

DMPC Decision – PCD 998

Title: Stoke Newington Section House Refurbishment

Executive Summary:

This paper seeks approval for additional investment of £3,300,000 in the Stoke Newington Section House to support the police officer uplift programme, include wifi capability and make provision for net zero carbon initiatives. The goods and services will be procured via existing compliant frameworks.

Recommendation:

The Deputy Mayor for Policing and Crime is recommended to:

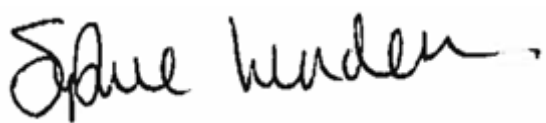
1. Approve expenditure of £2,388,000 for the full refurbishment of the Section House at Stoke Newington as part of the BCU refurbishment programme.
2. Approve £100,000 for the inclusion of WiFi to the section House.
3. Approve the option to undertake Carbon Zero initiatives at an additional cost of £840,000.
4. Approve an increase in funding up to £1,200,000 (subject to approval or otherwise of points 1 - 3 above) to meet the additional costs required to undertake the proposed works at Stoke Newington, with funds being met through growth provided for the officer uplift. Noting that the Capital Programme approved in February 2021 already includes provision of £2,128,000 to undertake the refurbishment of the Section House.
5. Approve works to be tendered via compliant MPS frameworks, and for delegated approval to be granted to the director of commercial services to enter into a contract with the successful supplier.

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

19/08/2021

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

1. Introduction and background

- 1.1. MOPAC previously approved [PCD694] in January 2020 an investment of £10.9m in Stoke Newington Police Station and Section House. Additional works are now proposed to meet the expected uplift in police officer numbers.

2. Issues for consideration

- 2.1. The proposed works will enable the provision of additional lockers to meet the anticipated demand for the Central East Basic Command Unit (BCU) uplift in officer numbers. The Section House will be equipped with wifi capability to enable touchdown facilities to operate and there is provision proposed for consideration of investment to support ambitions to become net zero carbon. The net zero carbon works can be undertaken in parallel with the refurbishment, providing cost-savings in the longer term and minimising disruption.
- 2.2. This proposal supports the Police and Crime Plan 2017-21 as contributing towards delivering an estate which encourages better joint working across teams and disciplines, and with partners in other organisations, whilst providing more flexible space. This work is crucial to improving safeguarding for children, young people, and those at risk of, or survivors of, sexual exploitation and abuse and domestic abuse or violence.

3. Financial Comments

- 3.1. In addition to the already approved budget of £10.9m for the Stoke Newington Police Station and Section House works the estimated costs of this proposal is £3.3m.
- 3.2. The costs will be met from the existing approved Capital Programme, £2.1m, and from the officer growth funding, £1.2m.

4. Legal Comments

- 4.1. In carrying out its functions, MOPAC may, under paragraph 7, Schedule 3 of the Police Reform and Social Responsibility Act 2011 “do anything which is calculated to facilitate, or is conducive or incidental to, the exercise of the functions of the Office”. 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. MPS Legal services confirm that the proposed route to market is compliant with Public Contracts Regulations 2015.
- 4.3. Paragraph 4.8 of the MOPAC Scheme of Delegation and Consent provides that the Deputy Mayor for Policing and Crime (DMPC) has delegated authority to approve business cases for revenue or capital expenditure of £500,000 or above.

- 4.4. Paragraph 4.13 of the MOPAC Scheme of Delegation and Consent provides that the Deputy Mayor for Policing and Crime (DMPC) has delegated authority to approve all requests to go out to tender for contracts of £500,000 or above.
- 4.5. Paragraph 7.23 of the Scheme provides that the Director of Strategic Procurement has consent for the approval of the award of all contracts, with the exception of those called in through the agreed call in procedure. Paragraph 4.14 of the Scheme provides the DMPC reserves the right to call in any MPS proposal to award a contract for £500,000 or above.

5. Commercial Issues

- 5.1. This proposal will require the procurement of design services and the works to refurbish the site including the supply of lockers, wifi capabilities and carbon reducing measures.
- 5.2. The additional works will be sourced from the existing approved Minor & Intermediate Building Works Framework and the Construction Professional Services Framework.

6. GDPR and Data Privacy

- 6.1. MOPAC will adhere to the Data Protection Act (DPA) 2018 and ensure that any organisations who are commissioned to do work with or on behalf of MOPAC are fully compliant with the policy and understand their GDPR responsibilities.
- 6.2. The MPS assure that 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. MOPAC is required to comply with the public sector equality duty set out in section 149(1) of the Equality Act 2010. This requires MOPAC to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations by reference to people with protected characteristics. The protected characteristics are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 7.2. The MPS assure that a site specific Equalities Impact Assessment will be undertaken as part of the Detailed Design process, and that all buildings included in the Estate Transformation Implementation Plan will be Equalities Act compliant.

