

Committee: Police	Date: 3 rd April 2014
Subject: Accommodation Programme Update	Public
Report of: Chamberlain	For Information
<p>Summary</p> <p>The governance for the Police Accommodation Programme falls under this Committee in its capacity as the Police Authority. The officer governance structure is led by the Chamberlain with a Steering Board supported by a Programme Board and the Force's Accommodation Strategy Board.</p> <p>Progress remains on track with much of CoLP's requirements being actually or close to finalisation. This will enable the residual accommodation requirements which are not covered by the use of Guildhall Yard East (GYE) and Wood Street to be finalised and the optimum location to be finalised.</p> <p>Work on GYE will commence, subject to the agreement of the Gateway 5 report by Projects sub-Committee, on 2nd June 2014 with expected completion of October 2014 to allow for operational testing before CoLP commence the move in early 2015.</p> <p>The appointment of the project team to manage the Wood Street and other locations associated with the programme is anticipated in May 2014</p> <p>The Programme overall has a current green status meaning that whilst there are risks in the programme, these are actively being managed and there are no issues that need to be escalated to this Committee.</p> <p>Recommendation</p> <p>Members are asked to receive this report and note that the programme remains on track and within budget.</p>	

Main Report

Background

1. At your meeting on 28th February 2014, a verbal report was given on the progress on the accommodation programme. This paper sets out the current progress and the issues which are currently being discussed by the Police and also by the Programme Board.
2. There has been no change in the ambition to modernise and reduce the overall City of London Police estate to 150,000 sq ft. This equates to a

reduction of 100,000 sq ft across the current entire Police estate. This plan will provide a new vastly improved modern estate for the Force whilst also enhancing its presence and public engagement facilities with the general public via satellite locations. Upon completion of this modernisation programme the proposal is to subsequently dispose of inefficient corporate assets to fund the majority of the overall costs of the accommodation programme.

Current Position

3. The summary position for the overall programme is summarised below.

Programme status	Green
Timetable	<ul style="list-style-type: none"> • Guildhall Yard East main refurbishment works June – Oct 2014 • Police Mobilisation Works Oct – Dec 2014 • Police Occupation of Guildhall Yard East Jan – March 2015 • Decant and surrender of New Street lease Oct 2016 • Overall current analysis suggests overall programme completion 2018-2019
Total estimated cost	Currently the programme remains as originally reported £40M (+/- 20% and including Wood Street infill)
Estimated capital receipts from surplus assets	Currently remains as originally reported up to £27M subject to further evaluation
Overall programme risk	Amber

4. Corporate programme governance for this project is with the Police Committee, an Officer Steering group chaired by the Chamberlain, a Police Accommodation Programme Board chaired by the Business Support Director and also a City of London Police Accommodation Board chaired by the Commissioner. In addition to these main boards there are also a number of sub – groups comprising Corporation officers including external specialist support and the City of London Police Accommodation Programme Team.

5. A key element of the programme items overseen by these Boards is the main development proposals for the new estate portfolio. This remains a huge challenge for the Force due to the overall impact the actual reduction in the estate will have both operationally and culturally as new ways of working are implemented to make the estate more efficient. The

current status of the portfolio of developments is set out in the following paragraphs.

Guildhall Yard East

6. Concept design stages have been completed for the utilisation of this new building. This has now entered the detailed design phase and this is close to completion with the main contractor selected by the Corporation, namely Willmott Dixon. The CoLP Accommodation Team and Corporation officers have worked closely together to ensure the scope of requirements remain in line with the original proposals for the Programme, whilst also meeting the challenges and requirements for the operational Police estate.
7. Subject to agreement of the Gateway 5 report (authority to commence work) by the Projects sub-Committee, the main refurbishment works are scheduled to commence on the 2nd June 2014, with an estimated completion date of the 31st October 2014. Elements of Force specific works that can be completed concurrently within the main works programme are being implemented by the main GYE project team however there will be elements of Force installations required post the main works programme along with commissioning and testing of the operational facility. This is scheduled to commence on the 1st November 2014, with estimated completion by 31st December 2014. The relocation of Force personnel moving into GYE is scheduled to commence in early January 2015 to be completed by March 2015, or earlier if possible.

