

**RECORD OF DECISION**

**TITLE:** Relocation of Stourport Safer Neighbourhood Office

Ref: PCC/D/2017/12

**EXECUTIVE SUMMARY**

To approve the relocation of the Stourport Safer Neighbourhood Office.

This decision request is accompanied by supporting Part 1 and Part 2 reports.

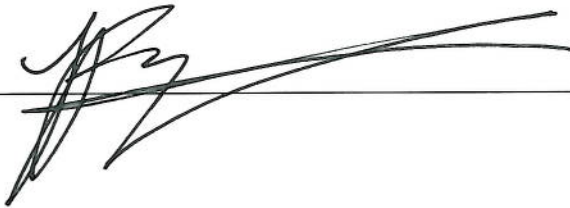
**PROPOSAL**

That the lease of premises at the Stourport Civic Centre and surrender of the lease at County Buildings Stourport are approved, authorising capital expenditure on building refurbishment and ICT to facilitate the relocation.

**APPROVAL OF  
West Mercia Police and Crime Commissioner**

I hereby approve the above proposal.

Signed



## **PART 1 – NON-CONFIDENTIAL/EXEMPT FACTS AND ADVICE**

### **SUPPORTING REPORT**

#### **Introduction**

- 1.1 The current Police Station in Stourport is located to the north of the Town Centre in County Buildings, which is in an area that is becoming increasingly isolated and run down since the relocation of Tesco's and the Library approximately two years ago.
- 1.2 The existing property, which is not fit for purpose, was included within the 2013 Estate Rationalisation Programme but two previous attempts to relocate to the Civic Centre failed due to being unable to find space of a suitable nature which was also affordable in terms of a capital outlay.
- 1.3 As a result of the Wyre Forest One Public Estate initiative, an opportunity has recently arisen to re-consider a possible relocation of the Police to the Civic Centre. This has come about due to a community user pulling out of a proposed move to the Civic Centre.

#### **2.0 Background**

- 2.1 The current location, County Buildings, was constructed in the 1960s and is a complex that is not fit for modern day Policing or any alternative commercial/office use. The site is being looked at by Wyre Forest District Council Planners for regeneration with an emphasis on affordable/market housing. The complex has a maintenance backlog which is increasing every year as the other occupiers either vacate or downsize. The site previously housed the Library and Coroner's Court and office but these users have already vacated to the recently refurbished Civic Centre which sits just behind the Town Centre.
- 2.2 The Hereford and Worcester Fire and Rescue Service also occupy the site but this service is now looking to relocate into a new combined facility that will better serve the three market towns of Kidderminster, Stourport and Bewdley. This will just leave Health/NHS on the County Buildings site, however with their lease coming to an end in approximately 3 years, this service is also looking to relocate into a new combined facility that will potentially house two GP practices.
- 2.3 Worcestershire County Council, who own County Buildings, is working with Wyre Forest District Council through the One Public Estate Programme to help partners to relocate and free this site up for much needed affordable/market housing within the next three years.
- 2.4 With the introduction of agile and flexible working practices, the current office Police space is far too big and expensive to run and maintain.
- 2.5 The Police do not own the station but occupy the space through a standard property lease. This agreement could be terminated at any time subject to minimum 6 months' notice. Plans for future redevelopment of these premises on Worcester Road would provide the landlord with relevant grounds for re-possession of the premises.

2.6 The requirement for a Town Centre Safer Neighbourhood Office is for a ground floor office premises to accommodate a Local Policing Team that are accessible to the local community. Operationally, a more prominent and accessible Safer Neighbourhood Team post is required, rather than one somewhat removed from the centre of the town.

2.7 Based around the One Public Estate initiative there is an attempt, where possible, to co-locate with fellow Public Sector bodies. This reduces costs, provides more flexibility and utilises space more efficiently and allows for more integrated and joined up working practices.

2.8 There are no other public facing buildings in Stourport, other than the Civic Centre, that could accommodate the Police.

### **3. LEGAL CONSIDERATIONS**

The Police and Crime Commissioner can do anything calculated to facilitate the exercise of their functions, including entering into contracts and other agreements, and acquiring and disposing of property (including land) (para 14 schedule 1 Police Reform and Social Responsibility Act 2011).

### **4. FINANCIAL CONSIDERATIONS**

4.1 This proposal requires initial expenditure on refurbishment and IT of approximately £126,813 to be funded out of capital. The proposal reduces annual revenue costs by £25k per annum, giving a payback term of approximately 5 years.

### **PUBLIC ACCESS TO INFORMATION**

Information in this form is subject to the Freedom of Information Act 2000 (FOI Act) and other legislation. Part 1 of this form will be made available on the West Mercia Commissioner's website. Any facts and advice that should not be made automatically available on request are not included in Part 1 but instead in a separate Part 2 report.

### **OFFICER APPROVAL**

#### **Chief Executive Officer**

I have been consulted about the proposal and confirm that financial and legal advice have been taken into account in the preparation of this report. I am satisfied that this is an appropriate request to be submitted to the West Mercia Commissioner.

Signature 

Date: 23<sup>rd</sup> October 2017

