

**REQUEST FOR DMPC DECISION – DMPCD 2016-38****Title: Surplus Former Safer Neighbourhood Bases****Executive Summary:**

In line with the Estate Strategy to rationalise the MPS estate a number of Safer Neighbourhood bases that are not used by the public have been identified as surplus to requirements and are proposed for closure. One site also houses a contact point which will be re-located to a nearby facility. The cost to decommission all 15 sites is estimated at £300k, and releasing the sites will generate full year revenue savings of £423k.

**Recommendations:**

The DMPC is asked to

1. Note the operational position and subject to suitable communication, approve the closure of 15 surplus Safer Neighbourhood (SN) Bases not used by the public that are no longer required for operational purposes,
2. Approve, subject to the implementation of appropriate arrangements for the relocation of the 1 Contact Point (CP) located within 1 of these 15 sites, the closure of the single CP, and
3. Approve the termination of the leasehold interests in these 15 properties noting the revenue savings that will be made.

**Deputy Mayor for Policing and Crime**

I confirm I have considered whether or not I have any personal or prejudicial interest in this matter and take the proposed decision in compliance with the Code of Conduct for elected Members of the Authority. Any such interests are recorded below.

The above request has my approval.

**Signature**



**Date**

17/3/2016

## **PART I – NON-CONFIDENTIAL FACTS AND ADVICE TO THE DMPC**

### **Decision required – supporting report**

#### **1. Introduction and background**

- 1.1 In 2013 MOPAC approved the Estates Strategy 2013-16 and Policing and Public Access in London. The latter set out for each borough the 24 hour police station, front counter and contact point facilities and safer neighbourhood deployment bases.
- 1.2 As ways of working and engagement have developed over the last three years MPS has continued, within the principles of the Estate Strategy and Policing and Public Access in London, to review the number and location of sites.

#### **2. Issues for consideration**

- 2.1 Fifteen safer neighbourhood team deployment sites which the public do not use have been identified as no longer being in use and it is proposed that these are closed and the leases surrendered. The detail of the specific sites are set out in Appendix 1
- 2.2 In addition, one of the fifteen, Colham House in Hillingdon, accommodates a Contact Point. The proposal is that the contact point is relocated to Uxbridge Library which is less than 100m from the current location. The existing Contact Point will not be closed until the alternative arrangement is in operation.

#### **3. Financial Comments**

- 3.1 The cost of decommissioning the fifteen sites is estimated at £300k, and is to be funded from the major Change Fund. The release of the 15 surplus sites will generate annual full year revenue savings of £423k.

#### **4. Legal Comments**

- 4.1 The MOPAC has the power to dispose of surplus properties (including land) under paragraph 7 (2) (b) of Schedule 3 of the Police Reform and Social Responsibility Act 2011 ("the Act"). Furthermore, paragraph 7(1) of Schedule 3 of the Act allows the MOPAC to do anything which is calculated to facilitate or is conducive or incidental to the exercise of the functions of the office. Schedule 4(5) of the Act states the Commissioner must exercise the power of direction and control in such a way as is reasonable to assist the MOPAC to exercise that Office's functions.
- 4.2 The report confirms that this represents the best option that will support the delivery of a leaner estate which is lower in cost to run and is fit for purpose complying with modern standards, and will therefore assist MOPAC securing the maintenance of the Metropolitan Police Service, and ensure that it is efficient and effective, as required under Section 3(6) (b) of the Act.

#### **5. Equality Comments**

- 5.1 There are considered to be no equality or diversity issues arising as a result of this proposal.

#### **6. Background/supporting papers**

MPS Briefing Paper Appendix 1

**Public access to information**

Information in this form is subject to the Freedom of Information Act 2000 (FOIA) and other legislation. Part 1 of this form will be made available on the MOPAC website within 1 working day of approval. Any facts/advice/recommendations that should not be made automatically available on request should not be included in Part 1 but instead on the separate Part 2 form. Deferment is only applicable where release before that date would compromise the implementation of the decision being approved.

Is the publication of **this** form to be deferred? NO

If yes, for what reason:

Until what date (if known):

Is there a **part 2** form – No

If yes, for what reason:

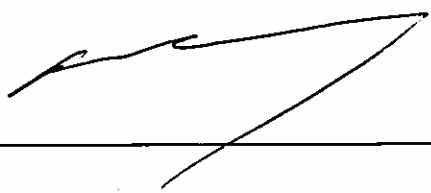
**ORIGINATING OFFICER DECLARATION:**

	<i>Tick to confirm statement (✓)</i>
<b>Head of Unit:</b> Rebecca Lawrence has reviewed the request and is satisfied it is correct and consistent with the MOPAC's plans and priorities.	✓
<b>Legal Advice:</b> The MPS Legal team have been consulted on this proposal.	✓
<b>Financial Advice:</b> The Strategic Finance and Resource Management team has been consulted on this proposal.	✓
<b>Equalities Advice:</b> Equality and Diversity issues are considered in the body of the report.	✓

**OFFICER APPROVAL****Chief Operating Officer**

I have been consulted about the proposal and confirm that financial, legal and equalities advice has been taken into account in the preparation of this report. I am satisfied that this is an appropriate request to be submitted to the Deputy Mayor for Policing and Crime.

Signature



Date 18/03/16

## **Local Policing Model 2013 - 2016 - Request to Support to Close 15 Safer Neighbourhood Bases and Relocate 1 Contact Point**

### **A Report by the AC Territorial Policing on behalf of the Commissioner**

#### **SUMMARY**

The MOPAC/MPS Estates Strategy 2013/2016 delivered through the Corporate Real Estate (CRE Programme), has a strategic objective to provide a more efficient and higher quality estate with significantly lower running costs. Following public consultation in early 2013, MOPAC and the MPS published details of those buildings across the estate that would provide public access facilities during this time. The MOPAC/MPS Local Policing Model (Policing & Public Access in London March 2013) identified a series of Safer Neighbourhood (SN) Bases and 94 Contact Points (CPs) that would also serve each of the 32 London Borough's. This supported the boarder Public Access strategy and services provided by operational teams to increase interaction with the public.

