



MAYOR OF LONDON
OFFICE FOR POLICING AND CRIME

New Canary Wharf DWO Base

MOPAC Investment Advisory & Monitoring meeting 10 March 2025

Report by Vince Fihosy on behalf of the Clare Davies, Chief of People & Resources

Part 1 – This section of the report will be published by MOPAC. It is classified as OFFICIAL – PUBLIC

EXECUTIVE SUMMARY

An opportunity has arisen for the MPS to secure use of a facility to accommodate Central East BCU Dedicated Ward Officers (DWOs) in the Canary Wharf area. Canary Wharf Ltd have offered to lease the MPS 500sq m of space at One Canada Square. This would allow the Central East BCU to use the space as a DWO base placing Blackwall & Cubitt Town and Canary Wharf Enhanced DWO teams within a 20-minute walk of their wards.

Under s.93 Police Act 1996 the proposed arrangement would count as a 'gift or loan of other property'.

s93 says:

Acceptance of gifts and loans.

(1)A local policing body may, in connection with the discharge of any of its functions, accept gifts of money, and gifts or loans of other property, on such terms as appear to the body to be appropriate.

Clause 4.8 of the MOPAC Scheme of Delegation requires the Deputy Mayor for Policing and Crime to approve all inward donations of £50k and above in value. This paper seeks a strategic agreement to the proposed opportunity to enable the MPS to progress acquisition & use of the space whilst the offer remains open.

Recommendations

The Deputy Mayor for Policing and Crime, via the Investment Advisory and Monitoring meeting (IAM), is asked to:

1. **Approve** entering into a lease arrangement for up to 10 years, subject to a relocation provision after 3-5 years, of the proposed One Canada Square space.
2. **Approve** the inward donations with an estimated value above £50k and above in value.

Time sensitivity

A decision is required from the Deputy Mayor by 31 March 2024 this is to enable the accommodation to be budgeted for & delivered within financial year 2025/26.

Non-confidential facts and advice to the Deputy Mayor for Policing and Crime

Introduction and background

- 1.1. Neighbourhood policing is fundamental in our commitment to improving trust and confidence in policing and in delivering a communities-first approach. Local teams based close to their communities are best placed to understand and respond to what is most important to their communities.
- 1.2. A NMfL commits to investing in these teams allowing them to reduce neighbourhood crime, have an increased visible presence and increase focus on victims. In addition, a NMfL commits to ensuring all wards within London can be reached within a 20-minute walk time from officers' bases, stating:
 - p19: *"We'll recruit more PCSOs for London" (Jul-24) – "500 more PCSOs have been funded so far, but we need funding for 1,100 more to provide the right coverage across the city and focus on the areas where there's most crime."*
 - p20: *"Putting more resources into local policing to cut crime." (Apr-25) – "We'll attract and recruit more volunteers, including Special Constables, working with communities to encourage Londoners to join the Met."*
 - p22: *"We'll improve our buildings to make sure our teams are nearby, visible and easy to access for Londoners." (Apr-25) "We'll co-locate some of our neighbourhood teams in the same buildings as local partners to drive collaboration."*
- 1.3. To date funding has been received to recruit an additional 500 PCSOs, with these Officers being deployed into 86 enhanced wards. There are a number of phases of activity in order to accommodate these teams:
 - 62 teams can be accommodated on the existing MPS estate "as is" within a 20-minute walk to their wards without any changes needed.
 - 15 teams (accommodated in 8 buildings) can only be accommodated on the MPS estate within a 20-minute walk to their wards once additional investment works have been undertaken (predominantly installing new lockers). These works in total cost £0.1m, funded separately, and are progressing under the delegation of the Director of Property Services.
 - 9 teams (including Blackwall & Cubitt Town and Canary Wharf in the Central East BCU) cannot be accommodated on the existing MPS estate within a 20 minute walk of their wards due to a lack of suitable MPS properties in the required areas.
- 1.4. Of the *"9 teams that cannot be accommodated on the existing MPS estate within a 20 minute walk of their wards"* it was estimated the costs to accommodate all 9 DWO teams is c£1m p.a. revenue. (£100k per team based on Q4 2023/24 prices) PSD currently has £0.25m p.a. of budget to accommodate these teams.

Issues for consideration

- 1.5. Operational Need – The Blackwall & Cubitt Town and Canary Wharf enhanced DWO teams are currently based at Bow Police Station and are outside of a 20 minute walk to their wards.

This means time which could be spent patrolling in wards is instead being spent on travel to and from the wards.

1.6. The Central East BCU have also provided the following comment:

‘Central East BCU have worked closely with PSD and the Canary Wharf Group in developing this proposal over the past two years. The paper already outlines the strong benefit that this proposal provides in terms of bringing our neighbourhood teams within 20 minutes of the ward boundaries and meeting NMfL objectives. The proposal would benefit the unique environment of the Canary Wharf estate, which already houses significant international financial and extraction industries and is the proposed site for the biggest life science hub in Europe. More notably for our local communities it will deliver a visible policing presence for the wider Isle of Dogs community. The geographic separation of the peninsula means our communities have felt cut-off from policing since the local station closed some years ago and there has been a strong local campaign to have a permanent policing presence return to the location. This proposal would therefore strongly support our wider trust and confidence building activity.

