

**POLICE AND CRIME COMMISSIONER FOR  
WEST MERCIA**



**RECORD OF DECISION**

**TITLE: Northern Hub Feasibility**

**Ref: PCC/D/2022/13**

**EXECUTIVE SUMMARY**

To drive more efficient use of buildings within the West Mercia Police estate portfolio, within the current medium term financial plan there is an intent to explore options to combine two current separate divisional headquarters buildings at Shrewsbury and Telford into one centralised building referred to as the Northern Hub. The optimum location for this Hub is between Shrewsbury and Telford.

Presently, there is a parallel of services at both Telford and Shrewsbury Police Stations. There is no interest or intention of reducing officer numbers or police presence in the north of the Force, there is an interest in combining similar services into larger teams to improve resilience and effectiveness, while still providing the necessary attention to local services for Shropshire and Telford & Wrekin. This would mean many services moving to a Combined Services Hub.

A procurement exercise has been undertaken utilising the PAGABO framework to procure a lead architectural consultant to undertake a site search and initial feasibility to RIBA Stage 1. Following review of the returned tenders and completion of tender scoring, a preferred consultant has been selected. The intention of this report is to approve the appointment of the preferred consultant to commence work on the site search and feasibility study.

**PROPOSAL**

It is proposed that Pick Everard are appointed to undertake a site search and RIBA Stage 0-1 Feasibility Study for the Northern Hub project.

**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

To drive more efficient use of buildings within the West Mercia Police estate portfolio, within the current medium term financial plan there is an intent to explore options to combine two current separate divisional headquarters buildings at Shrewsbury and Telford into one centralised building referred to as the Northern Hub. The optimum location for this Hub is between Shrewsbury and Telford. This project is identified as a key project within the current Estates Strategy. The premise of exploring the issue is also supported by West Mercia Police's senior leadership / Chief Officer team.

Presently, there is a parallel of services at both Telford and Shrewsbury Police Stations. Though there is no interest in reducing staff and officer numbers, there is an interest in combining similar services into larger teams while still providing the necessary attention to detail for the whole of Shropshire including Telford & Wrekin. This would mean these services all moving to the Combined Services Hub.

By providing a new Hub, there is the opportunity to create a more sustainable and energy efficient building, that will be fit for purpose for a number of services and which will enable the co-location and integration of not only the Emergency Services, but also a number of other public sector partners, to support greater partnership working.

Discussions have taken place with third parties, including the Environment Agency and West Midlands Ambulance Service, as possible interested groups that may wish to co-locate with West Mercia Police in the Northern Hub. The site needs to be strategically located between Shrewsbury and Telford along or close to the M54/A5. This Northern Hub would also now provide the one custody suite that is currently divided into two locations in Telford and Shrewsbury.

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Following the original expression of interest the brief was issued to contractors on the PAGABO framework under LOT 5 of the professional services framework. Tenders were received from 3 consultants.

Following review, Pick Everard obtained the highest acceptable overall score. Approval is therefore sought to appoint Pick Everard to undertake the initial site search and RIBA Stage 1 report for further consideration and approval to progress to the next stage.

## **STRATEGIC CONSIDERATIONS**

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

- Putting Victims and Survivors First
- Building a More Secure West Mercia
- Reforming West Mercia
- Reassuring West Mercia's Communities

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

- Provide a new development of a modern Combined Services Hub for the Emergency Services and other public sector partners
- Improve the service provided to vulnerable children, adults and victims of crime
- Assist with the modernising of Local Policing.
- Review all partner assets and Estates Strategies to identify potential for increased efficiencies, fit for purpose accommodation and release of redundant assets for redevelopment.
- Re-emphasise the commitment of partner working and co-location.
- Explore opportunities for implementing proposals for co-location of Offender Management Services within this part of Shropshire.
- Provide clear and visible investment in local communities to reinforce a strong local police presence

## **BENEFITS AND THEIR REALISATION**

- Release of outdated and underused assets for disposal/redevelopment
- Service transformation and integration
- Generate efficiencies through capital receipts and reduced running costs
- Cost effective use of public sector assets and reduction in running costs
- Collaborative working between emergency services and public sector partners
- Co-location of emergency services to enhance operational service delivery and response
- Promote modern methods of construction
- Reduction in carbon emissions

- Create economic growth

**AUTHOR**

Name Andy Heath

Date 04 April 2022

**FINANCIAL AND TREASURER COMMENTS**

OPE funding of £50,000.00 has been secured to support the development of the feasibility study for the Northern Hub project. The tendered figure for the initial search and Stage 1 report is within this funding envelope.

Approval to proceed to this stage will result in a feasibility cost estimate for the project to better advise the required funding to complete the scheme.

**Treasurer**

Signature



Date

6/8/22

**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****Deputy Chief Executive Officer**

Signature

A handwritten signature in black ink, appearing to read 'James Ball', written over a horizontal line.

Date 21<sup>st</sup> April 2022