

RECORD OF DECISION

TITLE: SARC Facility Feasibility/RIBA Stage 2 Design

Ref: PCC/D/2022/33

EXECUTIVE SUMMARY

West Mercia Police and their partner organisations have a requirement for a compliant Sexual Assault Referral Centre (SARC) facilities. The SARC service is an NHS commissioned service run in conjunction with West Mercia Police. Existing facilities on the SARC site in Telford will not meet the new accreditation requirements. Consideration has been given to redeveloping the site to create a new purpose built facility.

A procurement exercise has been undertaken utilising the PAGABO framework to procure a lead architectural consultant to undertake a concept design to RIBA Stage 2 in order to support a Business Case for development of the site. Following review of the returned tender and completion of tender scoring, a preferred consultant has been selected. The intention of this report is to approve the appointment of the consultant to commence work on the feasibility study.

PROPOSAL

That the PCC approve the appointment of Faithful & Gould to undertake a RIBA Stage 0-2 Feasibility Study in respect of the Telford SARC facility.

**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

West Mercia Police and their partner organisations have a requirement for a compliant SARC (Sexual Assault Referral Centre). The SARC service is an NHS commissioned service run in conjunction with West Mercia Police. Existing

facilities on the existing site in Telford (full location withheld) will not meet the new accreditation requirements.

A previous feasibility study was undertaken in 2016 with a view to refurbishing the existing main building to create a suitable facility. However, due to developing requirements and an assessment of the condition of the existing building, it has been determined that refurbishment is no longer appropriate or financially viable. In order to provide a fully compliant facility suitable for current and future needs, consideration has been given to redeveloping the site to create a new purpose built facility.

More recently (Nov 21), consideration had been given to the refurbishment of the existing building to provide a compliant SARC facility. An options paper had been prepared to review proposals. However, this appraisal identified a number of factors which indicated that an alternative option to redevelop the site should be considered further:

- The cost of the major works needed to the existing building is likely to exceed the value of the asset in the long term,
- There are limitations to the existing building which cannot be remedied in a practical way, e.g narrow width of corridors which cannot be rectified due to the locations of structural elements, and the lack of energy efficiency incorporated into the building fabric,
- Ongoing maintenance costs to the existing building will be greater as an inevitable result of its age. Defects such as condition of a flat roof covering may present further issues in the long term if not addressed,
- The proposed layout will inevitably feature some form of compromise, whereas a new build can be designed correctly from the outset, with the specific needs of the SARC in mind,
- There is a view to renewing leases at the site to see if they can be extended to 125 years, meaning any redevelopment has the costs spread over a more significant period of time, and in essence almost becomes a very long leasehold.

In order to fully understand the most advantageous approach, a feasibility study into the redevelopment of the site to provide a new build SARC facility is required.

A procurement exercise has been undertaken via the PAGABO frameworks as a compliant route to market for commissioning of architectural services. A compliant bid has been received from Faithful & Gould to complete a feasibility study to RIBA Stage 2, to include concept design, cost plan and outline programme to enable a decision to be made on how best to progress the project. The value of the proposed appointment based on the tender return is £29,322 00.

It is therefore requested that approval be given to appoint the consultants to commence work on the concept design.

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:

- Progress towards development of a compliant and accredited SARC Facility to enable gathering of required evidence to support investigations.
- Improve services provided to victims of crime
- Provide 'fit for purpose' accommodation for police and partners

BENEFITS AND THEIR REALISATION

- Redevelopment of outdated and underused assets
- Service transformation and integration
- Generate efficiencies through reduced maintenance and running costs
- Cost effective use of public sector assets and reduction in running costs
- Collaborative working between emergency services and public sector partners
- Promote modern methods of construction
- Reduction in carbon emissions
- Create economic growth

AUTHOR

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Date 31/05/22

FINANCIAL AND TREASURER COMMENTS

External NHS funding of £600K has been secured to support the development of the new SARC facility. The tendered figure (£29,322.00) for the RIBA Stage 2 Design Report is within this funding envelope.

Approval to proceed to this stage will result in a concept design and more detailed RIBA Stage 2 cost estimates for the project to better advise the required funding to complete the scheme and determine the most appropriate course of action for the site.

Treasurer



Signature

Date 15th August 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

Chief Executive Officer



Signature

Date 19th August 2022