

DMPC Decision – PCD 606**Title: Hammersmith Police Station – Additional Approval****Executive Summary:**

The Hammersmith Redevelopment project currently has an approved budget of £62.63m. Additional costs of upto £5.47m are now requested in order to complete the project. The additional costs are to be funded from within the MPS capital programme.

Recommendation:


The Deputy Mayor for Policing and Crime is recommended to:

1. To approve expenditure of £68.10m for the redevelopment of Hammersmith. Noting this represents an increase of £5.47m on the existing budget of £62.63m, of which £3.85m has already been provided for in the capital programme approved in February 2019.
2. To approve the realignment of Optimism Bias of £1.62m from the budget for the redevelopment of Charing Cross to provide the balance of funding required for the redevelopment of Hammersmith.
3. Note the redevelopment of Charing Cross is due to complete later this financial year, and the balance of funds left to fund the project are considered to be sufficient.

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**

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

1. Introduction and background

- 1.1. The Hammersmith Redevelopment was initially approved in 2017. This paper requests approval for additional funding to complete the project.

2. Issues for consideration

- 2.1. The detail of the additional costs required to complete this project are set out in Part 2, and in summary include costs related to ground contamination, asbestos, cladding, security and ICT, Community Infrastructure Levy (CIL) and Carbon Tax , contingency and MPS project management costs.

3. Financial Comments

- 3.1. Additional capital approval for £5.47m is sought in order to finalise this project, and the funding has been identified from within the currently approved capital programme.

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 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
- 4.3. Under 4.9 of the MOPAC Scheme of Delegation and Consent the DMPC must approve "Budget virements or movements of £500,000 and above, (whether on a temporary or permanent basis"

5. Commercial Issues

- 5.1. See Part 2

6. GDPR and Data Privacy

- 6.1. The programme 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 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.

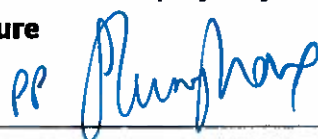
Is there a **Part 2** form – YES

ORIGINATING OFFICER DECLARATION		<i>Tick to confirm statement (✓)</i>
Financial Advice The Strategic Finance and Resource Management Team has been consulted on this proposal.		✓
Legal Advice The MPS legal team has been consulted on the proposal.		✓
Equalities Advice: Equality and diversity issues are covered in the body of the report.		✓
Public Health Approach Not applicable.		✓
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 MOPAC CFO has reviewed the request and is satisfied it is correct and consistent with the MOPAC's plans and priorities.		✓

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

PP 

Date

7/8/19





HAMMERSMITH POLICE STATION REDEVELOPMENT

Portfolio and Investment Board and MOPAC Investment Advisory Monitoring June 2019

Report by the Director of Property Services on behalf of the Deputy Commissioner

**Part 1 – This section of the report will be published by MOPAC. It is
classified as OFFICIAL – PUBLIC**

Summary

In 2017 approval was given for the redevelopment of Hammersmith Police Station. Following the identification of a number of new risks and issues, this paper requests an uplift in expenditure of £5.47M to enable the redevelopment to complete.

Recommendations

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

- 1. To approve expenditure of £68.10M for the redevelopment of Hammersmith. Noting this represents an increase of £5.47M on the existing budget of £62.63M, of which £3.85M has already been provided for in the capital programme approved in February 2019.**
- 2. To approve the realignment of Optimism Bias of £1.62M from the budget for the redevelopment of Charing Cross to provide the balance of funding required for the redevelopment of Hammersmith.**
- 3. Note the redevelopment of Charing Cross is due to complete later this financial year, and the balance of funds left to fund the project are considered to be sufficient.**

Time sensitivity

A decision is required from the Deputy Mayor on July 18th 2019 in order that the redevelopment can proceed without delay.

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

Introduction and background

1. 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.
2. The cost of the redevelopment of Hammersmith Police Station was anticipated to be £62.63M. Following the identification of a number of new risks and issues this is now expected to be £68.1M.

Financial, Commercial and Procurement Comments

1. The additional cost of £5.47M will be met from the existing capital programme.

Legal Comments

2. 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.
3. 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).
4. 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".

Equality Comments

5. There are no direct equality implications arising from this decision.

Privacy Comments

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

Real Estate Implications

7. This project forms part of the draft Estate Transformation strategy which sets out the future structure of the estate to meet the aims of the One Met Model. Investment such as this is required in the retained estate to improve the quality of accommodation and the working conditions for future policing.

Environmental Implications

8. The project will comply with the MPS Sustainable Design Guide which is aligned to the Mayor's London Environment Strategy¹.

Background/supporting papers

None

Report Author: Guy Digby – Real Estate Development, 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 Redevelopment of Hammersmith 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 paper will cease to be exempt after 31st March 2022.

¹ <https://www.london.gov.uk/WHAT-WE-DO/environment/environment-publications/draft-london-environment-strategy>

