

DMPC Decision – PCD 1178

Title: Chadwell Heath Redevelopment – Outline Business Case

Executive Summary:

This paper seeks approval for procurement actions to progress the redevelopment of the Chadwell Heath site which provides accommodation including for taskforce teams and the roads and transport policing command. The procurements will acquire full design and planning services at an estimated value of £350,000, and project and cost management and specialist technical support at an estimated value of £150,000. The cost of these procurements can be met from within the approved capital programme.

Recommendation:

The Deputy Mayor for Policing and Crime is recommended to approve:

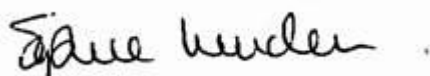
1. Commencement of a compliant call-off procedure utilising an approved MOPAC framework with contract award approved by the Director of Commercial Services for Full Design Services and Planning Application submission at a cost up to £350k from approved budgets for pre-construction services.
2. Commencement of a compliant call-off procedure utilising an approved MOPAC framework with contract award approved by the Director of Commercial Services for Professional Services consultants including: Project Management, Cost, Management and Specialist Technical Support Services at a cost up to £150k from approved budgets for pre-construction services.
3. Agree to investigate further the recommended additional carbon reduction options at a cost of £770k in the next stage of design as outlined in Table 3 below, for formal approval at FBC.

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

19/07/2022

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

1. Introduction and background

- 1.1. In February 2021 the retention of Chadwell Heath was approved acknowledging the need for investment in this site. This Outline Business Case (OBC) now sets out in further detail the case for investment.

2. Issues for consideration

- 2.1. The refurbishment of Chadwell Heath is part of the draft Estate Strategy. It will provide additional capacity to accommodate the officer uplift and further provides the MPS with 'flexible working' facilities. The refurbishment will improve the resilience, quality, security and working environment of the facilities to the benefit of operational teams based at Chadwell Heath.
- 2.2. Planned works will include the replacement of life-expired plant, essential roofing works, physical and electronic security works to comply with current MPS Security Standards, and a general redecoration and refresh. Plant replacement will be selected for maximum efficiency and sustainability to support the MOPAC ambitions towards Net Zero Carbon (NZC).
- 2.3. The proposed option meets operational requirements and improves the overall carbon efficiency position, producing a reduction in CO2 emissions by operating from a more efficient estate. There is an estimated £460,000 of energy efficiency measures included in the proposed total cost of redevelopment for which there is a budget of £6,700,000.
- 2.4. In addition, as part of the progression of the scheme the full business case will assess the potential for a further investment of upto £770,000 on reducing carbon emissions.

3. Financial Comments

- 3.1. The approved capital programme included an estimated total cost for this site at £6,700,000. The current estimate of the costs of redevelopment is £6,000,000 including £460,000 of energy efficiency measures, with an option to include some decarbonisation works at an additional cost of £770,000. Full decarbonisation works would cost an additional £7.75m.

4. Legal Comments

- 4.1. The Mayor's Office for Policing and Crime ("MOPAC") 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 £213,477 or above shall be procured in accordance with the Regulations. This report confirms the value of the proposed contract exceeds this threshold. This report confirms the MOPAC's routes to market are compliant with the Regulations.

- 4.2. 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.
- 4.3. 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.

5. Commercial Issues

- 5.1. This paper seeks approval to procure a range of professional services including full design, planning, project management, cost management and technical support services to progress this project to the full business case. In addition, the paper seeks approval to initiate procurement for a single stage tender action and offer of a compliant lump sum, fixed price tender sum for the execution of construction works.
- 5.2. The MPS assure that as part of their appointment onto the MPS frameworks, the delivery partners the MPS will use to deliver this project have committed to take specific actions to address responsible procurement and London Anchor Institutions charter objectives. In particular the framework encourages the use of local labour and supports youth initiatives.

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 this 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 programme level Equality Impact Assessment (EIA) was approved by the Estate Transformation Board in July 2017, which confirmed that project level EIAs are to be produced locally by user group representatives. A site specific EIA for Chadwell Heath will be undertaken as part of the Detailed Design process. All buildings included in the Estate Transformation Implementation Plan will be Equalities Act Compliant.

8. Background/supporting papers

- Appendix 1 MPS Report - Chadwell Heath Redevelopment – Outline Business Case

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.	✓
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 .	✓
Drafting Officer Alex Anderson has drafted this report in accordance with MOPAC procedures.	✓
Director/Head of Service: The interim 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

Sanakuchford.

Date 19/07/2022