

CLOSED AGENDA – REPORT EXEMPTION

The content of the below report or discussion has been classed as exempt from publication as detailed below under Schedule 12A of the Local Government Act 1972:

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|---|---|--------------------------|
| 1 | Information relating to any individual. | <input type="checkbox"/> |
| 2 | Information which is likely to reveal the identity of an individual. | <input type="checkbox"/> |
| 3 | Information relating to the financial or business affairs of any particular person (including the OPCC or Northumbria Police holding that information). | <input type="checkbox"/> |
| 4 | Information relating to any consultations or negotiations, or contemplated consultations | <input type="checkbox"/> |
| | a. or negotiations, in connection with any labour relations matter arising between the OPCC/Northumbria Police or a Minister of the Crown and employees of, or office holders under, the OPCC/Northumbria Police. | <input type="checkbox"/> |
| 5 | Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings. | <input type="checkbox"/> |
| 6 | Information which reveals that the OPCC/Northumbria Police proposes— | <input type="checkbox"/> |
| | • to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or | <input type="checkbox"/> |
| | • to make an order or direction under any enactment. | <input type="checkbox"/> |
| 7 | Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime. | <input type="checkbox"/> |

NORTHUMBRIA POLICE AND CRIME COMMISSIONER**Key Decision****Title and Reference: NP0363 Force Headquarters Contractor****(PCC/692/2025)****Summary**

The purpose of this report is to seek approval to enter into a Pre-Construction Services Agreement (PCSA) and an enabling works contract (subject to planning consent and completion of the acquisition) with Overbury PLC and to set out the basis of the appointment.

This first stage appointment follows a competitive procurement exercise via Procure Partnerships' Construction Framework under the 'North-East £15m to £30m' Lot. The following criteria was utilised:

- Social Value – 10.00%
- Quality – 60.00%
- Price – 30.00%

Six competitive and compliant submissions were received, and a full price and quality evaluation has been undertaken by representatives of the Force's Procurement and Estates departments, Identity Consult, GSS Architecture and CAD21.

The initial appointment involves entering into a PCSA agreement under which the appointed contractor will assist with the detailed design and planning of the main building contract. This work will also form the basis of the second stage appointment and a Guaranteed Maximum Price (GMP) for the completion of the works.

Once planning consent has been secured and the building acquisition has completed, the Force will instruct the appointed contractor to undertake a programme of enabling works comprising of internal strip-out, removal of existing roof mounted plant and some minor internal construction works.

Recommendation/Findings:

It is recommended to award this tender to Overbury PLC as they provided the most economically advantageous tender.

The proposed award is as follows, with the aim for the Headquarters building to be fully operational by the end of May 2027:

- Enabling Works – November 2025 to March 2026
- Main Works – March 2026 to April 2027

The overall rate provided by Overbury PLC was a sum of £2,476,300.67 which has been broken down into the following categories:

First Stage:

- Pre-Construction Services Agreement (PCSA) in the sum of £23,226.08
- Enabling Works in the sum of £653,933.86

Second Stage:

- Anticipated sum of £1,799,140.73

The OPCC is asked to approve the request to enter into the first stage of this contract which includes the PCSA and Enabling works with Overbury PLC once planning permission has been secured and the acquisition of the building has been completed. The total sum for the first stage is £677,159.94.

A further report detailing the terms and pricing of the second stage appointment will be brought back to a future OPCC Business Meeting for approval prior to commencement.

Northumbria Police and Crime Commissioner

A large, handwritten signature in black ink, reading 'Clare Pennyfrans', is centered within a light gray rectangular box. The signature is written in a cursive, flowing style.

Signature

Date

17.9.25