

**POLICE AND CRIME COMMISSIONER FOR
WEST MERCIA**



RECORD OF DECISION

TITLE: Lease Termination for Frankley Police Post

Ref: PCC/D/2020/19

EXECUTIVE SUMMARY

The Motorway Patrol Base situated at Frankley Services on the southbound side of the M5 has not been utilised since the disbandment of the Motorway Patrol Team that used to incorporate the various police forces such as West Mercia Police, Staffordshire Police and West Midlands Police.

There are a number of these police rest offices still in existence, although for West Mercia there is only this one. However, the Frankley Services motorway patrol base has been very rarely used over the last 18 months with the Police preferring to operate out of Rubery and Bromsgrove due to their instant connection with the police network.

The recommendation is that the lease is terminated with the Moto group (who the land is leased from) thus reducing responsibilities for the building that is on the property and promoting cost savings for the police in terms of building maintenance and insurance.

PROPOSAL

The proposal is to dispose of the Frankley facility, with police officers from West Mercia continuing to use facilities at Rubery and Bromsgrove police stations as required.

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

I hereby approve the above proposal.

Signed

PART 1 – NON-CONFIDENTIAL/EXEMPT FACTS AND FIGURES

SUPPORTING REPORT

On 4th August 1966 a lease between the Department of Transport and the County Council for the administrative County of Worcester was signed for a parcel of land at the location known as Frankley Services South.

The lease was for a term of 99 years and cost the sum of £25 that was due to be paid annually.

The land was solely to allow for a police patrol base for the motorway to be constructed at Frankley and was solely for police use.

At the time West Mercia Police did not exist but the force are now the actual tenants of the building at Frankley Services. The land that was held by the Ministry of Transport was then transferred to the Moto services group, who are now the landlord.

West Mercia Police or its predecessors constructed the single storey property that extends to 13 m x 7 m and has over the years provided officers an opportunity for a comfort break as well as kitchen facilities, a mess room and two offices.

When West Midlands Police, Staffordshire Police and West Mercia Police were working jointly on the motorways that run through their force areas, the building could be used by any of those officers as county or force boundaries with regards to motorways were null and void whilst they jointly worked together.

The building has not been upgraded, unlike the vast majority of police stations as this property does not have staff who are assigned to work from there. Consequently the property is now very dated inside.

Since the dissolution of the joint motorway teams from the various police forces, this building has been used even less as the motorway team primarily operate out of Bromsgrove which has good access onto the M5 and the M42 allowing greater access to all the adjacent motorways. From Frankley you can only go south on the M5.

Discussions have been had with the Moto group about West Mercia Police surrendering the lease. They are happy to accept the surrender as the building may well become used by their staff away from the main Frankley Services complex.

This agreement will suit both parties, generate efficiencies in terms of running costs and save on any planned maintenance required to the Frankley Services building.

As alternative arrangements have been made for the ability to patrol the motorways this building is now obsolete. It is simply a liability for West Mercia Police rather than an asset.

It is therefore recommended that the deed of surrender is signed and keys transferred across to the Moto group with documentation confirming that it is no longer within West Mercia's liability.

STRATEGIC CONSIDERATIONS

This decision supports the following element(s) of the Safer West Mercia Plan:

- | | |
|--|---|
| <input type="checkbox"/> Putting Victims and Survivors First | <input type="checkbox"/> Building a More Secure West Mercia |
| <input checked="" type="checkbox"/> Reforming West Mercia | <input type="checkbox"/> Reassuring West Mercia's Communities |

The decision supports this/ these objective(s) through the following:

The decision supports the delivery of the PCC's estates strategy, and supports the objective of seeking to ensure West Mercia Police has a fit for purpose estate.

The decision ensures a redundant site no longer costs money to the taxpayer and frees up resource to be re-prioritised within policing.

FINANCIAL COMMENTS

The Frankley Services facility has an annual running cost of approximately £3,700 per annum with a separate charge regarding the nondomestic rates bill. The property is currently due to have the flat roof inspected and possibly recovered and there is a small element of subsidence in one corner of the land causing internal cracking.

The property could also do redecoration the property does not have any Internet connection or Wi-Fi capabilities so as not an appropriate location to work from.

The surrender of the lease does not raise any other financial liabilities for West Mercia.

TREASURER COMMENTS

The termination of the lease will generate a recurring revenue cost saving as outlined above.

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

Assistant Chief Executive Officer



Signature

Date 20/08/20