Since 2013 a number of changes have been made to the estate to support the Local Policing Model in meeting operational needs and those of our Communities. A number of additional contact points were opened as the MPS developed greater understanding of the public's requirements and patterns of engagement and our thinking about public accessibility and operational locations. Further with operational changes a number of former Safer Neighbourhood bases are now used infrequently with the implementation of "Street Briefings" and "Coffee with a Copper". As the model has moved on a number of sites are no longer in use. Having reviewed the terms of occupancy for these sites, opportunities are available to formalise these arrangements in regard to 15 former Safer Neighbourhood sites and to terminate leases to release these sites.

The development of the Local Policing Model since 2013 and the provision of PC's and PCSO's on every ward helping to prevent crime and solve local problems will ensure the Met will work with other local partners and the public to tackle community issues.

The provision of dedicated ward officers will provide the opportunity for drop-in sessions either in MPS facilities or public buildings, further reducing the need for small dedicated MPS bases. Greater collaboration with GLA partners and Local Authorities will further the use of third party facilities.

This report seeks approval from the Deputy Mayor for Policing and Crime to the proposed closure of 15 SN Bases that are no longer required and the relocation of 1 Contact Point currently located within 1 of these Safer Neighbourhood bases and its subsequent closure.

#### **A. RECOMMENDATIONS - That The Deputy Mayor for Policing and Crime:**

- 1. Note the operational position and subject to suitable communication, approve the closure of 15 Safer Neighbourhood (SN) Bases that are no longer required for operational purposes, and the relocation of the 1 Contact Point(CPs) located within 1 of these 15 sites, and**

**2. Approve the termination of the leasehold interests in these 15 properties noting the revenue savings that will be made.**

**B. SUPPORTING INFORMATION**

1. The MOPAC/MPS estate strategy 2013-2016 delivered through the Corporate Real Estate (CRE Programme), has a strategic objective to provide a more efficient and higher quality estate with significantly lower running costs.
2. Following public consultation in early 2013, MOPAC and the MPS published details of those buildings across the estate that would provide public access facilities during this time. The MOPAC/MPS Local Policing Model (Policing & Public Access in London, March 2013) identified a series of Safer Neighbourhood Bases and 94 Contact Points that would also serve each of the 32 London Boroughs. This supported the broader Public Access strategy and changes to the services provided by operational teams to increase interaction with the public.
3. The March 2013 strategy identified a public access promise:

*'A promise to make it easier and more convenient for the public to access the police when they need them, while at the same time operating within tighter fiscal constraints, from an estate that we can afford.'*

and showed the location of SN Bases and Deployment Bases to show them in context to the public access estate. The Public Access strategy recognised 'that if demand changes we will be flexible enough to reflect the needs of London.'

4. Since 2013 a number of changes have been made to the estate to support the Local Policing Model in meeting operational needs and those of the communities the Met serve. In addition to 94 contact points that were published in the LPM, a number of additional contact points have opened as the MPS has developed greater understanding of the public's requirements and patterns of engagement, and the thinking about public accessibility and operational locations. With the implementation of more informal arrangements such as "Street Briefings" and "Coffee with a Copper" the local model of engagement has moved on and a number of sites are no longer needed.
5. Several Borough teams have taken local operational decisions to co-locate local teams into single borough sites or reduce the number of Neighbourhood cluster bases to better deliver the operating requirements of the LPM. Boroughs such as Croydon and Bromley who retained a disproportionately high number of SN bases through the implementation of the 2013 LPM Model have moved to new ways of working underpinning their LPM and have concluded that clustering supports local tasking/flex, investigation/supervision of beat crimes and the provision of appointment cars within their limited fleet. To this end, a recent review of deployment locations across the MPS has identified a total of 15 SN bases which now no longer accommodate staff on a permanent basis nor offer justifiable operational benefit against their cost of retention and upkeep.
6. One of these 15 sites, Colham House (Hillingdon borough) currently provides contact point facilities between 19.00 and 20.00 every Weds -Thurs evening and between 14.00 and 15.00 every Saturday afternoon. The impact of the closure of the site has been considered by the Borough, who have trialled an alternative site - Uxbridge

Library, which is 100m away footfall at the library site, is greater and police presence visibility is higher. The attached appendix shows the proximity of the bases in question to the remaining operational estate from which the neighbourhood resources will deploy.

**Table One - 14 Safer Neighbourhood Sites Without Contact Point**

Property Name	Borough	In use Y/N	CONTACT POINT	Confirm not required Y/N	Potential Replacement Contact Point	Annual Cost 14/15
BURNT ASH LANE 121-123	BROMLEY	N	N	YES - Confirmation in E-Mail from Sean McDermid received 8/1/16. Used as occasional touchdown only	N/A	53,568.75
CHISLEHURST SNU 1A HIGH STREET	BROMLEY	N	N	YES - Confirmation in E-Mail from Sean McDermid received 8/1/16. Used as occasional touchdown only	N/A	38,041.04
CONEY HALL PARADE 6	BROMLEY	N	N	YES - Confirmation in E-Mail from Sean McDermid received 8/1/16. Used as occasional touchdown only	N/A	18,632.67
THE GLADES SHOPPING CENTRE ROOM	BROMLEY	N	N	YES - Confirmation in E-Mail from Sean McDermid received 8/1/16. Used as occasional touchdown only	N/A	4,519.83
WIDMORE ROAD 212	BROMLEY	N	N	YES - Confirmation in E-Mail from Sean McDermid received 8/1/16. Used as occasional touchdown only	N/A	26,976.89
ADDINGTON ROAD 222C GROUND AND FIRST FLOOR	CROYDON	N	N	YES - E-Mail from A/Ch Insp Neighbourhoods received 7/1/16. Officers now operate from Addington PS, Croydon PS and Gypsy Hill PS	N/A	17,691.66
CENTRAL HILL 19 GROUND FLOOR	CROYDON	N	N	YES - E-Mail from A/Ch Insp Neighbourhoods received 7/1/16. Officers now operate from Addington PS, Croydon PS and Gypsy Hill PS	N/A	23,845.05
CHARITY HOUSE REAR OF CO-OP	CROYDON	N	N	YES - E-Mail from A/Ch Insp Neighbourhoods received 7/1/16. Officers now operate from Addington PS,	N/A	20,514.72

