

REQUEST FOR DMPC DECISION – PCD 302

Title: Acquisition of Long Leasehold Interest of Quicksilver Patrol Base

Executive Summary:

Quicksilver Place is a leased property which forms the Haringey patrol base. The opportunity has arisen to acquire the landlord's interest which would protect the long term provision of the functions operating from this site.

Recommendation:

The DMPC is recommended to approve the acquisition of the head lease for units 1 and 2 Quicksilver Place on the terms set out in Part 2.

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 Underwood

Date

15/12/17

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

Decision required – supporting report

1. Introduction and background

- 1.1. The MPS operates the Haringey patrol base from units 1 and 2 Quicksilver Place. The opportunity has arisen to acquire the long leasehold interest from the current landlord.

2. Issues for consideration

- 2.1. The site is due to be retained under the current estate proposals. The acquisition of the landlords long lease interest will provide surety of provision of the functions which operate from this site.
- 2.2. The detailed terms and conditions of the acquisition are set out in Part 2.

3. Financial Comments

- 3.1 The cost of acquiring the interest in the long lease, and the consequent financial implications are set out in Part 2.

4. Legal Comments

- 4.1 MOPAC has the power to acquire and dispose of properties (including land) under paragraph 7 (2) (b) of Schedule 3 of the Police Reform and Social Responsibility Act 2011 (the Act). The acquisition of the head lease constitutes the acquisition of an interest in property and is within MOPAC's powers under the Act.

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? Yes

If yes, for what reason: commercial sensitivity

Until what date: 31 January 2018 or contract exchange

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: The MPS legal team has been consulted on the proposal	✓
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.	✓

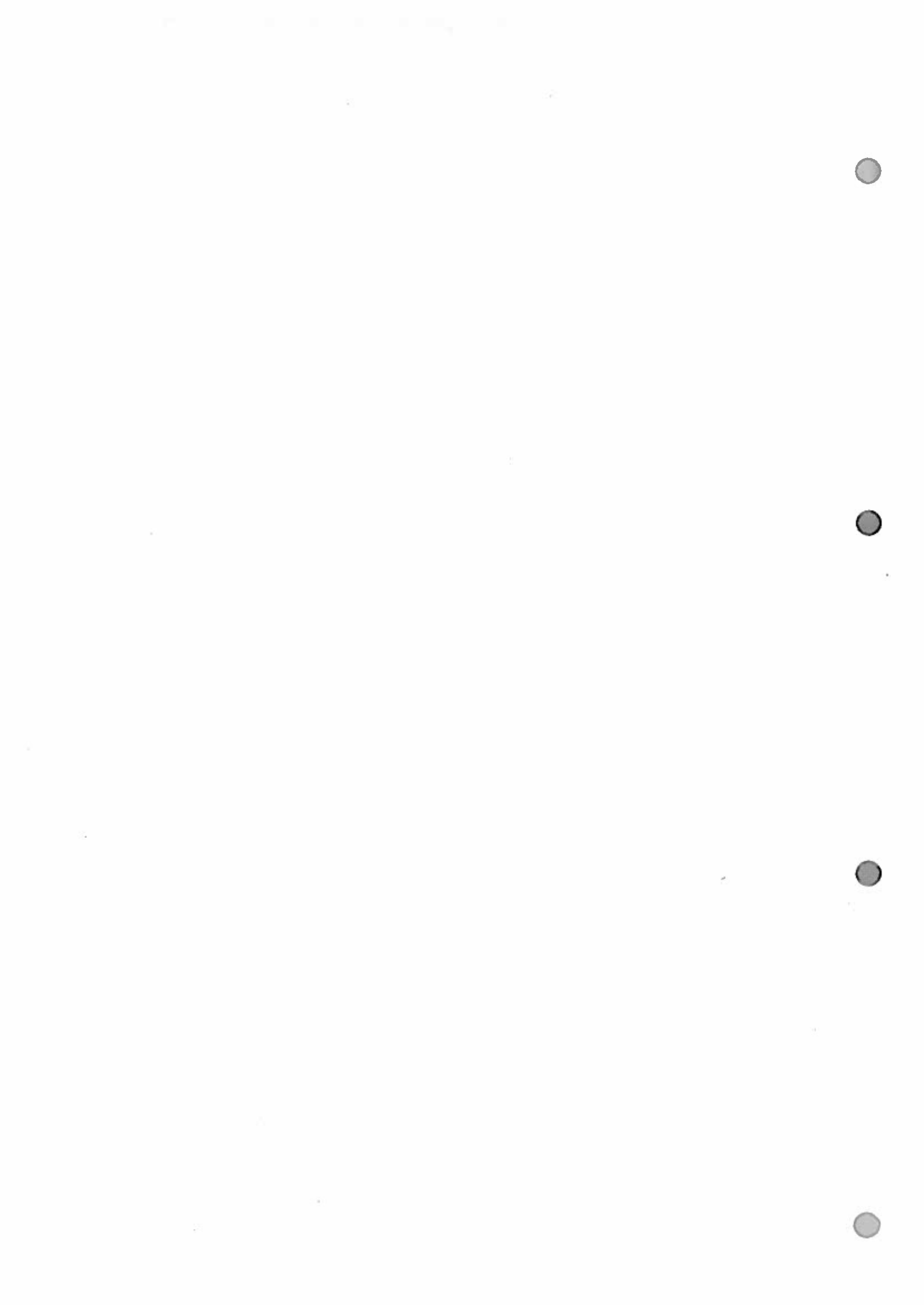
OFFICER APPROVAL

Chief Executive

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 *with delegated authority*
[Handwritten Signature]
CFO.

