

**WEST MIDLANDS POLICE AND
CRIME COMMISSIONER**

NON-CONFIDENTIAL

NOTICE OF DECISION

**[Insert sequential decision number i.e.
000/2013]**

Contact Officer:

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Title: Walsall LPU Estate Review

EXECUTIVE SUMMARY

As part of the agreed Estates review programme, Walsall Local Policing Unit (LPU) estate was reviewed and the outcome of the review is a proposal to rationalise Bentley Lane, Blakenhall, University of Wolverhampton, Delves, Rycroft, Willenhall and Brownhills Main Station. This paper seeks to obtain approval for this option.

DECISION

The Commissioner approves the rationalisation of Bentley Lane, Blakenhall, University of Wolverhampton, Delves, Rycroft, Willenhall and Brownhills Main Station.

The Commissioner approves the new license agreement for Caldmore Accord.

West Midlands Police and Crime Commissioner

I confirm that I do not have any disclosable pecuniary interests in this decision and take the decision in compliance with the Code of Conduct for the West Midlands Office for Policing and Crime. Any interests are indicated below.

Signature.....

Date.....

CONFIDENTIAL FACTS AND ADVICE TO THE POLICE AND CRIME COMMISSIONER

N/a

INTRODUCTION AND BACKGROUND

The review of the Walsall LPU estate has been delivered through a two stage approach;

The first stage focused on the service re-provision of Walsall Police Station; which has been agreed and now progressed to project implementation phase, under the governance of the 'New Ways of Working' programme.

This stage includes two elements;

1. The co-location of the Partnerships team and 3 Neighbourhood Policing Teams (NPT) within the Walsall Civic Centre.
2. The service re-provision of the remaining LPU functions into Bloxwich Police Station.

The second stage, which commenced in October 2013, formed a comprehensive review of the remaining Walsall LPU estate with the aim of identifying an estate model, which enables effective service delivery across the Walsall area. Following a period of baselining and analysis work, rationalisation proposals have now been identified.

STAGE 2 – PREFERRED OPTION

The preferred option for the Walsall Estates review is shown in the table below.

Rationalise:

- 5 low operational impact buildings: Bentley Lane, Blakenhall, Delves, Rycroft and University of Wolverhampton
- Brownhills main station and Willenhall Police station

Replace:

- Hope Street with a new license with Caldmore Accord

SERVICE RE-PROVISIONING

There are a number of vacant neighbourhood police bases on the Walsall LPU that are no longer required to deliver local policing and are not accessible to the public. The LPU believe there will be no community impact as a result of these closures.

Brownhills is made up of two buildings, a main station and a detached house, which is the Crime Prevention facility for the Force. They have independent services and land registry, which will allow the sites to be sold separately.

Brownhills main station was used by Learning & Development as an ICT training suite; however this has subsequently been decommissioned. The NPT for this area will be accommodated alongside the Aldridge, Streetly and Pheasey NPT's, providing a single parade base for the eastern side of the LPU.

The Crime Prevention House is a Force resource and there is requirement to retain this facility. This will provide a touch down point for the Brownhills NPT, which will allow staff to remain in this area for the

duration of their tour of duty.

Walsall LPU Senior Leadership Team feels strongly that there is a requirement to have a recognised police facility on the western side of the area. The preferred option will see the Willenhall and Darlaston NPT parade from Darlaston Police station, with a small NPT drop in facility in Willenhall. This is considered the most operationally appropriate and cost effective proposal.

Willenhall Police Station has an open front office and as a key stakeholder, Force Contact has been consulted on proposals. The timescales for implementation will be agreed in conjunction with the front office project, to ensure communication and consultation is aligned.

Hope Street Police Base in Caldmore is in a LPU priority area; there is a requirement to retain a footprint in this area, for operational purposes. The current facility has been returned to the landlord and a replacement, at no cost, will be taken on a license with Caldmore Accord.

This will leave six buildings on the Walsall estate; Aldridge, Bloxwich, Brownhills Crime Prevention House, Caldmore Accord (replacement for Hope St), Darlaston and Walsall Civic Centre. It is recognised that once the force operating model is established, along with the introduction of mobile technology, there will be further opportunities to rationalise the estate.

FINANCIAL IMPLICATIONS

The preferred option (stage 2) will see a reduction in annual revenue costs of circa £170,000 and realise capital receipts of circa £500,000, based on present day valuations. With the exception of Willenhall Police Station, implementation can be progressed immediately as all buildings are currently empty.

LEGAL IMPLICATIONS

New license to be taken on with Caldmore Accord for the replacement for Hope St, Neighbourhood Police Base. The terms of the licence have been based on nil cost, reviewed annually.

Schedule of Background Papers

N/a

Public Access to Information

Information contained in this decision is subject to the Freedom of Information Act 2000 and other legislation. This decision will be made available on the Commissioner's website.