Property Name	Borough	In use Y/N	CONTACT POINT	Confirm not required Y/N	Potential Replacement Contact Point	Annual Cost 14/15
				Croydon PS and Gypsy Hill PS		
REDLANDS CENTRE UNIT 2	CROYDON	N	N	YES - E-Mail from A/Ch Insp Neighbourhoods received 7/1/16. Officers now operate from Addington PS, Croydon PS and Gypsy Hill PS	N/A	33,327.12
WICKHAM ROAD	CROYDON	N	N	YES - E-Mail from A/Ch Insp Neighbourhoods received 7/1/16. Officers now operate from Addington PS, Croydon PS and Gypsy Hill PS	N/A	23,475.54
ARCHES BUSINESS CENTRE UNIT 4	EALING	N	N	YES - E-Mail from A/Ch Insp Neighbourhoods received 21/12/15. Officers now operate from Southall PS	N/A	38,413.11
M&S STRATHENDEN PDE 19 OLD DOVER RD FIRST FLOOR	GREENWICH	N	N	Under Review - Base was exited under LPM but remained in use as infrequent touchdown. BOCU wish to retain, provision of facilities in Greenwich Park (Royal Parks) will support the exit of Greenwich PS	N/A	5,047.27
THE ROUNDWAY 1 UNIT B	HARINGEY	N	N	YES - E-Mail from Ch Insp Neighbourhoods received 21/12/15. Officers now operate from main patrol site	N/A	30,429.95
PETER ST, 24 BASEMENT & GROUND FLOOR	WESTMINSTER	N	N	YES - E-mail from Ch Insp Strategic Partnership received 23/12/15. Officers now operate from Charing Cross	N/A	29,186.04
					<b>Total</b>	<b>363,669.64</b>

7. A further property which also delivers a contact point facility is no longer required for operational use outside of the contact point functionality. An alternate contact point



is already established in a nearby and more prominent location. Table Two below shows details of this building.

**TABLE TWO - Further Additional Site with Contact Point**

COLHAM HOUSE UNIT 1 GROUND FLOOR PART	HILLINGDON	Y	Y	Colham House, Hillingdon - BOCU State that alternate CP already operational at Uxbridge Library which has delivered much better usage. No comment regarding any other occupancy but I understand last remaining officers relocated to Uxbridge PS recently which is only a matter of yards away.	59,093.15
<b>Total</b>					<b>59,093.15</b>

Appendix Two provides details of the populations of the Boroughs in question and the numbers of bases within those Boroughs

- The Borough maps detailed in Appendix one, highlight the location of those bases proposed for closure under this proposal. The relocation of the Contact Point at Hillingdon to Uxbridge Library is less than 100m away from the current Contact Point location.

## **C. OTHER ORGANISATIONAL & COMMUNITY IMPLICATIONS**

### **Equality and Diversity Impact**

- In line with corporate real estate principles; maximising the use of space and minimising costs of those buildings core to operational needs, it is essential that those buildings retained are fit for use, compliant and provide suitable accessibility. An identified Equality Impact Assessment (EIA) for the CRE Programme has been completed at a strategic level.
- Communication of proposals will be led by each Borough Commander in regard to the closure of the former Safer Neighbourhood bases and the location of the replacement Contact Point to ensure that respective communities are aware of the proposals. Communication will begin with the Local Authority Chief Executives and Leaders.

### **Financial Implications**

#### **Revenue**

- Taking into account total one-off costs of £300K associated with the decommissioning of the 15 sites the proposal will deliver savings of £123K in year 1 rising to £423K per annum from year 2 onwards, delivering a return on investment in under 6 months. It is proposed that the cost of the decommissioning will be met from the MPS Major Change Fund - Corporate Real Estate programme.
- The revenue savings will contribute to the £63.6M savings that the CRE Programme/Property Services are tasked to deliver by 2019/20.

#### **Value for Money**

5. Improving the utilisation of existing MOPAC/MPS facilities is a core strand of the current 2013/16 MOPAC/MPS Estate Strategy and longer term Met Change Programme. The proposal supports operational policing needs.

### **Legal Implications**

6. The MOPAC has the power to dispose of surplus properties (including land) under paragraph 7 (2) (b) of Schedule 3 of the Police Reform and Social Responsibility Act 2011 ("the Act"). Furthermore, paragraph 7(1) of Schedule 3 of the Act allows the MOPAC to do anything which is calculated to facilitate or is conducive or incidental to the exercise of the functions of the office. Schedule 4(5) of the Act states the Commissioner must exercise the power of direction and control in such a way as is reasonable to assist the MOPAC to exercise that Office's functions.
7. The report confirms that this represents the best option that will support the delivery of a leaner estate which is lower in cost to run and is fit for purpose complying with modern standards, and will therefore assist MOPAC securing the maintenance of the Metropolitan Police Service, and ensure that it is efficient and effective, as required under Section 3(6) (b) of the Act.
8. The report confirms that a replacement Contact Points will be provided in the community. It is advised a detailed assessment is undertaken in relation to this proposal to ensure the locations are fit for purpose and suitable for both officers and members of the public. Engagement with members of the public in relation to the delivery of policing within the area is recommended and is in-keeping with the duties under the Police Reform and Social Responsibility Act 2011.
9. Paragraph 4.17 of the MOPAC Scheme of Consent and Delegation ('Scheme') allows the Deputy Mayor for Policing and Crime to approve all disposals of properties with an estimated value of £1 million or above on a case by case basis before the property is marketed. Following approval, the MPS Director of Property Services may dispose of the property to the highest bidder where the price equals or exceeds the agreed estimate, notifying the MOPAC in writing of the disposal. This report satisfies the notification requirement. The MPS Director of Property Services may under the Scheme undertake the day to day management of the MPS property function, including approval of leases or exits up to £500,000 over the lifetime of the lease.

### **Consultation undertaken**

10. The plan to provide Contact Points was published in the MOPAC Policing & Public Access in London report in March 2013. Those plans were subject to full consultation and engagement. The introduction of agile working practices has enabled the opportunity to improve the use of the existing MPS premises to enable consolidation of SN bases.
11. All Borough Commanders have been consulted through TP COG member Cmdr Jeremy Burton. Community consultation is being planned by the Borough Commanders in regard to the relocation of the current Contact Points to ensure that the Community are supportive of the proposal.