8. Background/supporting papers

- Appendix 1 MPS Paper Stoke Newington Section House

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: N/A

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:

The MPS legal team has been consulted on the proposal.

✓

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

GDPR compliance issues are covered in the body of the report.

✓

Director/Head of Service:

The MOPAC Chief Finance Officer and Director of Corporate Services 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



Date 17/08/2021



MOPAC

MAYOR OF LONDON
OFFICE FOR POLICING AND CRIME

Stoke Newington Section House

Business Justification Paper

Programme 11 Transforming the Estate

MOPAC Investment & Advisory Monitoring, 11 June 2021

Report by Vince Fihosy on behalf of the Deputy Commissioner

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

EXECUTIVE SUMMARY

Property Services are proposing to undertake works at Stoke Newington Police Station and the Section House at a total cost of £14.3m. Of this £10.9m was approved in January 2020 MOPAC (PCD 694) as part of the first phase of the BCU refurbishments with 15 BCUs being refurbished at a total cost of £124.5m.

This paper is seeking approval now to undertake additional works at a cost of £3.3m, of which £2.1m is already included in the capital programme approved in February 2021 and the balance will be met from the officer growth funding.

The additional costs include:-

- Works in the section house to support the lockers and desks for the growth in police officers and will enable up to 1100 lockers to be located on-site, which when combined with the 900 lockers located at Bethnal Green will match the estimated target locker requirements for the Central East BCU based on anticipated uplift numbers.- £2.4m
- Provision of Wi-Fi in the section house which had not been included as part of the wider roll out of Wi-Fi across the estate - £0.1m.
- Optional works in support of optional carbon neutral measures at a cost of £0.8m in advance of a Management Board discussion on environmental issues which is due to take place in late May 2021.

By undertaking these zero carbon works under the current contract, efficiencies and savings are delivered via the existing programme including avoidance of both additional construction 'preliminary costs' and disruption to operational activities.

Recommendations

The MPS Portfolio & Investment Board (PIB) and the Deputy Mayor for Policing and Crime, via the Investment & Advisory Monitoring Board (IAM), are asked to:

1. **APPROVE** expenditure of £2,388,000 for the full refurbishment of the Section House at Stoke Newington as part of the BCU refurbishment programme.
2. **APPROVE** £100,000 for the inclusion of WiFi to the section House.
3. **APPROVE** the option to undertake Carbon Zero initiatives at an additional cost of £840,000.
4. **APPROVE** an increase in funding up to £1,200,000 (subject to approval or otherwise of points 1 - 3 above) to meet the additional costs required to undertake the proposed works at Stoke Newington, with funds being met through growth provided for the officer uplift. Noting that the Capital Programme approved in February 2021 already includes provision of £2,128,000 to undertake the refurbishment of the Section House.
5. **APPROVE** works to be tendered via compliant MPS frameworks, and for delegated approval to be granted to the director of commercial services to enter into a contract with the successful supplier.

PIB and IAM are requested to note the following:

6. The total project budget for this site will increase from £10,957,001 to a total sum of £14,285,001 inclusive of recommendations 1, 2 and 3 above. The capital programme will be updated accordingly.
7. The cost for the carbon neutral technologies is an estimated allowance. These measures will be fully designed and tendered and will only proceed if costs are within the approved budget.

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

Introduction and background

1. This Business Justification paper is seeking approval, as part of the Estates Transformation BCU Refurbishment Programme, to undertake works within the Section House building at Stoke Newington Police Station to meet the police officer growth requirements in this BCU.
2. Stoke Newington Police Station is located in the north-west of London in the London Borough of Hackney. The site consists of three separate buildings, the Police Station, the Section House and Firgrove House.
3. The Police Station, rebuilt in the 1990's, consists of 3 storeys and a Basement level. The Section House built during the 1970's comprises 7 storeys and a Basement level, whilst Firgrove House is a 3 storey 1960's ex-residential married quarters (now used for storage and ad-hoc teams).
4. There is vehicle parking in the courtyard area between the Police Station and Section House and within the basement directly under the Police Station.
5. Stoke Newington currently operates a 24/7 Front Counter, Custody Suite, ABE Suite and provides accommodation for multiple Operational units and Support Staff (including ERPT, Gangs, Crime Squad, VIIDO, MO3 (Direct Source Unit) and LDSS).
6. The Final Business Case (FBC) for the BCU Refurbishment Programme, which was approved in January 2020, included limited works to the Section House, based upon the demand envisaged when the brief was established.
7. The Estate Strategy approved by Portfolio & Investment Board (PIB) in January 2021 included solutions to resolve 'Hot Spots' in locations where space was required to support the lockers and desks for the growth up to 37,000 police officers. Stoke Newington was identified as one of these locations, proposing the full use of the Section House.
8. The additional works would now include the full refurbishment of the 5th, 6th and 7th floors as offices, with the Ground to 3rd floors being fully refurbished to provide enhanced locker accommodation. The Ground floor will also provide a Social Hub/refreshment area, touchdown facilities and bespoke working environments for dedicated operational teams.
9. The workplace refurbishments proposed within this BJP have been designed to create multi-functional workplaces that can adapt to the changing requirements of the organisation. The refurbishment of the whole Section House will provide additional capacity and will be able to support the projected uplift in officers in this BCU.
10. The proposed refurbishment will support the delivery of the estates strategy including officer uplift. It will enable the delivery of the approved cashable

