

RECORD OF DECISION

TITLE

Shrewsbury Town Centre Safer Neighbourhood Office.

Ref: PCC/D/2019/08

EXECUTIVE SUMMARY

The current location of the Safer Neighbourhood Team for Shrewsbury Town Centre is being redeveloped and options for relocation to alternative premises in the town centre have been researched and considered.

Operationally, a more prominent and publically accessible office for the Safer Neighbourhood Team is required. With the introduction of agile and flexible working practices, the current office space is excessive.

Heads of Term have been provisionally agreed with Shropshire Council for space at Shrewsbury (The Darwin Centre) Library for a lease of 10 years with a break after 5 years. This would give increased security of tenure in an improved town centre location.

PROPOSAL

This proposal is for:

- Approval of the terms for a lease of the premises at Shrewsbury (The Darwin Centre) Library.
- Notice to be served on the landlords terminating the current tenancy at unit 24 to coincide with relocation to new premises at the Darwin Library.
- Capital expenditure of £111,000 on building refurbishment and an estimated £35,000 for ICT.

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

I hereby approve the above proposal.

Signed



SUPPORTING REPORT

- 1.1 The current location of the Safer Neighbourhood Team for Shrewsbury Town Centre is being redeveloped and options for relocation to alternative premises in the town centre have been researched and considered.
- 1.2 Proposals have previously been approved to merge the three main shopping centres together (Riverside, Pride Hill and Darwin), with the partial demolition of the Riverside Centre for which planning consent was granted in 2012. Any redevelopment scheme would include unit 24 where the Safer Neighbourhood Office is. Work has begun to demolish the Riverside Centre already (February 2019) and work is beginning to reconfigure the rear of both the other two
- 1.3 Operationally, a more prominent and publically accessible office for the Safer Neighbourhood Team is required, rather than one somewhat removed from the centre of the town. At the end of this year a decision with regards to the redevelopment of the shopping centres is also expected, which could hasten the need to relocate.
- 1.4 With the introduction of agile and flexible working practices, the current office space is excessive.
- 1.5 Heads of Term have been provisionally agreed with Shropshire Council for a lease of 10 years with a break after 5 years. This would give increased security of tenure in an improved town centre location.
- 1.6 The proposed rent is inclusive of services is £8,500 per annum plus non-domestic rates, which compares with the current cost for the existing Police Station of circa £22,000 inclusive of non-domestic rates.
- 1.7 Dilapidations are a constant throughout and would need to be undertaken either as backlog maintenance or as a dilapidations liability at the end of the tenancy.

FINANCIAL COMMENTS

- 2.1 Capital expenditure of £111,000 on building refurbishment and an estimated £35,000 for ICT would be required, to be funded from the SNT relocation budget.
- 2.2 The proposed rent is inclusive of services is £8,500 per annum plus non-domestic rates, which compares with the current cost for the existing Police Station of circa £22,000 inclusive of non-domestic rates.
- 2.3 The expenditure required does mean there would be a 10 year payback period, but that does provide more suitable facilities.

LEGAL CONSIDERATIONS

By virtue of schedule 11, paragraph 14 of the Police Reform and Social Responsibility Act 2011 the Police and Crime Commissioner may do anything which is calculated to facilitate, or is conducive or incidental to, the exercise of the functions of commissioner. That includes: entering into contracts and other agreements (whether legally binding or not) and acquiring and disposing of property (including land).

PUBLIC ACCESS TO INFORMATION

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OFFICER APPROVAL

Chief Executive Officer

Signature  Date 28th February 2019

