



MOPAC

MAYOR OF LONDON
OFFICE FOR POLICING AND CRIME

NPCC and NPoCC Relocation - New Lease and fit-out

Report by Vince Fihosy on behalf of the Chief of Corporate Services

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

EXECUTIVE SUMMARY

National Police Chiefs' Council (NPCC) and National Police Coordination Centre (NPoCC) are currently based at 10 Victoria Street, a property that is being vacated for operational reasons. This paper seeks several approvals associated with the exit of 10 Victoria Street and the lease and fit-out of a new site.

As NPCC are a 'Hosted Body', the governance and funding for their accommodation sits with NPCC rather than MPS. However, MOPAC is the legal entity that enters into contracts, including property agreements, on behalf of the Body under a Collaboration Agreement under Section 22A Police Act 1996. The project will exceed £500K over its lifetime, hence the request for MOPAC approval.

The project works and all recurring revenue costs will be funded by NPCC and delivered by the MPS on their behalf. This project is therefore cost-neutral to MOPAC.

Recommendations

The Deputy Mayor for Policing and Crime, is asked for:

- **Approval to renew the Memorandum of Terms of Occupation (MOTO) at for 10 Victoria Street** (part of the 1st floor and part of the 2nd floor) for a period of up to nine months from 31st March 2023 to 31st December 2023. All rental costs are paid directly by NPCC and NPoCC.
- **Approval to expend funds to decommission** the NPCC and NPoCC offices at 10 Victoria Street. All decommissioning costs are off-charged to NPCC and NPoCC.
- **Approval to enter into a ten year lease agreement for the second floor at 50 Broadway.** All rental costs will be paid directly by NPCC et al.
- **Approval to undertake tender action** via MOPAC-approved compliant MPS frameworks for both professional services and works, and for delegated authority to be granted to the Director of Commercial Services to enter into a contract with the successful suppliers.

- **Approval for capital expenditure entered into by the MPS** using approved financial contributions from NPCC, NPoCC, Strategic Intelligence and Briefing team (SIB) and the UK Football Policing Unit (UKFPU), gathered by NPCC and recovered by the MPS directly from NPCC.

Full financial details of the approvals are contained within the Part 2 paper as they are commercially sensitive to the NPCC and could impact negotiations if made public.

Time sensitivity

A decision is required from the Deputy Mayor by 20th February 2023. This is because we urgently need to finalise the MOTO renewal for 10 Victoria Street to provide security of tenure for the NPCC and NPoCC whilst the remainder of the project is completed.

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

Introduction and background

1. National Police Chiefs' Council (NPCC) and National Police Coordination Centre (NPoCC) are currently based at 10 Victoria Street, a property that the MPS is vacating due to changes in operational requirements, particularly the relocation of the other MPS teams in the building to the CTOC Hub. As NPCC are a 'Hosted Body', the governance and funding for their accommodation sits with NPCC rather than MPS. However, MOPAC is the legal entity that enters into contracts, including property agreements, on behalf of the Body under a Collaboration Agreement under Section 22A Police Act 1996, hence this request for approvals. **The project works and all on-going revenue costs will be funded by NPCC and delivered by the MPS on their behalf. This project is therefore cost-neutral to MOPAC.** NPCC governance and financial approvals are appended to the restricted section of this report.
2. In addition, two further units will move to the site to co-locate with NPCC and NPoCC. These are the Strategic Intelligence and Briefing Team (SIB – a sub-group of NPoCC) and the UK Football Policing Unit (UKFPU – currently housed by the Home Office). This will provide a range of operational benefits.

Issues for consideration

3. The outcome of this work will be appropriate office accommodation developed by the Met on behalf of NPCC, NPoCC, SIB and UKFPU and funded by these organisations.
4. The feasibility process produced two options which provide a cost-effective solution while enabling continuity of accommodation for NPCC, NPoCC, SIB and UKFPU. A "Do Nothing" option was also explored. Full details of the accommodation requirements and the examination of the options is contained in the restricted section of the report.
5. The recommended option is 50 Broadway, situated in St James Park, Westminster SW1H 0BL. This 1920s building has recently been refurbished. The

second floor (8774 sq. ft., 812.34m²) is under consideration to provide the required office accommodation. The floor would be available as a Category B fit-out (i.e. for the Met to fit-out ready for final occupation).

6. The contents of this BJP and, in particular, the financial case, have been approved by NPCC Audit and Assurance Board (11th November 2022) and Chief Constables' Council (14th November 2022). Written confirmation of approval is contained within the restricted section of the report.

Contributes to the MOPAC Police & Crime Plan 2022-25¹

7. The NPCC brings police forces in the UK together to help policing coordinate operations, reform, improve and provide value for money.
8. The NPoCC is responsible for coordinating the deployment of police officers and staff from across UK policing to support forces during large scale events, operations and in times of national crisis for example large scale flooding and civil emergencies.
9. Membership and hosting for both these organisations supports the Met's contribution to the MOPAC Police and Crime Plan as well as supporting all UK police services in discharging their own Police and Crime Plans.

Financial, Commercial and Procurement Comments

10. As this project is fully funded by the NPCC, there is no cost or financial implication to MOPAC. As such, the full cost breakdown is included in the restricted section of the report.
11. Value for money (VfM) is ensured via the use of the MPS Public Contracts Regulations 2015-compliant frameworks for Construction Professional Services and Building Works, both of which have been competitively tendered. The appointment of an independent cost consultant as part of the Professional Services team ensures full scrutiny of tender information from the supply chain.
12. Construction professional services (including architectural and engineering design, quantity surveying and project management) have been appointed using the MPS Construction Professional Services Framework to develop the feasibility and design for this project in order to inform this BJP. Construction and fit-out works will be appointed using the MPS Building Works Framework upon receipt of MOPAC approval. These frameworks were approved by MOPAC following a compliant procurement exercise with award of two four-year term frameworks in 2022.
13. It should be noted that the Met supports the Mayor's Responsible Procurement Policy including: enhancing social value, encouraging equality and diversity, embedding fair employment practices, enabling skills, training and employment opportunities, promoting ethical sourcing practices and improving environmental sustainability.

