

<b>Committee:</b>	<b>Date:</b>
Police Committee	31 <sup>st</sup> October 2014
<b>Subject:</b> Accommodation Programme Update	<b>Public</b>
<b>Report of:</b> Chamberlain	<b>For Information</b>
<b>Summary</b>	
<p>This report presents Members with an update on the progress of the accommodation programme. It includes the workstreams that the Police have put in place to fit into the reduced space as well as the overall programme delivery work which is being carried out by the City Surveyors.</p> <p>The programme for Guildhall Yard East is on target overall with occupation beginning from early 2015.</p> <p>The planned Police usage of GYE is clear and the Police have provided sufficient information to progress the layout design for Wood Street which will include maximising the use of this site. This leaves a number of units where accommodation needs to be found. Work will be carried out in conjunction with the recently appointed advisors, to establish the most suitable location which includes possible use of Walbrook Wharf.</p> <p>Decisions about certain operational teams have been made such that there will no longer be a firearms range in the estate, custody will be at Wood Street and it is likely that there will be a joint command and control centre with the Corporation. Alternative arrangements will be made to secure access to a firearms range.</p> <p><b>Recommendation</b></p> <p>Members are asked to receive and note the report</p>	

## Main Report

### **Background**

1. An initial report for the Corporation was commissioned from DTZ in 2011 with an evaluation report provided in April 2012. This report outlined the basic strategy to develop the estate for the City of London Police and a potential programme model regarding the portfolio. It is proposed to modernise and decrease the size of the Police estate from c. 250,000 sq. ft. to c. 150,000 sq. ft. to meet identified operational need but at the same time create enhanced street visibility with new small satellite stations.

2. The report could only partially embrace the proposals surrounding the operational requirements for CoLP to meet the reduced footprint of the estate. As the proposals were further reflected upon during the emerging programme, it was quickly identified that whilst the initial concepts were sound, the overall impact and requirements of the Police estate needed to be more robust to reflect the operational need and compliance with various guidance and legislation. Member approval was therefore sought and subsequently agreed to implement a radical accommodation change programme linked to the 'City Futures' improvement programme.
3. Members also approved that work should be started on the refurbishment of Guildhall Yard East which was confirmed as one element of the new accommodation for CoLP.

### **Current Position**

4. Guildhall Yard East (GYE) is progressing with completion of the physical works due to be on 6th November which is 6 days later than planned however is unlikely to have a material impact on the final date of occupation. The IT works will then follow in readiness for the start of occupation in the first quarter on 2015. On 8th October Project Sub-committee approved the procurement of the furniture for this building.
5. A briefing to the Chairmen of Project Sub-committee, Finance and Police on 14th October set out some of the changes that have been identified to the assumptions in the DTZ report of 2012 and the challenges in finalising the remaining location for the elements of CoLP which will not be in either GYE or Wood Street.

### **Firearms Range**

6. A decision was taken by CoLP in September 2014 that it was not appropriate to have a Firearms Range in the estate. This was not an easy decision and it presents some operational challenges. Alternative arrangements have to be in place prior to any final decision on the level of revenue funding required or the operational impact of abstraction of Firearms officers on the operational capacity of the City of London Police. This is now being led by the CoLP Uniform Police Directorate with subsequent proposals coming forth of how required training and accreditation will be maintained within the Force and the required revenue budget.
7. Removing the development costs of our own Range (originally planned for Walbrook Wharf) has provided potentially significant savings within the overall capital model. However, as agreed with the Chamberlain this will result in higher revenue cost for obtaining and accessing alternative facilities provided by other providers. Agreement has been reached with the Chamberlain on the principle that additional revenue funding will be provided to support the prudent proposal not to develop the Firing range within the accommodation capital budget.

