

REQUEST FOR DMPC DECISION – PCD 382

Title: Estates – Great Scotland Yard Refurbishment

Executive Summary:

This paper seeks approval for the refurbishment of Great Scotland Yard involving the full replacement of the mechanical and electrical plant and internal refurbishment. The estimated cost of the works is £1.85m which is funded from within the existing approved capital programme.

Recommendation:

The DMPC is recommended to approve

1. the works at Great Scotland Yard from the existing budget, which is part of the approved capital budget at the sum of £1.851million inclusive of all fees and staff costs.
2. Property Services Department (PSD) to tender the project for conceptual design, detailed design and construction via the compliant frameworks in place for this type of construction work.
3. the commencement of the conceptual and detailed design phases to design the project, followed by works on site to deliver the project.

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

Sybil Wenden

Date

14/05/18

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.

2. Issues for consideration

- 2.1 The Great Scotland Yard site is the central strategic base for the Mounted Branch. It is ideally placed to service the central London events and operations, and provides the capability for operational tactics at public order events, football and ceremonial duties.
- 2.2 The mechanical and electrical plant is life-expired and requires replacement in order that the site can remain operational. The fabric of the building also requires repair and replacement to ensure a safe operating environment.
- 2.3 Where necessary, reciprocal arrangements with the Royal Mews and Royal Household Cavalry are in place to provide for alternative stabling of the horses during the refurbishment.
- 2.4 The professional services and building works will be procured via the previously approved Construction Professional Services and Minor and Intermediate Building Works Frameworks.

3. Financial Comments

- 3.1 The cost of the investment is estimated at £1.85m. This will be funded from within the existing approved capital programme. There are no revenue implications.

4. Legal Comments

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

5. Equality Comments

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

6. Background/supporting papers

MPS Report

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: Legal advice is not required	✓
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 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

09/05/18





Great Scotland Yard – Mechanical and Electrical Plant Replacement and Internal Refurbishment of Accommodation

Report by Vince Fihosy on behalf of the Deputy Commissioner

EXECUTIVE SUMMARY

This paper is seeking approval to repair and refurbish Great Scotland Yard, London's central strategic base for the Mounted Branch, drawing down funding from the existing Capital budget.

The project will carry out a comprehensive replacement of the life-expired mechanical and electrical plant, including replacement of the goods lift, air conditioning, ventilation systems and installation of energy-efficient LED lighting. The dilapidated building fabric will be repaired and the internal roof light replaced. Worn out floors will also be repaired. Additionally the internal areas, including equine accommodation and staff welfare, will be refurbished. The building is in urgent need of attention; there were 209 calls placed to the property helpdesk between February 2017 and February 2018.

The total cost of the project including professional fees and staff costs will be **£1.851million**.

The cost of this work will be met from the existing approved budget, which is part of the existing approved property capital budget. However the value of the project is such that approval must be sought from PIB and the Deputy Mayor for Policing and Crime prior to commencing the project.

Recommendations

The Deputy Mayor for Policing and Crime is asked to:

- **APPROVE** the works at Great Scotland Yard from the existing budget, which is part of the approved capital budget at the sum of £1.851million inclusive of all fees and staff costs.
- **APPROVE** the Property Services Department (PSD) to tender the project for conceptual design, detailed design and construction via the compliant frameworks in place for this type of construction work.
- **APPROVE** the commencement of the conceptual and detailed design phases to design the project, followed by works on site to deliver the project.

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

Introduction and background

1. Great Scotland Yard is within the retained estate and is identified by SCO20 as the central strategic base for the Mounted Branch as identified in the comments below from Chief Superintendent Craig Haslam.
2. The proposed works to the building will provide fit-for-purpose accommodation for the foreseeable future to the Mounted Branch, via replacement of life-expired mechanical and electrical plant, repairs to the building fabric, improvements to welfare facilities and improvements to the equine accommodation.

Issues for consideration

3. Chief Superintendent Craig Haslam has made the following comments in support of the Great Scotland Yard project:
“The MPS is committed to retaining a Mounted Branch capability in order to provide sound operational tactics at Public Order Events, football and ceremonial duties. Alongside this, is the significant impact the Mounted Branch have on enhancing Public Confidence through the many and varied community engagement operations.

Whilst some of the current stables may close in the future, Great Scotland Yard stables is not one that we could operate without. Its proximity to Buckingham Palace, Parliament, Whitehall, Trafalgar Square, Military Establishments and the wider Government Security Zone means it is ideally placed to service events and operations connected to these locations efficiently and effectively without the need for wider logistical issues such as boxing horses in from other stables.”

4. The Metropolitan Police has an agreement in principle in place with both the Royal Mews and the Royal Household Cavalry to allow the use of their facilities during the project construction period. The Metropolitan Police already has a close working relationship with these stables, and there is currently a reciprocal arrangement between the three organisations to provide emergency fallback stabling in the event that one of the sites is unavailable.

Contributes to the MOPAC Police & Crime Plan 2017-2021¹

5. 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.

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

Financial, Commercial and Procurement Comments

6. A feasibility study for this project has been carried out by a design consultant, appointed via the existing MPS framework for Construction Professional Services.
7. This feasibility study includes an assessment of the price of the project, from which the total cost of £1.851million inclusive of consultant fees and staff costs has been calculated.
8. These works are “business as usual” type works. This request is to highlight the works required, which will be funded from the existing capital budget that is part of the approved capital plan. New funding is not being requested for the works, however the value of the project is such that MOPAC approval must be sought before drawing down against the approved Forward Works budget.
9. The project will be procured via the MPS’ Minor & Intermediate Building Works Framework and Construction Professional Services Framework. These frameworks were developed to deliver the draft Estate Transformation Strategy and Forward Works programme in a cost-effective, efficient way.
10. MOPAC is a signatory to the GLA’s “Responsible Procurement Policy” and the principles from this policy were evaluated at a Framework level when appointing suppliers.
11. This project will secure the operation of the building for the foreseeable future.

Legal Comments

12. 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.
13. 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).
14. 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”.
15. Accordingly, contracts for works and services may be entered into. The MOPAC, as contracting authority, will however, need to observe the rules under the Public Contract Regulations 2015 when procuring and awarding contracts. It is therefore recommended Commercial Services are engaged at the outset.

16. This report is submitted in line with paragraph 4.13 of MOPAC's Scheme of Delegation and Consent which requires approval of the DMPC before going out to tender for above threshold contracts as set out in that paragraph.

Equality Comments

17. The Strategic Diversity & Inclusion Unit were consulted as part of this Business Justification.
18. An Equalities Impact Assessment (EIA) screening study has been carried out to identify if there are any protected characteristics under the Equalities Act 2010 affected by the proposal. This has identified that there are no negative changes within the GSY site to the equality impacts towards people who fall within the protected characteristics under the Equalities Act 2010.

Privacy Comments

19. This is a routine estates refurbishment project and does not involve the processing of personal data.

Real Estate Implications

20. 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

21. The project will comply with the MPS Sustainable Design Guide which is aligned to the Mayor's London Environment Strategy². The replacement of life-expired mechanical and electrical plant will reduce energy demand, as will upgrades to the building fabric and enhanced use of the Building Management System (BMS). This reduction in energy use will contribute to the delivery of strategic carbon reduction targets.

Background/supporting papers

None.

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 “Business Justification – Great Scotland Yard – Mechanical and Electrical Plant Replacement and Internal Refurbishment of Accommodation” 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 1st February 2020 or upon contract completion.