Wood Street

8. The design plan is underway for Wood Street. The current best fit model for Wood Street is, as of March 2014, 85% completed including the addition of incorporating Custody within the ground floor of Wood Street. This is predicated on being able to undertake works to enclose the current quadrangle.
9. A detailed scope of works for all other Directorates potentially relocating to Wood Street is under review with an estimated completion date for concept design of June 2014.
10. A Schedule of Heritage Significance report exists for the Wood Street building. The overall design proposals are working as closely as possible to the parameters within this report. The ambition is to ensure the best operational use of the building to achieve a modern operational professional environment whilst remaining within the parameters of English Heritage documents. An initial site visit was completed by English Heritage on Friday 7th March, where a positive response was provided by the officer relating to the draft proposals being recommended for the modernisation of Wood Street. A final report is awaited and will form part of ongoing design development proposals with the Corporation's Conservation officers.
11. The appointment of the external project team to manage and deliver the Wood Street and other locations is scheduled for May 2014

12. Detailed work has been completed between Corporation and the Force Accommodation Programme team to drive this element of the design forward as there remain significant challenges to be overcome prior to moving to detailed design phase. The plan for Wood Street is to ensure that the key operational and sensitive activities that must be contained within a highly secure environment are mapped in a cohesive way within what will actually be the main operational Force facility.

Remaining Accommodation requirements

13. Once the plan for the occupation of these two sites is complete, this will determine the final requirements for remaining space. Up until this point the expectation has been that this will be accommodated at Walbrook Wharf with a potential extension to the existing building.
14. The detailed work that has been carried out and the increased occupation density which has been agreed for Guildhall Yard East means that the remaining requirements may be better accommodated in a different way or in a different location to Walbrook Wharf. No final decision has been made and other options are currently being considered. Once a proposition has been formulated for the remaining provision, this will be reported again to this Committee.
15. There still remain some key challenges within this scoping of requirements including the potential development of a Firearms Range. Alternative solutions for the provision of this facility continue as the overall need for and cost of developing this facility in isolation is rightly being challenged. It is essential that alternative acceptable arrangements are in place prior to any final decision to ensure that operational capacity of the City of London Police in respect of its Firearms capability are not put at risk.

Satellites

16. Ongoing work surrounding community engagement and options for the future access to the City of London Police via satellites, mobility options and IT evolution all form part of an ongoing project stream now being developed within the Programme. The final scoping of these requirements is longer term and will be determined as a direct result of the final mapping of other services across the estate. In the interim, option proposals and appraisals are currently being developed for future evaluation.

Programme workstreams

17. As previously reported there are a number of key projects and activities that all support the overall Accommodation Programme and will provide a highly professional flexible working environment for the future of the City of London Police. Currently, all of these projects are evaluated as 'Green' (ie, remain on target for completion within agreed parameters). The following is purely a snapshot of these projects and further information can be provided upon request for detailed analysis of any project;
 - Mobile Technology
 - Joint Contact & Control Centre
 - Property Storage
 - Digitisation

- Business Continuity
- Clothing Stores Service Remodel
- Custody
- Estates
- Flexible Working
- Telephony
- Lockers / Storage
- Museum
- Parking
- Vehicle Pound
- Firing Range
- Satellites
- Secure Environments

18. In addition the Force IT Modernisation Programme has a range of projects that will enable key drivers within the programme and are essential to the successful outcome of the Accommodation Programme. Details of the IT Modernisation Programme are subject to a separate report to your Committee. Consideration has been given to the early identification of required immediate outcomes of the IT Modernisation Programme to facilitate the identified clear plan of our expected objectives and outcomes for the future of IT within CoLP against the requirements sought prior to our occupation of Guildhall Yard East.
19. A detailed project specific risk register for GYE has been developed and an overall programme risk register is being updated reflecting what we currently know on the risks associated with the remainder of the programme.

Conclusions

20. Collaboration between the CoLP and Corporation officers in developing a detailed and cohesive Accommodation Programme remains strong. As is evident from the information within this report, this is a complex and far reaching programme that has significant implications for the Force. The modernisation of the estate against a background of operational reviews, changes and enhancements are all vital components in ensuring the successful conclusion of the strategy. Excellent progress has been made to date and the various programme / project teams remain committed to providing the delivery of all aspects of the entire programme.
21. The Programme is progressing as expected with no significant risks that are not currently under control.

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