### **Risk (including Health and Safety) Implications**

12. Estate Health and Safety considerations and legal compliance are an integral part of the CRE Programme. The Property Services Compliance Team is involved at relevant stages to input, advise, monitor and report upon compliance with statutory regulations and approved codes of practice. The team is involved with ensuring the satisfactory health and safety performance of the MPS Estate in respect of corporate and local health and safety policies, legal compliance, standards and audit. The Compliance Team works across Business groups, MPS Departments, external enforcing bodies (e.g. Health and Safety Executive, Environmental Agency, etc) and the MPS Strategic Health and Safety Committee, on Health and Safety matters, as necessary.

### **Environmental Implications (if relevant to the subject)**

13. The table below indicates the expected environmental impact of the preferred option.

	Higher	Lower	No Impact	Mitigation/ management of any higher impact
Level of energy use and associated carbon dioxide emissions		√		Exit of the properties will reduce MPS CO2 emissions. There are no replacement buildings. A future occupier will use energy.
Level of water consumption		√		There will be a reduction in MPS water consumption. A future occupier will use water.
Level of waste generation/waste requiring disposal		√		Whilst there is a reduction in MPS waste from this site, a future occupier will generate waste. There will be a one-off occurrence of waste resulting from the MPS exiting the building; this will be dealt with in line with the MPS Waste Toolkit and CRE Waste Disposal Guidelines to ensure the waste hierarchy is followed (reduce, reuse, and recycle).
Level of travel and transport and associated emissions			√	The buildings are being exited and all MPS visits to

	Higher	Lower	No Impact	Mitigation/ management of any higher impact
				the property will cease. Travel and transport will be displaced to other sites. A future occupier will generate transport impacts.
Raw material use and finite resources (use of recycled materials and sustainable alternatives)			√	Properties will be exited.

**Report author:** Jane Bond - Director of Property Services,

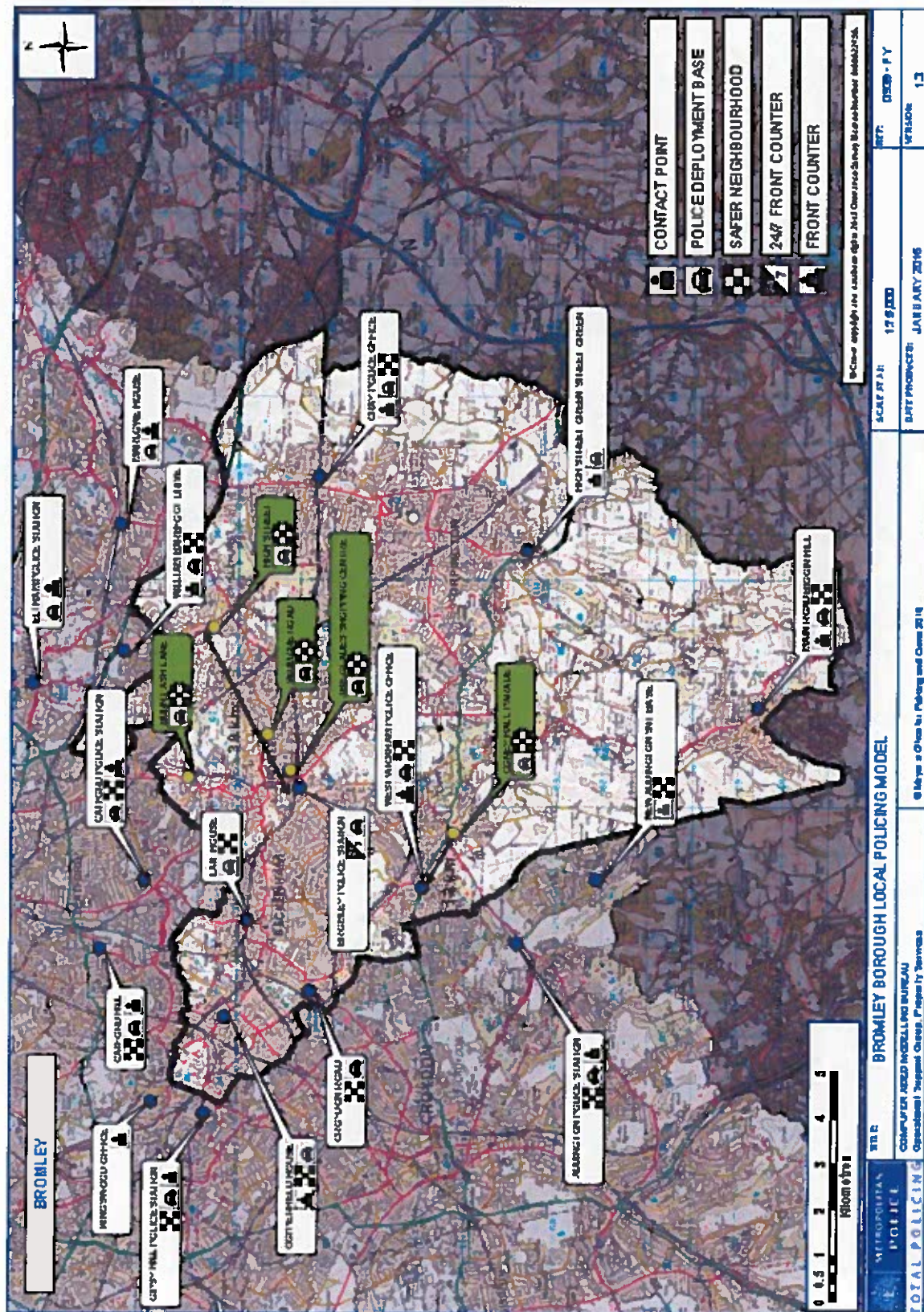
**Contact:** Tom Burke, Assistant Director - CRE,

