

Redevelopment of the Ryton-on-Dunsmore Site West Midlands, United Kingdom

Challenges

- The NPIA operate from a number of sites across the U.K. including a nine acre site in Ryton-on-Dunsmore, West Midlands. The site is a significant facility for NPIA and is a key component in ensuring that the training and development of police officers across the U.K. is of a consistently high standard.
- Following a strategic review of the Ryton site in 2007 the NPIA embarked on an ambitious plan to rationalise key areas within their facility to ensure that Ryton could respond to the changing demands in training and policing. This review concluded that the site redevelopment would be carried out in three distinctive phases.
- The redevelopment of the Ryton site will be undertaken in a phased manner over a seven year period, consisting of 11,000m² office accommodation for existing and relocating departments, a new state of the art conference and training facility and accommodation to house delegates during training courses.
- The project also provides for a flexible training and scenario planning space.



Solutions

- As noted previously this project was phased. The phased approach is primarily driven by the need for the site to remain fully operational throughout the programme of development.
- Phase one recognised that in order to satisfy the increasing number of delegates and trainees, a need for accommodation on the site.
- In order to complete phase one there was a need to relocate specialist facilities into temporary facilities. Phase two, therefore, provided the specialist training facilities with a permanent home.
- Following the completion of phase two the existing conference facilities housed within the centre of the site will be redeveloped to create phase three, a new state of the art conference complex to catering for 400 delegates.

Results

- The success of this project has been based upon open communication. There were often times when the complexity of the scheme and the number of stakeholders has threatened to derail the project. This was avoided successfully as the team quickly developed a firm dedication to honest and transparent communication.
- To complement this it was crucial to maintain flexibility. The parameters were ever changing.

Reflections

- This scheme provides a facility of national importance that is the first of its kind in Europe (if not the World). Achieving this in an energy efficient manner, on an ecologically sensitive site is a major success for the team.