James Conway | Detective Chief Superintendent
BCU Commander - Central East (Tower Hamlets & Hackney)
Metropolitan Police

1.7. The proposed space - The proposed space would provide capacity for c24 desks, two cellular offices, and separate male and female locker rooms with 42 Lockers (21 Male / 21 Female split) with capacity for additional lockers if required. In addition Canary Wharf would also provide 2x parking spaces for MPS vehicles. It is proposed to use the initial space up until such time as a ‘Kidbrooke Village’ Community Policing Hub Style public facing space can be provided (either by a s106 agreement or other arrangement with Canary Wharf).

1.8. Acceptance of gifts and loans. – DLS have advised that under s.93 Police Act 1996 the proposed arrangement would count as a ‘gift or loan of other property’.

s93 says:

Acceptance of gifts and loans.

(1) A local policing body may, in connection with the discharge of any of its functions, accept gifts of money, and gifts or loans of other property, on such terms as appear to the body to be appropriate.

(2) The terms on which gifts or loans are accepted under subsection (1) may include terms providing for the commercial sponsorship of any activity of the local policing body or of the police force maintained by it.

Clause 4.8 of the MOPAC Scheme of Delegation requires the Deputy Mayor for Policing and Crime to approve all inward donations of £50k and above in value.

Contributes to the New Met for London (NMfL) Plan and / or MOPAC Police & Crime Plan 2022-25¹

- A NMfL commits to investing in neighbourhood teams allowing them to reduce neighbourhood crime, have an increased visible presence and increase focus on victims. In addition, a NMfL commits to ensuring all wards within London can be reached within a 20-minute walk time from officers’ bases.
- This opportunity would allow the Central East BCU to use the space as a DWO base placing Blackwall & Cubitt Town and Canary Wharf Enhanced DWO teams within a 20 minute walk of their wards

¹ [Police and crime plan: a safer city for all Londoners | London City Hall](#)

Financial, Commercial and Procurement Comments

1. 'This information is contained in the restricted section of the report'.

Legal Comments

1. This proposal seeks approval to accept the lease of property as a donation under s.93 of the Police Act 1996 which says:

"Acceptance of gifts and loans.
(1)A local policing body may, in connection with the discharge of any of its functions, accept gifts of money, and gifts or loans of other property, on such terms as appear to the body to be appropriate.

(2)The terms on which gifts or loans are accepted under subsection (1) may include terms providing for the commercial sponsorship of any activity of the local policing body or of the police force maintained by it."

2. Clause 4.8 of the MOPAC Scheme of Delegation requires the Deputy Mayor for Policing and Crime to approve all inward donations of £50k and above in value.

3. MOPAC can exercise its discretion to lawfully accept the donation in accordance with s.93 of the 1996 Act.

Equality Comments

A site specific EIA will be undertaken as part of the Detailed Design process.

This proposal will "Support Our Communities" by placing Blackwall & Cubitt Town and Canary Wharf Enhanced DWO teams within a 20 minute walk of their wards, meaning the teams can spend more time in their communities and therefore be better placed to understand and respond to what is most important to their communities.

Privacy Comments

The MPS is subject to the requirements and conditions placed on it as a 'State' body to comply with the European Convention of Human Rights and the Data Protection Act (DPA) 2018. Both legislative requirements place an obligation on the MPS to process personal data fairly and lawfully in order to safeguard the rights and freedoms of individuals.

Under Article 35 of the General Data Protection Regulation (GDPR) and Section 57 of the DPA 2018, Data Protection Impact Assessments (DPIA) become mandatory for organisations with technologies and processes that are likely to result in a high risk to the rights of the data subjects.

The Information Assurance and Information Rights units within MPS will be consulted at all stages to ensure the project meets its compliance requirements.

The project does not use personally identifiable data of members of the public, so there are no GDPR issues to be considered.

Real Estate Implications

'This information is contained in the restricted section of the report'.

Environmental Implications

As the accommodation is in 3rd party premises there is now state if there is no impact to delivering the Mayor's London Environment Strategy.

This proposal will "Support Our Communities" under the Anchor Institutions Charter by placing Blackwall & Cubitt Town and Canary Wharf Enhanced DWO teams within a 20 minute walk of their wards, meaning the teams can spend more time in their communities and therefore be better placed to understand and respond to what is most important to their communities.

Background/supporting papers

Report author: Jonathan Boulton, head of Estate Strategy & Engagement,

Part 2 – This section refers to the details of the Part 2 business case which is NOT SUITABLE for MOPAC Publication.

The Government Security Classification marking for Part 2 is:
OFFICIAL-SENSITIVE [COMMERCIAL]

Part 2 of New Canary Wharf DWO Base is exempt from publication for the following reasons:

- Exempt under Article 2(2)(a) of the Elected Local Policing Bodies (Specified Information) Order 2011 (Data Protection Section 43 – Commercial Interests).

The paper will cease to be exempt in March 2035.