### Abbreviations

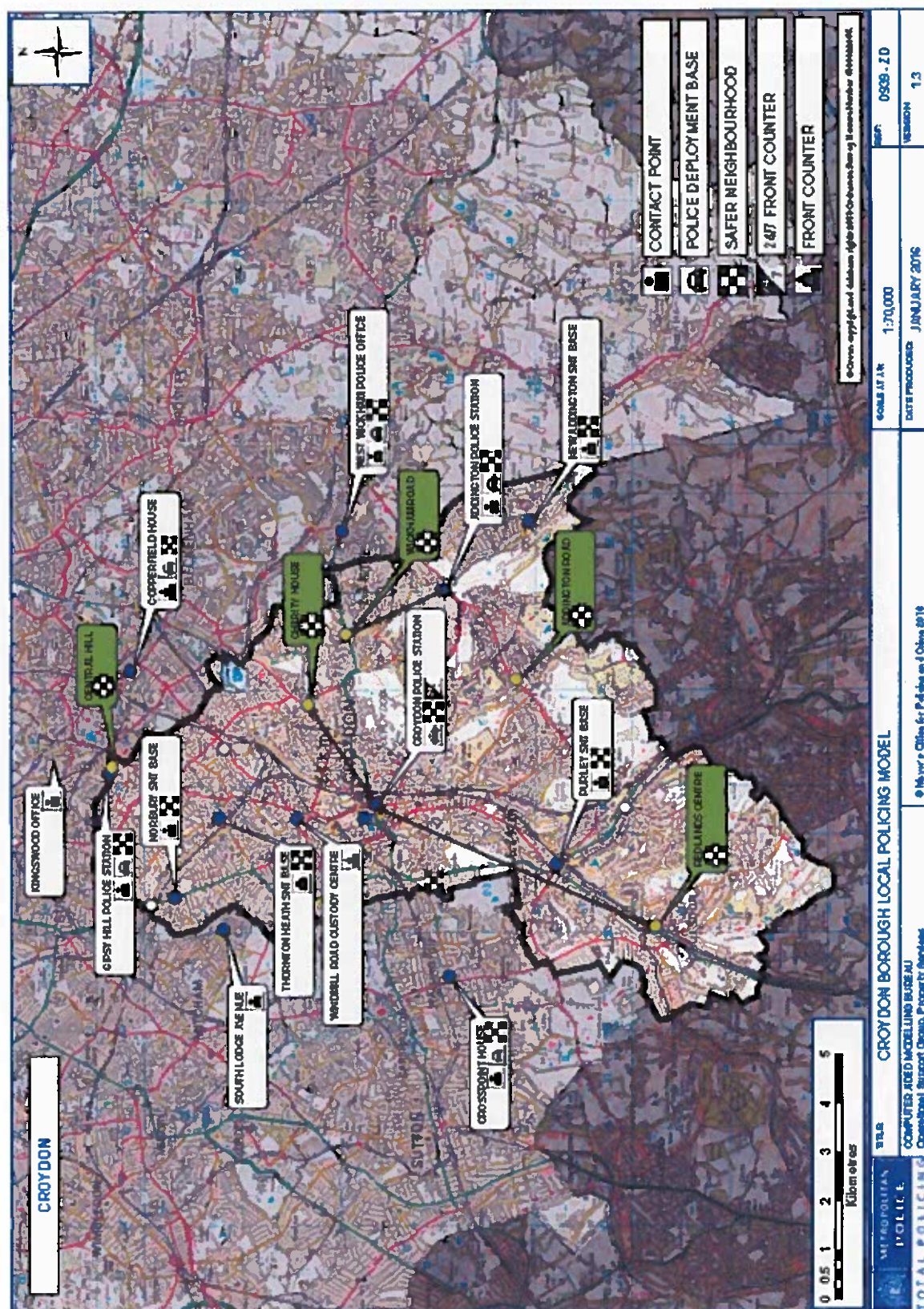
CRE	-	Corporate Real Estate
EIA	-	Equality Impact Assessment
LPM	-	London Policing Model
MOPAC	-	Mayor's Office for Policing and Crime
MPS	-	Metropolitan Police Service
PSD	-	Property Services Department
BOCU	-	Borough Operational Command Unit
NPT	-	Neighbourhood Policing Team
DDA	-	Disability Discrimination Act
SN	-	Safer Neighbourhood



