

OFFICE OF THE POLICE AND CRIME COMMISSIONER		DECISION NO: PCCG-2022-028
LEAD CHIEF OFFICER:	Nigel Stephens - Assistant Chief Officer Resources	
TITLE:	Progression to Construction Phase of the New Abergavenny Police Station	
DATE:	28th October 2022	
TIMING:	Urgent	
PURPOSE:	For Approval	
1.	<u>RECOMMENDATION</u>	
1.1	It is recommended that the Police and Crime Commissioner for Gwent approves the proposed budget for the New Abergavenny Police Station, allowing the project to progress to construction.	
2.	<u>INTRODUCTION & BACKGROUND</u>	
2.1	It was agreed at the Estate Strategy Board on 27 th November 2020, that Gwent Police would build a new Abergavenny Police Station.	
2.2	Decision note PCCG-2020-060, signed 17 th March 2021, confirmed the appointment of Willmott Dixon as the main construction contractor for the Abergavenny Police Station, utilising the 'Places for People – Major Projects Hub' framework number DN298568. It is a national framework owned by Procurement Hub and is a compliant route to market. This is in accordance with the Manual of Governance (sections 20-24 of Part 3e Standing Orders Relating to Contracts).	
2.3	The decision at the time noted that the exact budget could not be confirmed, as a feasibility study and pre-construction design work, including obtaining the land and planning permission, needed to be completed.	
3.	<u>ISSUES FOR CONSIDERATION</u>	
3.1	The pre-construction phase is now complete and planning permission has been received. The land purchase is anticipated to complete during November 2022.	
3.2	Willmott Dixon has provided a fixed price for the construction (see section 5), which has been scrutinised by the CFO and internal Finance staff, in addition to Gwent Police's nominated quantity surveyor, Monmouthshire County Council.	

4.	<u>NEXT STEPS</u>
4.1	If approval to proceed is agreed, the contract for construction can be drafted and construction will begin on site in January 2023.
5.	<u>FINANCIAL CONSIDERATIONS</u>
5.1	The total cost of this project is now projected to be £6.2million – this includes all elements including the land purchase, design, fees, planning and construction.
5.2	The construction element of the project has been provided at a fixed price of £4,569,874. However, this fixed figure is caveated by the risks noted in 9.3.
5.3	The budget for this project has been incorporated within the Capital Programme element of the Medium-Term Financial Projections and will be funded through a specific Committed Fund, within the Commissioner’s overall Reserves and Committed Funds portfolio..
6.	<u>PERSONNEL CONSIDERATIONS</u>
6.1	The Abergavenny Police Station Project Board has been established with robust governance arrangements and includes internal and external representatives. Personnel issues relating to the project, such as staff engagement in the design phase, have been considered throughout.
7.	<u>LEGAL IMPLICATIONS</u>
7.1	Joint Legal Services (JLS) sit on the Abergavenny Police Station Project Board and have been fully engaged in all legal matters, such as contractual terms and the land purchase. JLS will remain on the Board until the closure of the Project, following the satisfactory end of the defects period.
8.	<u>EQUALITIES AND HUMAN RIGHTS CONSIDERATIONS</u>
8.1	This report has been considered against the general duty to promote equality, as stipulated under the Strategic Equality Plan and has been assessed not to discriminate against any particular group. Consideration has been given to the requirements of the Articles contained in the European Convention on Human Rights and the Human Rights Act 1998 in preparing this report.
9.	<u>RISK</u>

9.3	<p>The construction costs provided by Wilmott Dixon are fixed, but are based on the following assumptions:</p> <ul style="list-style-type: none"> • There is no delay to planning consent – this has been received; • There are no delays due to discharge of planning conditions – there are no pre-commencement of construction requirements; • Works by BT will be completed by the anticipated construction date – being progressed; • Site removal works by current landowner are completed – being progressed; • The land purchase is completed on schedule – being progressed.
9.4	<p>Should any of the points listed in 9.3 occur, leading to a delay in the start date of construction (anticipated January 2023), cost inflation may become a risk. Currently, the likelihood of the above risks affecting the fixed price are low.</p>
10.	<u>PUBLIC INTEREST</u>
10.1	This document will be made available to the public on the Police and Crime Commissioner’s website.
11.	<u>CONTACT OFFICER</u>
11.1	Gemma Evans, Senior Procurement Officer
12.	<u>ANNEXES</u>
12.1	N/A

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Police and Crime Commissioner for Gwent

I confirm that I have considered whether or not I have any personal or prejudicial interest in this matter and take the proposed decision in compliance with the Code of Conduct.

The above request has my approval.

Signature:

A handwritten signature in black ink, appearing to read "Jeff Cook". The signature is written in a cursive style with a large initial "J" and a long horizontal stroke at the end.

Date: 28/10/2022