

DECISION NOTICE (GMP)

Decision author and proposer: ACO Christopher Kinsella

Subject:
Unit A (former Fujitsu building) Central Park

Type of decision:			
Deputy decision	Mayor's	X	Chief Officer's decision

The decision is that:

GMCA work with GMP Business Support Services to agree heads of terms for one and a half floors (fully furnished) of the former Fujitsu Building at Central Park as a short-term sub lease with a view to occupying that space asap (estimated from June 2022). Specifically, this sub lease is for a period of two and a half years at a budgeted rental cost in 2022/23 of £400k, with almost 200 desk spaces for use by the 700 currently displaced staff.

The reasons for the decision are:

GMP establishment in 2010 was at c12,000 officers and staff (8,000 officers and 4,000 staff). These numbers reduced over subsequent years during the extended period of austerity. The requirement to find savings and to reduce estates capacity, in line with the reductions in officers and staff, meant that the Force followed a strategy of disposing of the older, more expensive to maintain, building stock and the surrender of leases. The increases in establishment over recent years, together with the predicted growth in numbers during 2022/23, will return officer and staff numbers to the 2010 level. However, there is insufficient capacity within the Force estate to accommodate the increased officer/staff numbers. This is particularly apparent at Central Park with pressures on space being felt within both the City of Manchester District Headquarters and the Force Headquarters buildings.

Taking additional space on Central Park will relieve the space pressures. It will also provide much needed meeting space.

Alternative options considered and rejected:

The possibility of using GMCA premises has been explored, however, very few available locations have been identified
GMCA have also spoken to local authority partners to ascertain if any available space, but nothing was forthcoming.

Financial comments:

The total cost in 22/23 is £400k for rent with a total of £741k (this includes some one-off building and IT costs) and thereafter £846k p.a. excluding utility costs, which are estimated to be relatively low. These costs are included in existing budgets.

Legal comments:

It is proposed GMCA/GMP Business Support Services agree terms for one and a half floors (fully furnished) of the former Fujitsu Building at Central Park as a short-term sub lease with a view to occupying that space asap (estimated from June 2022). The sub lease would be for a period of two and a half years to provide 200 desk spaces for use by the 700 currently displaced staff and accommodation for Gross Misconduct Hearings.

Currently, Fujitsu hold a principal lease on the property which expires end March 2025. At that point, GMP would have the option to enter a new lease directly with the landlord for an appropriate portion of the building. The GMP occupancy of the proposed additional floorspace would be subject to a quarterly review of space utilisation over the period of the sub lease to determine the appropriate level of required additional floor space for the longer term in line with GMP estates strategy.

Risk Assessment:

No risks identified.

Can this decision notice be published in the public domain:

It can be published with the lease costs redacted for commercial reasons.

Signed on behalf of GMP



Signed:...

Name:.....CHRISTOPHER KINSELLA

Date:.....4 MAY 2022

Signed on behalf of GMCA Treasurer



Signed:

Name: Steve Wilson

Date: 05/05/2022

Agreed by Deputy Mayor



Signed:

Name:...Baroness Beverley Hughes.....

Date: ...9th May 2022.....