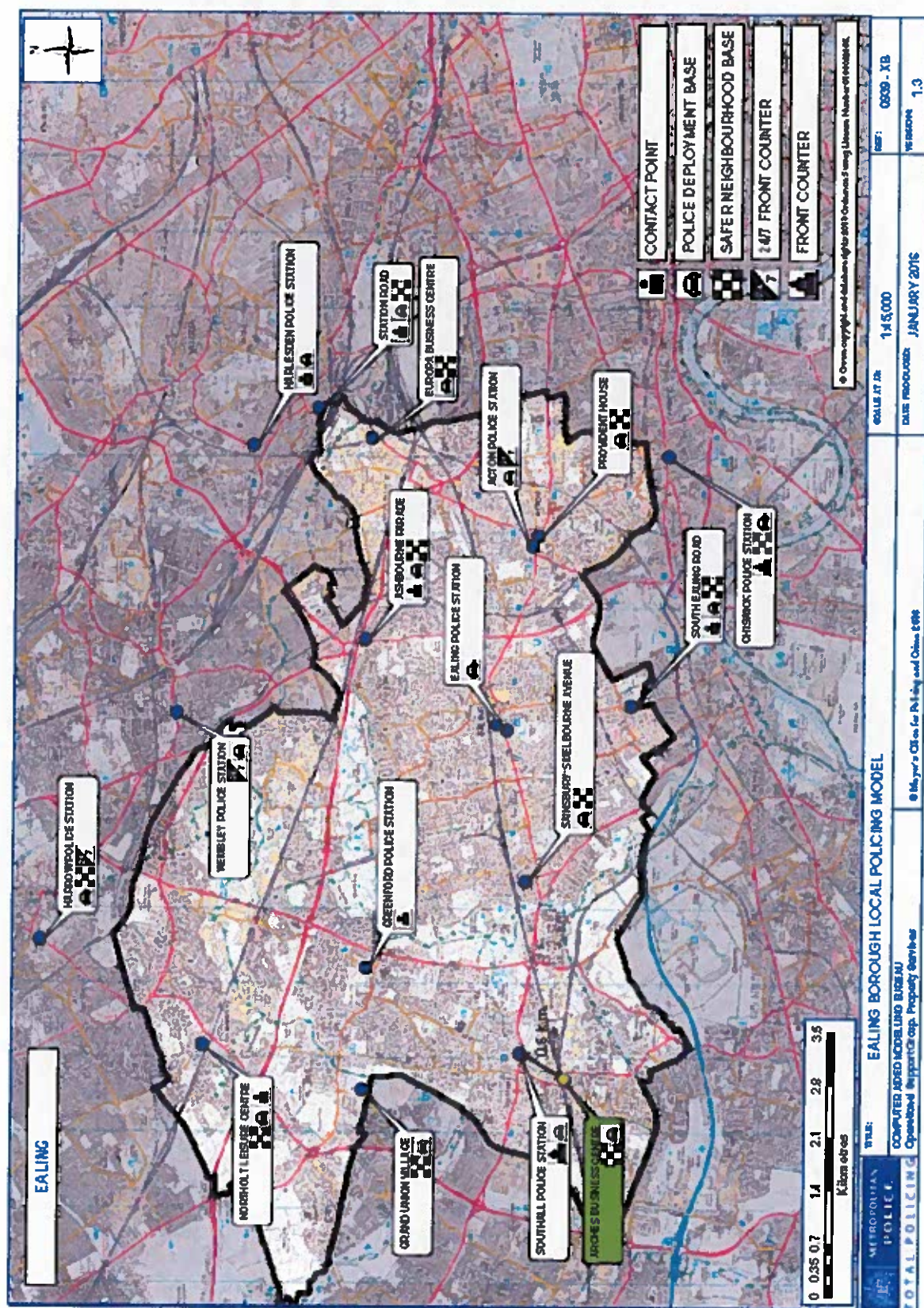
## Appendix One



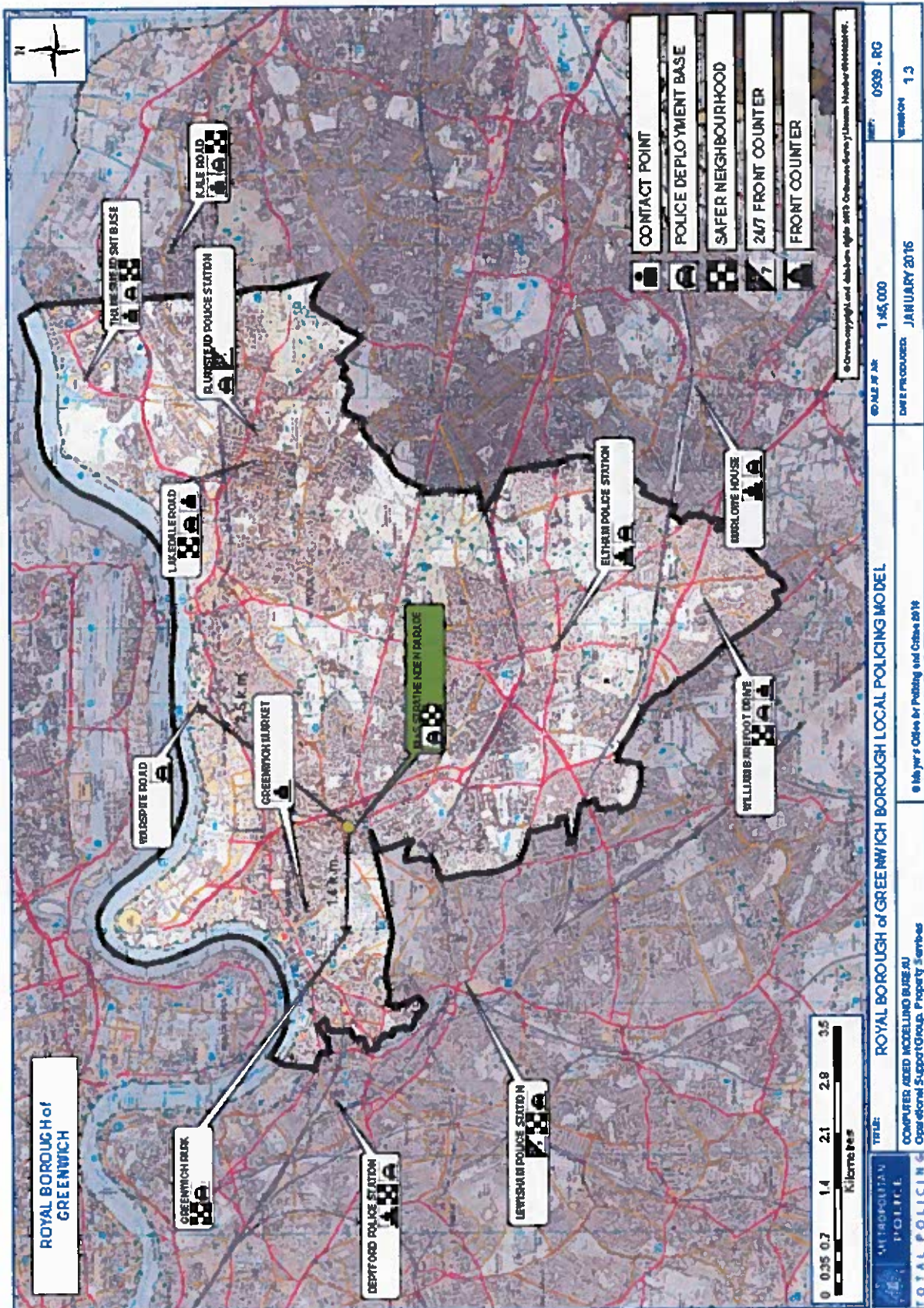




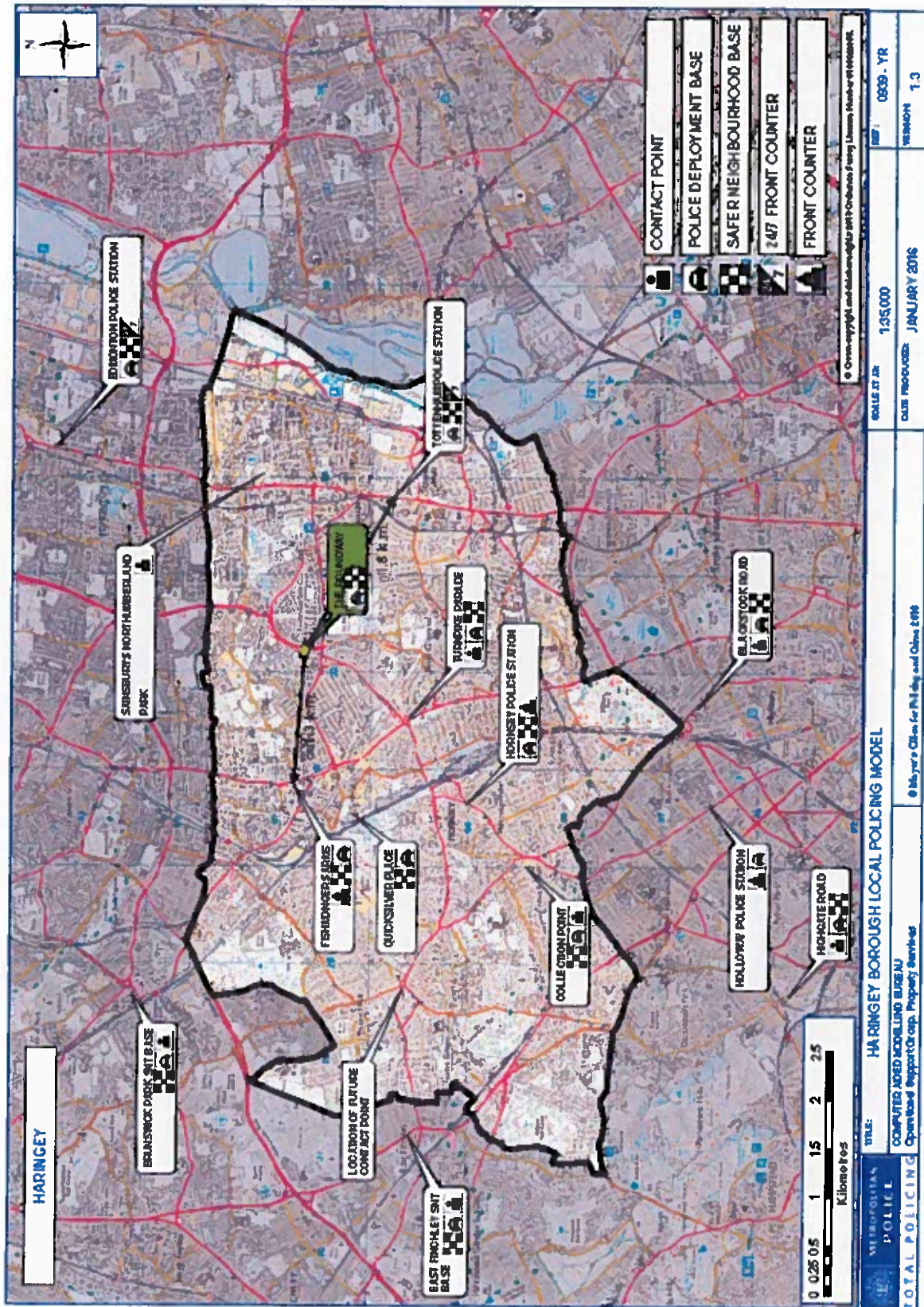




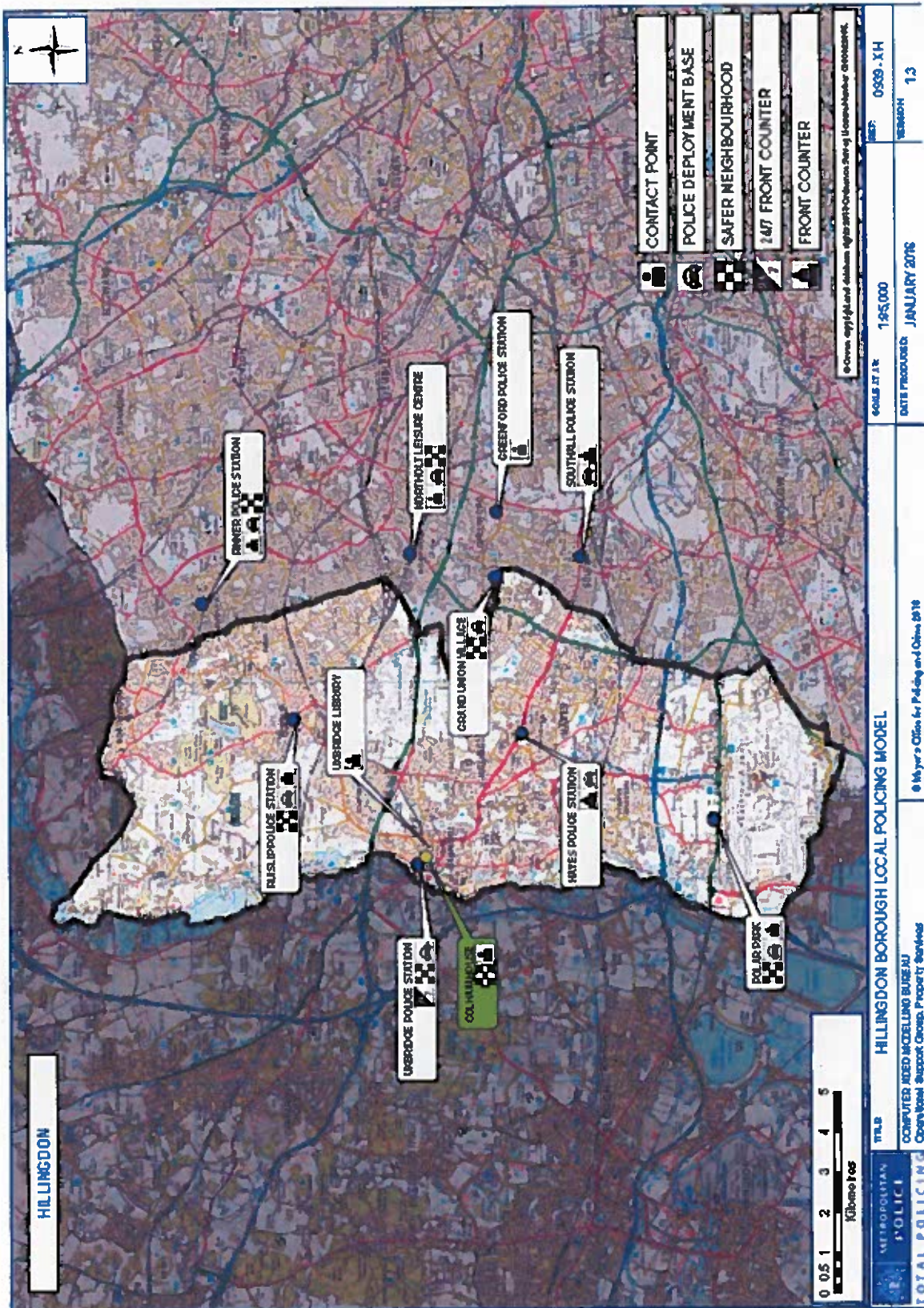




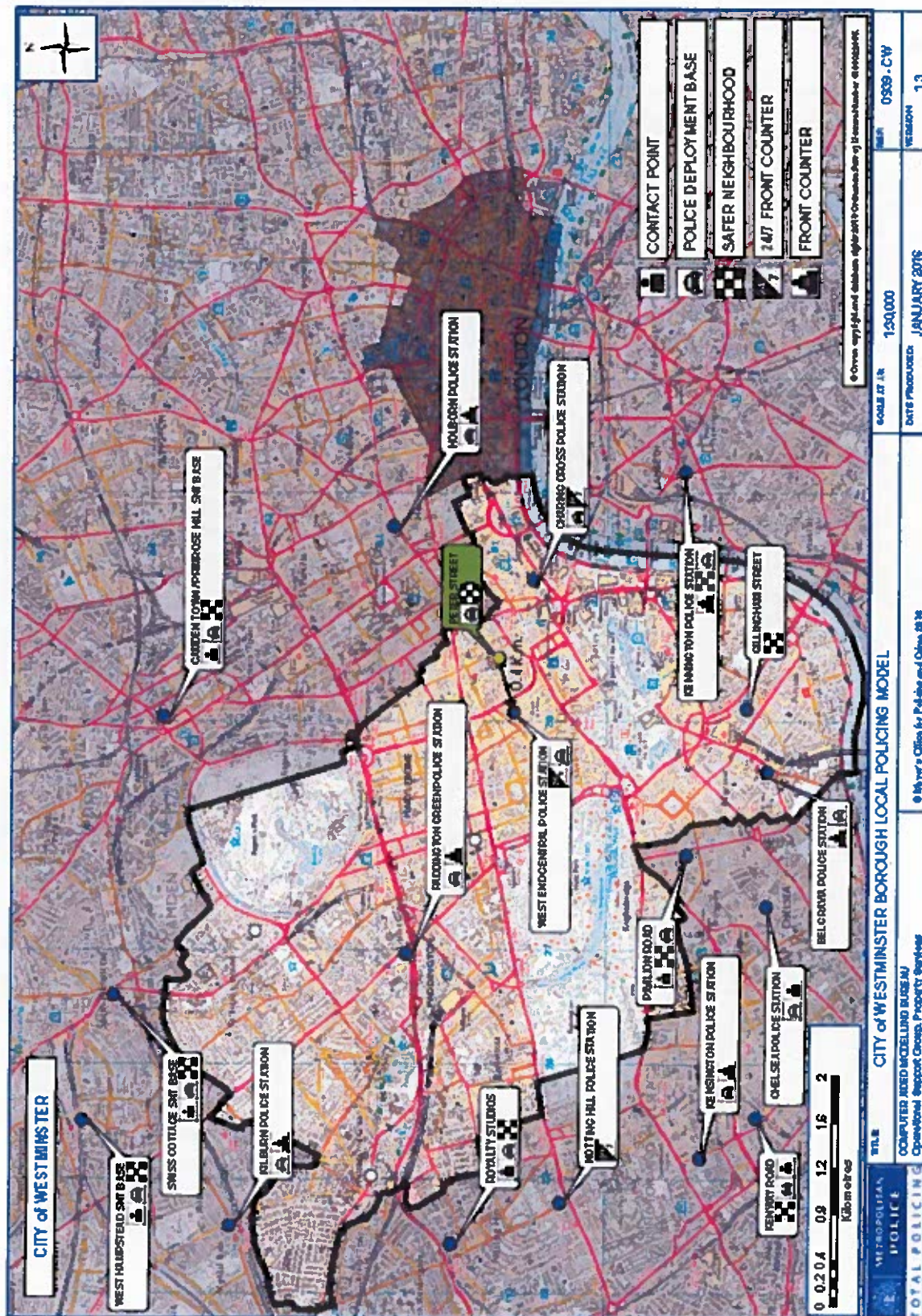














## APPENDIX TWO

<b>PRE CHANGE</b>					
<b>Borough</b>	<b>Number of Bases</b>	<b>Est Population 2014*</b>	<b>Capita per Base</b>	<b>Size (SqMi)</b>	<b>SqMi per Base</b>
Bromley	13	321,278	24713.7	57.97	4.5
Croydon	13	376,040	28926.2	33.41	2.6
Ealing	12	342,118	28509.8	21.44	1.8
Greenwich	8	268,678	33584.8	18.28	2.3
Haringey	8	267,541	33442.6	11.42	1.4
