

# Decision Note – Estates – Refurbishment of Longton Police Station



## REQUEST FOR DECISION BY THE STAFFORDSHIRE COMMISSIONER

	Policing:	Crime:	Fire & Rescue:
This decision relates to:	X		

### APPROVAL (for completion by Staffordshire Commissioner only)

Rationale for approval

STAFFORDSHIRE COMMISSIONER

Signature

Date 06/02/24

Date decision required by: 6<sup>th</sup> February 2024

If an urgent approval is required, please state reasons:

**For completion by Staffordshire Commissioner's Office only:-**

Decision Number: SCP/D/202324/010

Date Received: 22/03/2024

	Yes	No
Has the required decision been considered under the guidance of the Staffordshire Commissioner's Decision Making Policy?	X	
Has the required decision been deemed to be a Key Decision as defined within the Staffordshire Commissioner's Decision Making Policy?	X	
Who is empowered to make the required decision? <b>Staffordshire Commissioner</b>		

Title	Refurbishment of Longton Police Station
<p><b>Summary:</b></p> <p>Following the presentation of the business case in July 2023 to the Commissioner at SGB the refurbishment of Longton Police station has been competitively tendered. This decision seeks authorisation to award to the contract, subject to the required 'cooling' off period. The refurbishment of Longton was one of the 5 Estates priorities set for 2023/24</p> <p>This investment into policing in the City of Stoke-on-Trent will provide modern, fit for purpose facilities to deliver operational policing in the city which will deliver both better services to the residents of Stoke-on-Trent as well as economic benefits to the local area from this capital spend</p> <p>The refurbished facility will also allow, in the medium term, for the closer integration of specialist team such as CID and Public Protection with Local policing teams. It will also create the space to host the City Command Team within the City. This is achieved by increasing the available floor space by c.15%</p> <p>The business case articulated the challenges of the current condition of the building, having seen minimal investment over the last 30 years. This has led to Longton being one of our least preferred sites for Officers to work from which the refurbishment will address.</p>	
<p><b>Recommendation:</b></p> <p>The Commissioner approves the awarding of contract to the winning bidder with a budget set of £3.514m.</p>	

**Chief Executive**

I hereby approve the recommendation for consideration.

Signature



Date

06/02/24

**REPORT AND ADVICE TO THE STAFFORDSHIRE COMMISSIONER**

**1. Introduction and background**

The Longton Refurbishment is part of the main estates investment programme with activity prioritised as follows:

1. OPST
2. L&D Classrooms
3. Firearms Training Facility
4. NACF
5. Longton police Station

The business case was presented to EMB on 27<sup>th</sup> June 2023 and then presented to SGB on 27<sup>th</sup> July 2023 where approval was given by the Stafford Commissioner to allow the project to be put out for tender to evaluate the market conditions based on the recommended framework approach.

Four suppliers were invited to tender via the Constructing West Midlands framework, one of which declined due to their current work load. The remaining three suppliers tendered for the project with a tender submission date of 3<sup>rd</sup> November 2023. Following the tender submission date an evaluation exercise was undertaken on the 13<sup>th</sup> November 2023.

The outcome of the exercise was then fed back into the scoring matrix and retained by Commercial Services to ensure there was no bias in the process. Following a number of clarifications provided by the suppliers the final scoring was then fed back into the scoring matrix. The scoring matrix then calculates the quality question scoring results against the cost plan scoring results and recommends a preferred bidder based on the 40% quality and 60% cost criteria split. This information is then retained by Commercial Services.

**2. Issues for consideration**

The business case has been updated to reflect the new costing model (£3.514m) from the evaluation exercise. If approved works can be awarded to the winning supplier, with the aspirations of commencing onsite around summer 2024 with a completion date of summer 2025. Though these dates have been supplied by the winning supplier as part of their cost plan these are very much vetting dependant, options can be sort to use the National Vetting Scheme in order to reduce vetting wait times however these costs have not been reflected within the current contract terms are would have to be paid for by the Force.

The tender pricing is only valid until the end of Feb 2024. Once approved the winning bidder is notified and all unsuccessful bidders, a 10 calendar day standstill period is undertaken, following this the winning bidder can be awarded

the works. If there is a delay in decision and we were not award prior to the end of Feb 2024 we would have to undertake the tender exercise from the start, this would add approximately 6months delay onto the project start date.

### 3. What other options have been considered?

Two other option were considered inline with the options presented above:

1. New build provision – An high level review was undertaken which would likely cost the Force between £6m to 10m to achieve, this option was ruled out as this didn't offer value for money and
2. Partial refurbishment– This option was dismissed as it wouldn't address all the issues for consideration mentioned above.

### 3. Consultation and Engagement undertaken

The following parties have been engaged with either at the pre-design phase or during the business case forming stage:

1. Local Commander
2. Russ Lawson (IT)
3. Jasraj Purewal (Finance)
4. Amy Vukovic (Commercial)

## Report Implications

### 4. Monitoring Officer comments:

Signature



Date 06/02/24

### 5. Section 151 Officer comments:

The MTFs contains a budget of £4.3m. This was set following detailed work from an external Quantity Surveyor and was presented in the July 2023 business case. At the time of the QS report prices in the market were being driven by constraints on material and labour as a result of HS2 – since the government has announced the cancellation of the northern leg of HS2 in October 2023 (including elements through Staffordshire) we have seen build inflation return to lower levels. This however does cause some challenges around cost certainty compared to where we would ideally want to be.

Following the business case being presented the Force has engaged with suppliers. Three suppliers tendered and following evaluation and due diligence the tender recommended for approval results in a project budget of £3.514m. This results in a saving to the capital programme of £0.786m

The business benefits of being able to collocate local policing alongside specialist functions will result in increases in operational effectiveness. This reverses some of the challenges incurred over the last decade where teams have become more dispersed.

Signature	<i>J. Bloomer</i>	Date	06/02/24
		<b>Yes</b>	<b>No</b>
Has legal advice (outside of that provided by the Monitoring Officer) been sought on the content of this report?			X
<b>6. Legal Comments:</b>			
<b>7. Equality Comments – Not Applicable</b>			
<b>8. Background/supporting paper</b>			
<b>Please answer the following questions</b>		<b>Yes</b>	<b>No</b>
<b>9. Public access to information?</b>			X
<b>10. Does this decision involve the processing of personal data? (If yes please attach a completed Data Impact Assessment)</b>			X
<b>11. Is the publication of this form to be deferred? (If yes approx. how long?)</b>			X
<b>12. Does this form contain commercial or operationally sensitive information which is to be redacted? (If yes, please provide details with the submission of this note)</b>			X

**13. ORIGINATING OFFICER DECLARATION:**

<b>Author</b>	Dan Lycett
<b>Signed</b>	Dan Lycett
<b>Date</b>	01 <sup>st</sup> Feb 2024