

# Strategic Headquarters Update Policy and Resources Cabinet Committee 14 September 2022

- Masterplan
- Marketing update –  
Blocks A/E and B
- Invicta House Refurb
- Sessions House:  
Blocks C/D Refurb
- Key dates





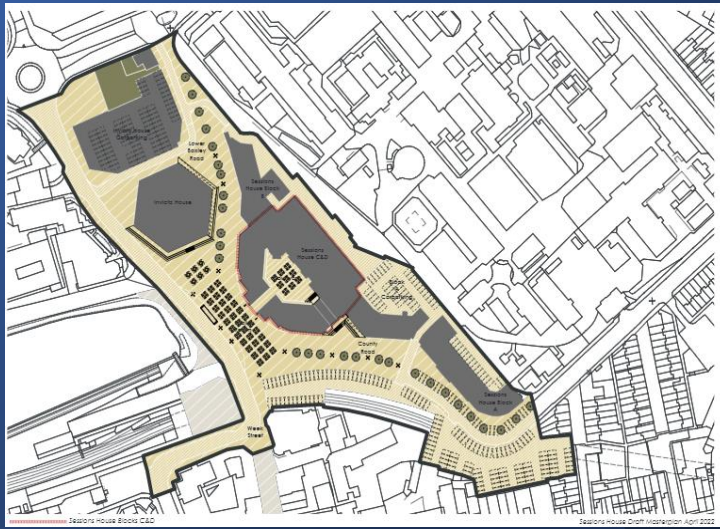
# SHQ Masterplan



# Marketing update

- Marketing commenced in July 2022, with Montagu Evans appointed to provide disposal, marketing and strategic asset advice.
- Over 80 interested parties including targeted parties with known requirements, 15 of which have requested access to data room and accompanied viewings have commenced.
- Initial offers of interest to be expressed by 9 September 2022.
- Round of 'Best and Final' bids anticipated to follow.
- Positive engagement with MOJ regarding restrictive covenants however this remains a key risk .
- Any opportunities to include One Public Estate (OPE) where possible will be considered, but limited interest to date.





# Sessions House Blocks C and D

- RIBA Stage 2 completed including designs and proposals, updated programme and risk register.
- Value engineering / Phasing approach developed to split the works into multiple phases implemented over a longer programme. The stage 2 cost plan indicates a significant legacy maintenance element beyond that previously identified.





# Invicta House



# Key Dates

Current master programme dates below to be reviewed as part of the Business Case for implementation of the project:

Activity	Target Completion
Masterplan RIBA stage 1+	April 22
Invicta and Blocks C/D Stage 2	April 22
Decant Options & Strategy	April 22
Marketing Exercise of Blocks A/E & B	September 22
Procurement exercise of coworking partner for Block B	September 22
Evaluation of Bids (including coworking proposals for block B)	November 22
<b>Key Decision Invicta, Sessions Blocks C/D Contract Award, Block A Disposals and Block B procurement Award.</b>	<b>October/ November 22</b>
Appoint coworking partner	February 23
Invicta and Blocks C/D Stage 3	March 23
Conditional Exchange (subject to planning) with developer for block A/E	April 23
Invicta and Blocks C/D Stage 4	July 23
Planning/Listed Building Consent (July 23)	July 23
Invicta and Blocks C/D Contract Award (December 23)	December 23
Invicta Complete	July 24
Complete disposal of Block A/E	August 24
Blocks C/D Complete	March 25

Completion date can be brought forward for Blocks C/D by entering into enabling works contract(s)

# Next steps:

- Evaluation of bids received from the marketing exercise (Bid return currently scheduled for 9<sup>th</sup> Sept).
- Agreement on design options to be developed for Sessions Blocks C/D and Invicta House, with consideration given to current proposed phasing.
- Review of economic and social impacts on the Business Case to support funding decisions.
- Review of external funding opportunities to support project funding (i.e. SALIX De-Carbonisation Programme).
- Preparation and finalisation of Business Case for Policy and Resources Cabinet Committee consideration planned for 10 November 2022.