Hillingdon	5	292,690	58538.0	44.67	8.9
Westminster	6	233,292	38882.0	8.29	1.4

<b>POST CHANGE</b>					
<b>Borough</b>	<b>Number of Bases</b>	<b>Est Population 2014*</b>	<b>Capita per Base</b>	<b>Size (SqMi)</b>	<b>SqMi per Base</b>
Bromley	8	321,278	40159.8	57.97	7.2
Croydon	8	376,040	47005.0	33.41	4.2
Ealing	11	342,118	31101.6	21.44	1.9
Greenwich	7	268,678	38382.6	18.28	2.6
Haringey	7	267,541	38220.1	11.42	1.6
Hillingdon	4	292,690	73172.5	44.67	11.2
Westminster	5	233,292	46658.4	8.29	1.7

\* Data estimated by Office of National Statistics

Barking & Dagenham	7
Barnet	11
Bexley	6
Brent	13
Camden	7
Enfield	5
Hackney	8
Hammersmith & Fulham	4
Harrow	10
Havering	12
Hounslow	3
Islington	5
Kensington & Chelsea	6
Kingston	8
Lambeth	8
Lewisham	4
Merton	7
Newham	9
Redbridge	4
Richmond	7
Southwark	8
Sutton	4
Tower Hamlets	10
Wandsworth	9
<b>TOTAL</b>	<b>175</b>
<b>Ave</b>	<b>7.2</b>
<b>Met pre change Ave</b>	<b>7.7</b>
<b>Met post change ave</b>	<b>7.2</b>

Bromley	13
Croydon	13
Ealing	12
Greenwich	8
Haringey	8
Hillingdon	5
Waltham Forest	7
Westminster	6

72

Ave 9

Bromley	8
Croydon	8
Ealing	11
Greenwich	7
Haringey	7
Hillingdon	4
Waltham Forest	6
Westminster	5

56

Ave 7