias) will rationalise the estate, committing to generate capital receipts of £396M, and deliver revenue savings of £56M as part of the overall financial strategy.
3. A provision of £44M for the Limehouse redevelopment has been included within the draft capital programme submitted to MOPAC in November 2017. If CoLP require space this sum will increase commensurate with their requirements.
4. The detailed design of the site is likely to identify spare land capacity; it is proposed that this will be identified for potential disposal to contribute to overall capital funds.
5. Annual savings totalling £1.5m per annum have been identified which will contribute to overall MPS cost saving targets.

Legal Implications

6. 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 is efficient and effective.
7. 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".
8. The Commissioner may also do anything which is calculated to facilitate, or is conducive or incidental to acquiring and disposing of property (apart from land) but only with the consent of MOPAC under paragraph 4 (2) (b) of Schedule 4 of "the Act".

Environmental Implications

9. The redevelopment of specific sites, the disposal of older assets and more efficient use of part of the support estate, will generate environmental and sustainability benefits with associated cost reductions as well as adherence to MOPAC/MPS targets in line with Mayoral objectives and legislation (including the Social Value Act 2012).

Risk (including Health and Safety) Implications

10. All relevant health and safety legal requirements such as the workplace, health and safety regulations and appropriate MOPAC and MPS standards will be met. Input has

been sought throughout the feasibility stage from the MPS Standards and Audit Team. The construction projects if approved will be notifiable to the Health and Safety Executive (HSE) as significant construction projects under the Construction (Design and Management Regulations) 2015. Critical operational functions and infrastructure will need to be relocated in advance of any works to provide continuity of service.

Responsible Procurement

11. Routes to market will be determined based on programme, budget, coordination and governance factors. It is likely that all routes, with respect to an existing building, will follow a single stage traditional procurement route. For new build schemes and potentially the major projects two stage design and build procurements will be considered if this route is the most suitable.
12. Already approved MOPAC frameworks will be used – both MPS and outside agency procured for the bulk of the transformation works.
13. The bundling, along with minimising the number of procurement actions will enable MOPAC to benefit from economies of scale facilitating cost avoidance and savings whilst optimising contract value and quality.

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