programme benefits totalling £326m of capital receipts and £25m of revenue savings. It will also contribute to the approved non-cashable programme benefit of reducing the environmental impact of the MPS through a smaller estate. Additionally it directly supports the Portfolio & Investment Board (PIB) approved estate strategy, by improving the overall quality of accommodation across a smaller retained estate for our officers, staff and partners in order to support the operational need.

Issues for consideration

11. There is a risk of further work required post-discovery stage due to possible infrastructure defects and asbestos. The project plan will include contingency to accommodate this.

Contributes to the MOPAC Police & Crime Plan 2017-2021¹

12. 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

13. Property Services are proposing to undertake works at Stoke Newington Police Station and the Section House at a total cost of £14.3m. Of this £10.9m was approved in March 2020 MOPAC (PCD 694) as part of the first phase of the BCU refurbishments with 15 BCUs being refurbished at a total cost of £124.5m.
14. This paper is seeking approval to undertake additional works at a cost of £3.3m, of which £2.1m is already included in the capital programme approved in February 2021 and the balance of £1.2m will be met from the officer growth funding
15. These works include the following:-
 - (a) Refurbishment of the section house to support the lockers and desks for the growth up to 37,000 police officers - £2.4m.
 - (b) Provision of Wi-Fi in the section house which had not been included as part of the wider roll out of Wi-Fi across the estate - £0.1m.
 - (c) Optional works in support of optional carbon neutral measures. - £0.8m.

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

16. MOPAC is a signatory to the GLA's "Responsible Procurement Policy" and the principles from this policy will be evaluated at a Framework level when appointing suppliers.

Legal Comments

17. The Mayor's Office for Policing Crime is a contracting authority as defined in the Public Contracts Regulations 2015 ("the Regulations"). All awards of public contracts for goods and/or services valued at £189,330 or above will be procured in accordance with the Regulations. This report confirms the value of the proposed contract exceeds this threshold.
18. MOPAC's proposed route to market is to use compliantly procurement framework agreements. On the basis the ordering processes for the framework agreement are followed the proposed award will be compliant with the Regulations. Individual projects to be procured under the two frameworks will seek governance approvals as appropriate in line with the Scheme of Delegated Authority.
19. The MOPAC Scheme of Delegation and Consent provides the Deputy Mayor for Policing and Crime ("DMPC") has delegated authority to approve:
- Business cases for revenue or capital expenditure of £500,000 and above (paragraph 4.8); and
 - All requests to go out to tender for contracts of £500,000 or above, or where there is a particular public interest (paragraph 4.13).
20. Paragraph 7.23 of the Scheme provides that the Director of Strategic Procurement has consent for the approval of the award of all contracts, with the exception of those called in through the agreed call in procedure. Paragraph 4.14 of the Scheme provides the DMPC reserves the right to call in any MPS proposal to award a contract for £500,000 or above.
21. In carrying out its functions, MOPAC may, under paragraph 7, Schedule 3 of the Police Reform and Social Responsibility Act 2011 "do anything which is calculated to facilitate, or is conducive or incidental to, the exercise of the functions of the Office". 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.

Equality Comments

22. The Strategic Diversity & Inclusion Unit were consulted in the preparation of this BJP.
23. An Equalities Impact Assessment (EIA) screening study will be carried out to identify if there are any protected characteristics under the Equalities Act 2010 affected by the proposal.

Privacy Comments

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

Real Estate Implications

25. This project forms part of Programme 11 – Transforming 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 update

26. Projects of this scale are required to comply with the MPS Sustainable Design Guide (SDG) to ensure that opportunities for environmental benefits and associated costs savings are considered wherever possible. Sustainable Design and Construction is an integral part of the MPS' Environment and Sustainability Strategy which, in turn, is aligned to Mayoral priorities for environmental and sustainability management (see: Mayor's London Environment Strategy²).

Background/supporting papers

None.

Report author

Russ Greenwood, MPS PSD Senior Construction Delivery Lead.

² <https://www.london.gov.uk/WHAT-WE-DO/environment/environment-publications/draft-london-environment-strategy>

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 Stoke Newington Section House BJP, as part of Programme 11. Transforming the Estate 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 section under the FOIA that would exempt this information from disclosure is Commercial Interest Section 43

The paper will be exempt until contract completion (29/06/22).