

**RECORD OF DECISION**

**TITLE: Redditch Temporary Police Station**

**Ref: PCC/D/2023/15**

**EXECUTIVE SUMMARY**

This decision supports and is linked to the project to build new combined police and fire station hub in Redditch (Decision Notice PCC/D/2021/27)

As part of the sale and leaseback agreement between the OPCC West Mercia and Redditch Borough Council, it is a requirement to vacate Redditch Police Station by the end of October 2023.

There is a requirement for a temporary relocation of all staff from Redditch Police Station to alternative accommodation from November 2023 until the completion of the new hub. This will ensure full continuity of operational capability for the police and the local community they serve.

Following completion of an options appraisal it has been agreed that relocation to a vacant unit within the Kingfisher Centre in Redditch is the preferred option. This option has been costed and agreed at a maximum total budget of £2.0m, to include all costs associated with the lease costs and the required refurbishments.

**PROPOSAL**

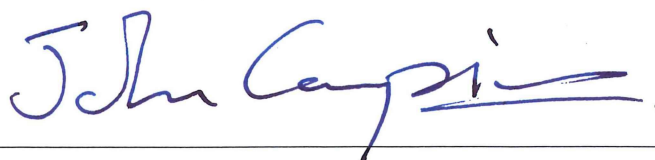
For the PCC to approve the allocation of a total budget of £2m of funds to support the delivery of the temporary location for West Mercia Police in Redditch at the vacant retail unit within the Kingfisher Shopping Centre, Redditch.

The PCC approves allocation of revenue reserves up to £1.750m to contribute to the cost of the scheme, with the expectation that £0.5m of revenue savings can be identified from the closure of the current site to offset the above cost.

**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**

As part of the sale and leaseback agreement with Redditch Borough Council, West Mercia is required to vacate Redditch Police Station by the end of October 2023, to enable the demolition works for the site to be completed by no later than 1<sup>st</sup> April 2024.

Due to a number of challenges with the new site there is a requirement for a temporary relocation of all staff from Redditch Police Station to alternative accommodation from November 2023, until the completion of the new hub.

The relocation requirements were for approximately 12,000 ft<sup>2</sup> of office space with up to a further 6,000 sq ft required to house ancillary and welfare spaces. A detailed options appraisal report was completed, providing costed breakdowns for each option, together with a review of operational, tactical, strategic and commercial benefits and disadvantages of each. This was discussed at the Estates Governance Board in March 2023, with a preferred option identified which will enable continuity of policing presence and service for the local community and is operationally fit-for-purpose.

The PCC set out a budget envelope of £1.5m (budgeted spend of £2m to be offset by revenue savings of circa £500k from the closure of the current police station and through contract negotiations).

Following liaison with Contracts and Procurement a procurement options paper was prepared. It was agreed that Speller Metcalfe Malvern Ltd would be appointed to complete the works by way of a Deed of Variation to the tendered contract for the Construction of the New Redditch Combined Hub. As part of the identified £2m budget envelope the intention is to enter into a contract, to a maximum value of £1m, to undertake the required refurbishment construction works.

Approval is therefore sought for the allocation of a total budget of £2m of funds to support the delivery of the temporary location for West Mercia Police in Redditch at the vacant retail unit in the Kingfisher shopping Centre.

### **STRATEGIC CONSIDERATIONS**

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

- |   |  |
|---|--|
| <input checked="" 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 checked="" type="checkbox"/> 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
- Prioritising resources towards front line services to the public
- Ensuring West Mercia Police maintain robust responses to serious and organised crime, to reduce the harm it causes to the communities of West Mercia
- Provides 'fit for purpose' accommodation
- Improving staff welfare by providing a high standard of accommodation
- Maintaining the Police functions within the area, by providing the Force with the facilities they require to perform their duties
- Retaining police presence at the heart of the communities they serve
- Supporting the longer term investment in and future of policing in Redditch as identified in the PCC Estates Strategy and West Mercia Police 'target estate' for 2030

## **BENEFITS AND THEIR REALISATION**

Supporting realisation of significant benefits for the wider project, as set out in PCC/D/2021/27.

## **AUTHOR**

Name Chris O'Hara

Date 22<sup>nd</sup> May 2023

## **FINANCIAL AND TREASURER COMMENTS**

The options appraisal, recommending option 2.2, (approved at the appropriate internal governance board), together with OPCC Estates & WMP Contracts & Procurement teams has provided assurance that the costs of construction refurbishment are reasonable in the current economic climate.

Due to legal agreements, there is a requirement to vacate the current Redditch site by October 2023. Due to unforeseen environmental delays in the construction of the new site, there is a need to find alternative accommodation for staff and officers until the new site is completed. The financial, operational and reputational risks associated with breaking the current agreement presents a clear case for the relocation. Specifically, the risk of West Mercia having to take back possession of the current Police Station.

A significant amount of resources has been tasked with reviewing all options for this temporary relocation, with the clear recognition that this proposal provides the

current optimal balance between the operational requirements against the costs identified.

The PCC has £1.750m of reserves that can be allocated to cover the cost of the temporary location from the capital allocation in the Infrastructure reserve. The expectation is that revenue budget reductions of £500k can be identified to contribute to the cost, reducing the call on reserves to £1.5m.

**Treasurer**



Signature

Date 23/05/2023

### **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).

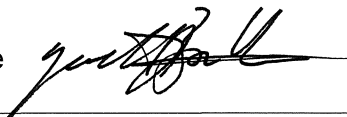
### **PUBLIC ACCESS TO INFORMATION**

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 23/05/23