

RECORD OF DECISION

TITLE

Whitchurch SNO Co-location Project

Ref: PCC/D/2019/11

EXECUTIVE SUMMARY

The opportunity has arisen to relocate the Whitchurch Safer Neighbourhood Office to Whitchurch Community Hospital and co-locate with the Health Trust.

This will make more efficient use of accommodation within public ownership and reduce running costs for the both parties.

PROPOSAL

To relocate the SNO to the Whitchurch Community Hospital and co-locate with the Health Trust.

To market the existing premises for disposal on the open market.

A separate car park associated with the premises will be marketed separately for disposal on the open market.

APPROVAL OF

West Mercia Police and Crime Commissioner

I hereby approve the above proposal.

Signed.....

Date:

PART 1 – NON-CONFIDENTIAL/EXEMPT FACTS AND FIGURES

SUPPORTING REPORT

The existing Police Station at 2 Station Rd Whitchurch comprises a detached 2 storey building constructed in 1860. The building is of solid brick construction with a pitched slate roof and part flat roof, and is owned freehold by the PCC together with a nearby yard (0.023 ha) which is used for Police parking.

The current accommodation is outdated and is significantly in excess of current operational requirements.

A capital receipt could be generated from the disposal of the existing Police Station and car park. The building has potential either for conversion for residential use or redevelopment (subject to planning), and the car park as a building plot for a single dwelling (subject to planning).

The adopted Estates Management Strategy gives commitments that:
“We will review all of our property assets and seek opportunities to collocate with willing partners to make more efficient use of premises.

We will explore alternative uses for redundant sites or dispose of them to reduce running costs.

We will look to occupy only those assets necessary to support a modern police service.”

The recommended option is to collocate the SNT base with the NHS at the Whitchurch Community Hospital at Egerton Place. The accommodation is situated on the ground floor and can provide a general office and interview room, with shared use of server room, WC and welfare facilities plus parking space. This meets the operational needs of the Police in Whitchurch. A 5 year lease is proposed.

The Community Hospital provides a town centre location, prominence within the community, co-location with other public sector partners, is easily accessible. It would provide reduced running costs and release of capital receipts from disposal of the existing Police station and car park

A Part 2 report contains additional financial and supporting information.

FINANCIAL COMMENTS

The project will save annual revenue costs of £15,000.

Capital cost will be approximately £25,000 which equates to a payback period of approximately 20 months. These will be funded from the approved Capital Budget for SNO Relocation.

Planned Refurbishment Works to the value of £130,000 will be avoided.

The disposal of both the building and car park will generate a capital receipt.

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

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

Signature ... 

Date: 1st April 2019