## **Custody**

8. Discussions surrounding Custody have also had to be reviewed following some of the earlier proposals. Within the original profile of the estate, it was being suggested that Custody could be contained within the potential development at Walbrook Wharf along with the Range and the Scientific Support Unit. This proposal has proved to be unrealistic because;
  - i. Co-locating these three functions within one facility was untenable due to various risks associated with their respective operations
  - ii. Limited thought had been given to developing a Custody suite across two floors within the proposed facility
  - iii. The location of the proposed facility was likely to breach a range of Home Office guidance and legislation regarding developing Custody facilities. Obtaining Home Office accreditation was deemed unrealistic at best.
9. Following all of this evaluation and subsequent consultations with the Home Office and fire safety advisors, it was concluded the original proposed site above the cleansing depot at Walbrook Wharf was unsustainable and the Custody Suite should be located within an operational Police environment. Wood Street has been identified as the most appropriate and compliant site for the location of this facility within the overall estate proposals.
10. Detailed design and evaluation work will be undertaken with the recently appointed advisory team to develop the overall design of Custody within Wood Street. All of these emerging designs and proposals, including a review of options to extend Wood Street, will be included within submissions for planning and English Heritage approval once completed. Final accreditation and approval will also be required by the Home Office once final plans and development models are agreed.

## **JCCR – Community Hub**

11. Currently the Corporation of London and the City of London Police operate their control rooms and response functions surrounding incidents relatively independently. This proposal would be to identify and subsequently develop a cohesive joined up operational facility providing a more strategic / operational approach to Control Room operations. The model is seeking to co-locate various functions in one operational facility within the City of London. There are a number of common areas and services that could / should be provided from one central shared location. Efficient and less costly estate and operational benefits would be a clear anticipated outcome of undertaking this collaborative approach of a jointly shared space.
12. The proposal also addresses a number of guiding principles and opportunities that should not be overlooked within this development. These although not exclusive would include reducing waste and / or poor

co-ordination of resource provision and address duplication of processes within similar areas and functions. Overall, this could reduce inefficient processes currently in existence and provide cost savings for the community.

13. Potential areas considered viable within this joined up approach could include;
  - a) Roads Policing (safer transport team, collision investigation unit, traffic management and specialist traffic officers)
  - b) Counter Terrorism Advisors to businesses
  - c) Business continuity / emergency planning
  - d) Licensing
  - e) Wards Policing
  - f) Public protection unit
  - g) Customer contact centre
  - h) CoLP Control Room
  - i) CoLP operations / Duty Planning
14. The proposal as now developing was not contained within the original model, but fundamentally changes some of the proposals surrounding the estate. It is however a very realistic opportunity to consider within the emerging model for the estate and should be provided with the time and appropriate due diligence to review and consider the overall proposal for this joint operational venture.
15. Having determined what elements of CoLP will be accommodated in GYE and Wood Street there are a number of units which do not yet have a final location. Whilst the original proposal to develop above Walbrook Wharf has not been completely ruled out following the relocation of the custody suite and the removal of a dedicated firearms range, other options are currently being assessed by the City Surveyor for discussion with the Commissioner. Further reports will be brought to Members as the options emerge. At a briefing with Members on 14<sup>th</sup> October, there was a very clear steer that maximising the use of Wood Street and its site was imperative. This will be taken into account as further work is done with English Heritage in preparation for a formal planning application.
16. Once a preferred option is identified it will be necessary to construct a decant plan. This will involve the relocation of units from Wood Street to facilitate that phase of modernising the estate. Officers will be seeking to minimise double moves, disruption and costs whilst ensuring that daily policing operations are maintained.

### **Proposed Disposal Strategy**

17. A detailed programme timetable for the disposal strategy of buildings will obviously be heavily influenced by the overall programme and the need to provide for decant space to enable works to be done on Wood Street

and the final element of the estate. The disposals will ultimately include Bernard Morgan House, Snow Hill and Bishopsgate.

18. A report will be brought to this Committee before the end of the year for your agreement to declare that asset surplus to the needs of CoLP.

### **Conclusion**

19. The accommodation is progressing however there is work to be done to identify the final building solutions beyond GYE and Wood Street and to plan the decant strategy to enable CoLP to operate effectively whilst the accommodation is modernised.

### **Appendices**

- None

### **Suzanne Jones**

Business Support Director  
Chamberlains

T: 0207 332 1280

E: [suzanne.jones@cityoflondon.gov.uk](mailto:suzanne.jones@cityoflondon.gov.uk)