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

14. The NPCC is a national unit, hosted by the MPS but independent of it. NPCC is funded by a number of parties, which includes all Police and Crime Commissioners (PCCs), and is supported by a legal agreement under Section 22A of the Police Act 1996 signed by all Chief Constables. Section 22A provides for the NPCC to transfer funds to its host organisation, the MPS, which covers the requirements for this project.
15. The NPCC will have a Memorandum of Understanding with the other three occupying organisations that co-locate at the site, and this will cover the commercial terms of their occupation. As such, all cost recovery for the MPS will be directed through the NPCC.
16. Under the London Anchor Institutions Charter (LAIC), the MPS is committed to:
 - Addressing the Negative Economic Impact of Covid-19
 - Narrowing Social, Economic and Health Inequalities
 - Supporting Young People and Providing Opportunities
 - Supporting Communities Heavily Impacted by the Pandemic
 - Advancing the Delivery of the Net Zero Carbon initiative
17. As part of a compliant framework call-off approach to appoint the main contractor, the tender process the MPS will follow will include requesting and assessing the tenderers commitments to specific actions to address the LAIC objectives. The appointment of both main contractor and consultant will include specific commitments in regard to MOPAC's social value objectives including those related to COVID-19 recovery. Performance against these will be assessed as part of the ongoing framework management approach. The contracts will encourage the use of London supply chain specific initiatives including: apprenticeship levies; adherence to modern slavery and London Living Wage obligations; financial commitment to MET charities.

Legal Comments

18. 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.
19. 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 renew a lease under paragraph 7(2)(b) of Schedule 3 of the "the Act".
20. Paragraph 4.16 of the Mayor's Office for Policing and Crime (MOPAC) Scheme of Delegation and Consent provides the Deputy Mayor for Policing and Crime (DMPC) with delegated authority to approve all business cases to acquire or renew a leasehold with a value in excess of £500,000 over the initial lease period or 5 years whichever is the lesser. Both the proposed extension to the MOTO at 10 Victoria Street and the proposed new Lease for the Second Floor at 50 Broadway have a value in excess of £500,000 and are therefore presented to

MOPAC for approval and to enable Property Services to commence the legal formalities.

21. 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.
22. All procurements to deliver these works will be to suppliers on the current MPS frameworks for construction and design services as described above. On the basis the ordering processes for the framework agreement are followed, the proposed award will be compliant with the Regulations.
23. The MOPAC Scheme of Delegation and Consent provides that the Deputy Mayor for Policing and Crime ("DMPC") has delegated authority to approve:
 - a. Business cases for revenue or capital expenditure of £500,000 and above (paragraph 4.8); and
 - b. 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).
24. The proposed project for the fit-out of the Second Floor at 50 Broadway has a value in excess of £500,000 and is therefore presented to MOPAC for approval and to enable Property Services to commence contract action.
25. 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.
26. The MPS are advised by our estates surveyors, Knight Frank, that a Landlord's Licence for Alterations will be required for this site, and this will be executed at the same time as the lease for the site, subject to this business case and its recommendations being approved.

Equality Comments

27. This business case has undergone an initial equality screening. Due regard has been taken to the Equality Act's Public Sector Equality Duty. Consideration has been taken to assess equality impact caused by the proposed changes to the site security systems. As a result no positive or negative impact has been identified to any individual and/or group safeguarded by a protected characteristic and those who are not. A site specific EIA will be undertaken during the Detailed Design process.

Privacy Comments

28. The MPS is subject to the requirements and conditions placed on it as a 'State' body to comply with the European Convention of Human Rights and the Data

Protection Act (DPA) 2018. Both legislative requirements place an obligation on the MPS to process personal data fairly and lawfully in order to safeguard the rights and freedoms of individuals.

Under Article 35 of the General Data Protection Regulation (GDPR) and Section 57 of the DPA 2018, Data Protection Impact Assessments (DPIA) become mandatory for organisations with technologies and processes that are likely to result in a high risk to the rights of the data subjects.

The Information Assurance and Information Rights units within MPS will be consulted at all stages to ensure the project meets its compliance requirements.

The project does not use personally identifiable data of members of the public, so there are no GDPR issues to be considered, and this has been confirmed with the Information Assurance and Information Rights unit.

Real Estate Implications

29. This paper is primarily about real estate changes which are outlined above in summary and covered in full detail in the restricted section of the report.

Environmental Implications

30.50 Broadway has an EPC Rating B.

31. The construction works to the second floor at 50 Broadway are primarily focused on fitting out the space, with the primary building services systems and external building fabric (e.g. windows, walls, roof) being the responsibility of the landlord. Therefore there are limited opportunities to undertake major decarbonisation and energy efficiency works. However, the design team will address the requirements within the MPS Decarbonisation Screening Checklist for smaller projects, which includes considerations such as lighting, hot water outlets, white goods and cooling to TERs. This will ensure that incremental benefits within the site are achieved to deliver energy efficiency.

Background/supporting papers

32. NONE

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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 NPCC and NPoCC Relocation - New Lease and fit-out 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 sections under the FOIA that would exempt this information from disclosure, for example:
 - Commercial Interest Section 43

The paper will cease to be exempt until 31st December 2024 whereupon all leases will have been executed and contracts concluded for the works.