

**WEST MIDLANDS POLICE AND
CRIME COMMISSIONER**

NON-CONFIDENTIAL

NOTICE OF DECISION

[030/2019]

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Title: Proposal to Locate Stourbridge Neighbourhood Police Team in Dudley Metropolitan Borough Council's (DMBC) Premises

SUMMARY

The WMP Estates Programme 2018 report, presented at the Strategic Policing and Crime Board March 2018, indicated the intention to seek public partner locations to accommodate up to 50% of Neighbourhood Policing Teams (NPT) unlocking buildings that are underutilised and/or in poor condition.

Following a period of evaluation, the offices owned by DMBC in Market Street has been identified as a suitable location for the Stourbridge NPT to relocate from Brierley Hill. This site has been reviewed in conjunction with the NPT and is deemed suitable as a NPT base; this is endorsed by the local Chief Superintendent.

Relocation of the NPT allows officers and staff to parade from Stourbridge town centre which was recommended when the decision was taken to dispose of Stourbridge police station, which occurred in April 2018.

Proposal

To progress a lease agreement with DMBC to allow the co-location of Stourbridge NPT within 69 Market Street, Stourbridge:

Rent: £12,500 per annum

Term: 10 years

Break option: Mutual after 5 years of term on 6 months written notice

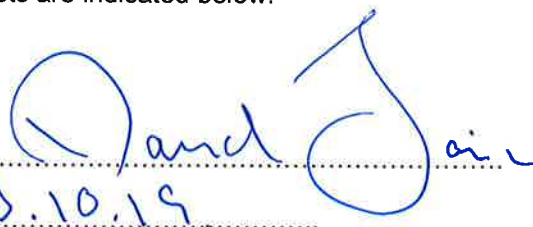
Rent Free: 2 years 6 months

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 Police and Crime Commissioner of the West Midlands. Any interests are indicated below.

Signature.....

Date.....


3.10.19

Estates Change Proposal:

To take out a lease with Dudley Metropolitan Borough Council (DMBC) to facilitate relocation of Stourbridge NPT to 69 Market Street Stourbridge

Briefing Note 1st October 2019

Purpose of this note:

The Estates Programme seeks approval to enter a lease with DMBC (Dudley Metropolitan Borough Council) to support relocation of the Stourbridge Neighbourhood Policing Team's (NPT's) to 69 Market Street Stourbridge.

Background:

On 6th October 2015, the NGES Rationalisation project presented an Estates Strategy paper to the Strategic Policing and Crime Board. The update paper outlined a plan to be considered by the board to approve the disposal of the first tranche of non-core buildings, with Stourbridge being one of these sites. Following a period of engagement, the project returned to present a further update in December 2015 where the proposal was approved.

As a result the disposal of Stourbridge occurred in April 2018. The sale resulted in 2 x NHTs being relocated back to Brierley Hill as there was no suitable re-provision location within Stourbridge Town Centre. However a location has now been identified and is eminently suitable.

Justification:

The proposal outlined within this paper not only supports in delivering an outstanding deliverable for a previous Rationalisation Project but it also aligns with the new 2018 Estates Strategy. This further strategy was authorised by the Commissioner in March 2018 and outlined that public partner locations will be sought to accommodate up to 50% of NPTs unlocking buildings that are underutilised and/or in poor condition.

This proposal aligns to the Estates Strategy in that it supports the service offer of the NPU.

The NPU commander endorses the location on the advice of operational NHT colleagues. This location serves the community of Stourbridge much more effectively as it is better positioned for supporting areas of higher operational demand.

DMBC are happy to accommodate WMP in line with our other DMBC co-locations.

Other sites evaluated included 2 retail units and a leisure centre within the Town Centre which were deemed unsuitable, and no other alternative sites offered the necessary blend of location, security and affordability.

Financial Implications

WMP will pay £12,500 per annum to DMBC for the lease but will have the first 2.5 years free.

Legal Implications

Schedule 1, paragraph 14, sub-section 1 of Police Reform and Social Responsibility Act 2011 provides for the Police and Crime Commissioner to do anything which includes by virtue of sub-section 2(b) acquiring and disposing of property including land.

In accordance with the Policing Protocol, while decisions relating to the operational use of a police premises rest with the Chief Constable and those under his or her direction and control, decisions relating to the disposal of assets held by the Police and Crime Commissioner rest with the Police and Crime Commissioner.

Recommendation

The Estates Programme seeks the Commissioner's authorisation to take out a lease at 69 Market Street Stourbridge allowing the NPT to move from their current premises.

The summary rationale being:

- The proposal accords with the Estates Strategy
- The NPU Commander is supportive of the proposal in line with current policing requirements