

## Sustainability at The Metropolitan Specialist Training Centre



### Contract overview

The Metropolitan Police Specialist Training Centre (MPTSC), which opened in January 2003, is a PFI contract for a 25 year concession to provide a modern day a 'state of the art' training facility for police officers in firearms and public order tactics.

The purpose-built centre design includes urban street layouts, houses, flats shops, a bank, a pub, a nightclub, a football stadium, a full-size section of a plane, a train and underground station with underground carriage, providing a realistic everyday police training environment.

There are also indoor firing ranges, and specialist indoor firearms training rooms, classrooms and lecture theatres, an abseil tower, stables for ten police horses and accommodation for more than 300 police officers, occupying a site covering 38 hectares.

The police relocated to Gravesend as their original public order training centre at Hounslow Heath became surrounded by a residential development and their firearms facility at Epping Forest, originally a Second World War camp, was no longer suitable.

In addition to the main training complex, the facility also includes the open air firing ranges known as Milton Ranges on Shorne Marshes. The entire area surrounding the facility was once marsh land, which has since been drained by a series of ditches and culverts, and is now managed by the Environment Agency and the RSPB as a valuable wildlife habitat and public amenity that forms part of a Site of Special Scientific Interest.

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## Sustainability management

### *Environmental*

John Laing's operations are subject to the Company's Environmental Policy which makes clear its commitment to continual environmental improvement. This in turn is part of John Laing's ISO 14001:2004 certified Environmental Management System which, amongst other things, includes an environmental risk assessment, sets performance targets and ensures all site personnel including subcontractors receive environmental training.

In addition, John Laing complies with the Metropolitan Police Service (MPS) Environmental Strategy, which outlines a number of environmental performance criteria including energy and water use, paper consumption and waste production. Monthly meter reading is carried out to identify abnormal usage patterns and ensure corrective action is taken, and John Laing reports annually to the MPS on its environmental performance.

The site construction undertaken by John Laing has received a BREEAM (Building Research Establishment Environmental Assessment Method) rating of 'Very Good', indicating high performance in areas such as energy use, pollution, and ecological impacts.

Effective management at the site ensures compliance with a range of environmental and planning requirements relating to the nature of the centre's activities, for example noise, maintenance of vegetation to an ecological plan, green transport planning and specialist disposal of lead.

A number of recent activities reflect John Laing's commitment to good environmental practice on the site:

- Reinstatement of 1,000 tonnes of oil-contaminated land and clearance of unexploded ordnance from historical activities found during construction works;
- Working with the RSPB to conduct warden duties, bird counts and noise monitoring in relation to Milton Ranges;
- Carrying out waterway maintenance in connection with the Environment Agency requirements;
- Installation of nesting boxes and feeding tables to encourage local bird populations;
- Management of ditches to protect the local vole population;
- Implementation of a programme to compost horse manure and garden waste;
- Provision of site bicycles to reduce vehicle use;
- Recycling of various waste streams (glass, paper, printer cartridges, cooking oils, ammunition brass, sand);
- Use of sustainable products including environmentally-friendly copier paper;
- Installation of saver flush devices to reduce water consumption in toilets; and

Pollution prevention through containment of airborne particulate lead and CS gas; and incorporation of fuel interceptors in surface drainage systems.



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### ***Social and community***

As far as possible, the operation of the site is conducted to ensure a positive impact on the local community. A range of activities reflect John Laing's commitment to achieving this aim, for example –

- The workforce on the site (including subcontractors) is predominantly made up from local people, and all employment is subject to John Laing's Equal Opportunity Policy;
- Revenue from recovered ammunition brass is given in charitable donations;
- Effective management is carried out to ensure appropriate access by the public, including installation and maintenance of a permissive path, positioning of bridleway stewards, and management of safety flags;
- Work is carried out with local stakeholders, including community members who graze cattle, local police officers, the Environment Agency and footpath officials, to ensure safety of the range danger area.



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### ***Commercial conduct***

John Laing ensures that its management practices at the site reflect the highest standards of commercial conduct. Operations are subject to John Laing's Ethical Code of Conduct and ISO 9001:2000 Quality Management System.

John Laing's strong customer focus has ensured that the contract has operated for three years without problems and customer satisfaction surveys are undertaken by experienced senior managers from other parts of the business to ensure that effective client relationships are maintained.

The Company's procedures are designed to prevent instances of fraud and corruption and effective procurement processes have ensured the maintenance of good supplier and contractor payment performance.

In 2005 MPSTC won the Public Private Finance award for Best Local Authority project.

### ***Client benefits***

John Laing has ensured that operations at the MPTSC are run efficiently whilst at the same time maintaining sound community relations and actively contributing to the aims of sustainable development. Appropriate construction and effective management have resulted in a number of key benefits to the client including -

- Development of a World-class centre for specialist police training;
- Effective relationships with regulators and interest groups, allowing mutual benefit through shared management of environmental and access issues;
- Strong links with the community, for example through the local employment and supplier base;
- Reduction of environmental risk, for example that associated with disposal of hazardous waste such as lead from ammunition, and motor oils;
- Cost savings through efficient resource use; and
- Contribution to the aims and objectives of the MPS Environmental Strategy.