

**POLICE AND CRIME COMMISSIONER FOR  
WEST MERCIA**



**RECORD OF DECISION**

**TITLE: Redditch Combined Police and Fire Station Architectural Services**

**Ref: PCC/D/2021/27**

**EXECUTIVE SUMMARY**

Following a tender process, approval is required to appoint an architectural practice to carry out the design work for the new Redditch Combined Police and Fire Station required for RIBA Stages 3 to 7 and to review the feasibility works done to date for RIBA Stage 2.

This appointment is required to progress the project, to ensure key milestone dates in the programme are met, to enable the new station being designed, built and West Mercia Police have vacated the existing Police Station site by 31<sup>st</sup> October 2023, as part of the contractual agreement agreed by the Chief Executives of the OPCC and Redditch Borough Council.

This is a joint project with Hereford & Worcester Fire and Rescue Authority, who will bear a proportion of the costs of the project, based on the organisation's usage of the new building.

**PROPOSAL**

That Bond Bryan Architects are appointed as the project architects.

That a cost of £465,776.00 is approved for this next stage of the project, being the PCC's proportion of the cost (64%).

**APPROVAL OF  
West Mercia Police and Crime Commissioner**

I hereby approve the above proposal.

Signed

## PART 1 – NON-CONFIDENTIAL/EXEMPT FACTS AND FIGURES

### SUPPORTING REPORT

1. As part of the Blue Light Co-location programme, West Mercia Police (WMP) and Hereford & Worcester Fire and Rescue Authority (HWFRA) have been working together to produce a feasibility for a new Combined Police and Fire Station in Redditch, as both the existing Police and Fire Stations are in considerable need of repair, are no longer fit for purpose and an opportunity to create a new shared facility presented itself. A initial feasibility was carried out in July 2019, which looked at several options for the new combined station to be accommodated on land currently housing the existing Redditch Fire Station together with some adjacent land which is to be acquired from Redditch Borough Council
2. In order to assist with this option and as part of a One Public Estate (OPE) initiative, a land deal is currently being carried out between HWFA, Redditch Borough Council (BRC) for the joint Police and Fire Station to be built in Redditch, together with a number of residential developments on the site.
3. Initial surveys have been carried out on the sites using OPE funding, which has enabled elements such as flood risks and ecology reports to be completed already, to confirm that the site is indeed viable for a new combined facility.
4. This collaboration between the PCC for West Mercia and HWFRA provides new opportunities for integration and space sharing, to provide an efficient, sustainable, commercially viable, fit for purpose and flexible police estate in line with the Police and Crime Plan.
5. Sharing space will drive down the running costs of each property portfolio without reducing Policing and Fire services or locations.
6. Although initially the project will involve significant capital, in comparison to the existing stations running costs, there will be significant revenue financial savings in the future due to both services having a more cost effective, suitable and sustainable building than those at present.
7. Those revenue savings can be reinvested to improve the existing portfolio of Police and Fire buildings
8. Both existing stations building condition are old and tired, the improvement to staff wellbeing should also be recognised.

- 9 Lessons have been learnt from previous joint ventures and new buildings, resulting in the specification for a fully integrated Police and Fire station
- 10 The outcome will be a modern, fit for purpose station, providing an agile, high quality operational and working environment and training facilities, that staff from both Police and Fire can take pride in.
11. The project supports the Government's One Public Estate programme, which was launched in 2013, to make better use of public-sector sites, free up space for new homes, create jobs and to provide support to use publicly-owned land and buildings more efficiently. It encourages the emergency services, local councils and government departments to work more closely together by sharing sites and creating public-sector 'hubs' - where services are delivered in one place
12. The project also enables the sale of the existing Police Station to RBC, which will enable the Council to continue to work with other public sectors and transform Redditch Town, as part of the Town Regeneration programme.

## **STRATEGIC CONSIDERATIONS**

This decision supports the following element(s) of the Safer West Mercia Plan:

- |  |  |
|--|--|
| <input type="checkbox"/> Putting Victims and Survivors First | <input checked="" type="checkbox"/> Building a More Secure West Mercia |
| <input checked="" type="checkbox"/> Reforming West Mercia    | <input type="checkbox"/> Reassuring West Mercia's Communities          |

The decision supports this/ these objective(s) through the following:

- Maintaining the Police functions within the area, by providing the Force with the facilities they require to carry out their duties and by also working more closely with another Emergency Service.
- Providing a more efficient and effective building for the officers and staff to carry out their day to day duties, which in turn should ensure that the new facility is cost effective and running costs reduced.
- Investing in the accommodation for officers and staff, to ensure the smooth running of the services currently provided and also to create opportunities for new functions, to serve the public.
- Retaining the Police functions in the community.

### **FINANCIAL COMMENTS**

Funding of £465,776.00 is required to enable the appointment of the architectural practise to carry out the architectural services function for the project.

This will be funded from the Capital Projects budget which has already been identified for the new Redditch Combined Police and Fire Station in the Medium Term Capital Programme. The budget is financed through external borrowing.

### **TREASURER COMMENTS**

Legal agreements between the Police and Crime Commissioner and Herefordshire and Worcestershire Fire and Rescue Authority have yet to be finalised.

### **LEGAL CONSIDERATIONS**

By virtue of schedule 11, paragraph 14 of the Police Reform and Social Responsibility Act 2011 the Police and Crime Commissioner may do anything which is calculated to facilitate, or is conducive or incidental to, the exercise of the functions of commissioner. That includes. entering into contracts and other agreements (whether legally binding or not) and acquiring and disposing of property (including land).

### **PUBLIC ACCESS TO INFORMATION**

Information in this form is subject to the Freedom of Information Act 2000 (FOI Act) and other legislation Part 1 of this form will be made available on the West Mercia Commissioner's website Any facts and advice that should not be made automatically available on request are not included in Part 1 but instead in a separate Part 2 report.

### **OFFICER APPROVAL**

Chief Executive Officer



Signature

Date 26<sup>th</sup> July 2021