Date 14/12/17



PURCHASE OF THE LONG LEASEHOLD INTEREST OF QUICKSILVER PATROL BASE**Report by the Director of Property Services on behalf of the Director of Commercial and Finance****EXECUTIVE SUMMARY**

Quicksilver Place is a leased property that forms the patrol base for Haringey BOCU. In late 2017 the head lessee provided limited notice of its intention to sell its interest as MOPAC's landlord in the open market.

Following negotiation, Property Services have agreed terms to acquire the landlord's interest off market. This report seeks approval to acquire this interest to protect the patrol base from the risk of having to be relocated.

A. RECOMMENDATIONS – That DMPC approves:

1. **Approve the acquisition by the Mayor's Office for Policing and Crime of the head lease interest for Units 1 & 2 Quicksilver Place, Haringey, being the Haringey Single Patrol Site, on the terms set out in Exempt Appendix 2.**
2. **Note that the acquisition has been approved by the Metropolitan Police Service Portfolio and Investment board on 12 December 2017.**
3. **Note that the acquisition is aligned to and supportive of the current MOPAC Estate Strategy in retaining the Quicksilver site. It secures an existing site and does not constitute an expansion of the MOPAC Estate.**
4. **Note that the acquisition will remove the risk of being required to relocate a patrol base in the short to medium term.**
5. **Note the intention to refurbish the property following the purchase of the Head Lease. Provision for which is included in the capital programme.**

B. SUPPORTING INFORMATION

1. **Units 1 and 2 Quicksilver Place are the single patrol site for Haringey BOCU. The property is leased, which expires in April 2021. The freeholder of the property is the Greater London Authority (GLA). Full details are contained within Exempt Appendix 2.**
2. **The patrol base is due to be retained under the current proposed MOPAC Estate Strategy until the end of the existing lease. The requirement to vacate the premises if a break notice served by the landlord could be problematic for the MPS/MOPAC**

3. PSD looked at the possibility of combining or dispersing Quicksilver to other locations within the existing MPS estate as a potential solution. However the size and functions of the Quicksilver facility means there are no viable alternative options within the existing estate that can accommodate this base singly or across multiple sites and still deliver the required operational capabilities.
4. Market conditions are challenging in respect of industrial property as there is strong demand for industrial investments in London at present, reflecting growing occupier demand for industrial property, limited supply and rising rents.
5. Acquiring the head lease would provide MOPAC with longer term security for the patrol base and the operational policing it supports.
6. During the acquisition MOPAC will surrender its existing lease and become tenant of the freeholder, the Greater London Authority. Should the site become surplus to MPS requirements in the future, the GLA being freeholder may provide flexibility or opportunity for its joint disposal or redevelopment.

C. OTHER ORGANISATIONAL & COMMUNITY IMPLICATIONS

Equality and Diversity Impact

7. There are considered to be no equality or diversity issues arising as a result of the proposed acquisition. The acquisition of the head lease ensures the continuity of the provision of a Borough patrol site for the foreseeable future supporting operational policing in Haringey.
8. The London Borough of Haringey is currently working on redevelopment plans in the area around Quicksilver Place, including compulsory acquisition of sites nearby. Quicksilver Place has been designated as an area offering opportunity for employment and housing uses.

Financial Implications

The financial implications are set out in Exempt Appendix 2.

Legal Implications

9. The MOPAC is a contracting authority as defined in the Public Contracts Regulations 2015 (the Regulations). Contracts for goods/services valued at £164,176 or above must be procured in accordance with the Regulations. Regulation 10(1)(a) provides a specific exclusion from the requirements of competitive tendering for service contracts for the acquisition or rental of land and existing buildings.
10. The MOPAC has the power to acquire and dispose of properties (including land) under paragraph 7 (2) (b) of Schedule 3 of the Police Reform and Social Responsibility Act 2011 (the Act). The acquisition of the head lease constitutes the acquisition of an interest in property and is within MOPAC's powers under the Act.
11. 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.

Environmental Implications

12. There are not considered to be any significant environmental implications to the disposal. The acquisition is essentially a legal and financial process that will have no impact on the operation of this building or related policing activity. It will preclude an early relocation from this site and associated energy use and waste generation that closing one site and fitting out another would create.

Risk (including Health and Safety) Implications

13. This report does not directly impact on the health and safety of the MPS or its service delivery.

Consultation Undertaken

14.

Key stakeholder engagement (up to what level)	Supportive / Supportive with concerns / Not supportive / Not affected
Director of People and Change	Awaiting Response
Director Commercial and Finance	Awaiting Response
DAC Transformation	Awaiting Response
Transformation Director	Awaiting Response
Commercial Director	Awaiting Response
Commercial Services (Sean Lally-Randall)	Awaiting Response

Responsible Procurement

15. There are no adverse responsible procurement implications associated with this solution.

Report author: Tony Cooper - Property Services - 782322

