

RECORD OF DECISION

TITLE: Bridgnorth Police Station Refurbishment

Ref: PCC/D/2022/24

EXECUTIVE SUMMARY

Included in the capital programme is a proposal for capital refurbishment works to be completed at Bridgnorth Police station. The original scope was limited to essential works in various parts of the building. Following discussions between OPCC Estates and West Mercia Police, it was found that the original scope of works does not fully meet or futureproof police user requirements and would therefore not fully support front line policing functions, either in the short or medium term.

In the process of re-scoping the project, to ensure that the whole building is fit for purpose, further due diligence and surveying work was undertaken by OPCC Estates Team and contractors. This identified a number of building fabric, fixtures, fittings and infrastructure issues that were found to be non-compliant in terms of Health & Safety, Asbestos & Fire Safety statutory regulations. Areas of the building were also assessed as being in a very dilapidated condition, resulting in a number of internal areas being classified as unfit for use.

Therefore further works are also now urgently required in order to provide a modern, fit for purpose and future proofed environment that will support police functions for the longer term and achieve best value for money. The works will also ensure the provision of a safe and compliant building that will adhere to the requisite Health & Safety, Statutory and Regulatory compliance requirements and standards.

The original scope of works were procured and instructed to the total value of £42,825 + VAT. The revised anticipated final costs are £177,755 + VAT.

Therefore, additional capital funding to the value of £134,930 is requested to complete the full scope of works identified. This cost is proposed to be met from the Local Policing Estates Transformation Capital Budget in 2022/23. The professional advice of the OPCC Estates team is that this project is of sufficient priority that it should be carried out from this financial year's capital allocation.

PROPOSAL

That the PCC:

Approve a total capital allocation of £177,755 for the capital works to the first floor at Bridgnorth Police station.

Approve the use of the Local Policing Estates Transformation capital budget to fund this project. The scope of the project will focus on the following principal issues;

- Resolve building & fabric issues relating to statutory compliance, to ensure the internal areas are safe and complaint in respect of Health & Safety, Asbestos & Fire Safety regulations
- To maximise the potential of the internal areas through the alignment of the building's physical footprint with policing requirements
- To bring back into use office spaces that are currently not utilised, ensuring efficient use of the building
- To support an expanding team by providing office accommodation of a suitable standard, equivalent to that throughout the rest of the building
- To address and resolve longstanding issues relating to standards of condition, repairs & maintenance
- To reduce the site specific repairs and maintenance backlog, by removing identified areas of poor condition, obsolescence and risk
- To maintain the estate, ensuring it is fit for purpose for a modern policing service

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

I hereby approve the above proposal.

Signed

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

PART 1 – NON-CONFIDENTIAL/EXEMPT FACTS AND FIGURES

SUPPORTING REPORT

Included in the capital programme is a proposal for capital refurbishment works to be completed at Bridgnorth Police station. The original scope was limited to essential works in various parts of the building. Following discussions between OPCC Estates and West Mercia Police, it was found that the original scope of works does not fully meet or futureproof police user requirements and would therefore not fully support front line policing functions, either in the short or medium term.

Following additional due diligence and surveying works undertaken by OPCC Estates Team and contractors, the following issues were identified.

Numerous internal areas are now deemed unfit and cannot be used for occupation due to their condition, in some instances, as a result of water damage from roof leaks, which have now been rectified following a recently completed new roof replacement. Some rooms require work to remedy previous reconfigurations, being plastered, but left unfinished.

In other areas, building fabric, fixtures and fittings to include flooring, ceilings and lighting are either in poor condition, obsolete or inefficient in terms of energy consumption and sustainability. Staff welfare areas to include toilets, tea point facilities, meeting spaces and break out areas are in a poor and dated condition and would benefit from improvement works to make them fit for purpose.

It is financially beneficial to undertake these works as a complete project alongside the limited original scope, rather than to undertake them as separate piecemeal contracts at a date in the near future. This is due to the preliminary costs associated with site setup, economies of scale and also consideration of the current inflation position.

Urgent works are also required to rectify Health & Safety and Statutory Compliance issues relating to Health & Safety, Asbestos and Fire Safety. Those costs of £90,315* form the largest portion of the additional required funding of £134,930. These have been discovered following removal of ceilings as part of the original scope of works. Works to install fire breaks and fire doors are also essential to maintain compliance.

The overall impact of the above means that the majority of internal spaces cannot be fully utilised or repurposed to the maximum potential and efficiency, unless additional refurbishment and urgent H&S & Statutory Compliance Works are undertaken.

Options in respect of use of furniture as part of this project are being considered separately by the Estates service. No new office furniture is captured within the terms or costs of this decision notice.

A summary breakdown of the current (revised) project costs and the required additional works and costs is as follows:

Item	Cost (£)
Original Project Cost	42,825
Additional Refurbishment Costs	34,615
H&S & Statutory Compliance Works *	90,315
IT Services	5,000
General Contingency	5,000
Total	177,755

The full detailed breakdown of works and costs is held by the Estates Team

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:

- Ensure West Mercia's estate delivers the facilities police and communities need, in the most effective, efficient way possible
- Resources will be prioritised towards front-line services to the public
- Provides 'fit for purpose' accommodation and the better utilisation of the space available
- Improving technology and working practices to enable roles to be carried out more effectively
- Improving staff welfare by providing a high standard of accommodation
- Supporting and challenging West Mercia Police to reduce its corporate carbon footprint through improved building efficiency

BENEFITS AND THEIR REALISATION

Benefits arising from the implementation of the proposed additional works include:

- Improved operational environments that are of a modern, fit for purpose and compliant standard
- Reduces the risk and financial burden associated with ongoing and costly reactive repairs and maintenance works

- Optimum, flexible and agile work areas, meeting spaces and improved staff welfare facilities to a standard desirable for people to work in
- Provides a more energy efficient and sustainable design through the installation of LED lighting
- Provides much needed bookable learning and an operational meeting centre, supporting the local community and West Mercia as a whole
- Operational benefits include supporting an agile flexible Police force, by providing a fit-for-purpose, more dynamic base for West Mercia Police to be deployed to or from
- Provides a good initial impression for members of the public. Keeping premises well-maintained and in good condition helps build public confidence in the service and creates a more welcoming and inclusive environment for staff, visitors and clients alike

AUTHOR

Name Andrew Heath

Date 14/07/22

FINANCIAL AND TREASURER COMMENTS

Undertaking the increased investment in this asset, as an extension to the original scope of works agreed with contractors, will be financially advantageous rather than re-visiting the remaining areas under a new contract, which would reduce opportunities to achieve economies of scale and best value, as well as resulting in further disruption to building users.

The increased investment would enable the asset to be made fit for purpose and compliant with all current H&S standards in one project.

There is sufficient funds within the Local Policing Estates Transformation Budget 2022/23 to provision for the revised total refurbishment costs of £177,755. This budget is not currently fully committed and as such approval of the proposal will not impact any other planned projects.

Treasurer



Signature

Date 14th July 2022

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



Date 14th July 2022