

## REQUEST FOR DMPC DECISION – DMPCD 2015 100

**Title: Belvedere Police Station**

### Executive Summary:

The Policing & Public Access in London published in March 2013 states there are 15 police stations that are not suitable in the long-term as they do not meet operational needs. Belvedere Police Station (PS) in the London Borough of Bexley is one of the 15 identified.

This paper sets out the proposed relocation of the functions at Belvedere PS and the relocation of the Contact Point.

### Recommendation:

The DMPC is asked to

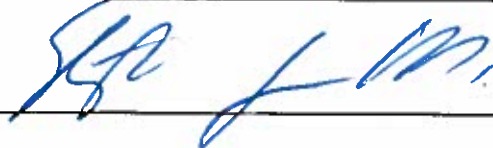
1. Support the operational decision to relocate operational teams based at Belvedere Police Station to a combination of Pier Road and Bexleyheath Police Station, both within the LB Bexley;
2. Approve in principle the relocation of the Contact Point to ASDA in Lower Belvedere, subject to suitable consultation with the local community in Belvedere, and
3. Subject to the relocation of the operational teams and contact point, approve the subsequent disposal of Belvedere Police Station in accordance with the MOPAC Scheme of Delegation and Consent.

### 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. Any such interests are recorded below.

The above request has my approval.

**Signature**



**Date**

21/12/2015

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

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

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

- 1.1. In 2013 MOPAC carried out extensive consultation on both the draft Police and Crime Plan 2013-16 and the proposed local police estate and public access. In respect of Bexley this highlighted that Belvedere Police Station was not suitable to be retained in the longer term as it did not meet operational requirements. The site was to be retained until alternative accommodation for both the operational teams and the contact point could be provided.
- 1.2. This paper recommends the re-location of operational teams and the Contact Point.

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

- 2.1. Operational teams currently in Belvedere Police Station will be re-located between Pier Road in Erith and Bexleyheath Police Station. More agile working practices and an element of investment is necessary to achieve this arrangement.
- 2.2. The Contact Point is proposed to be re-located to Asda in lower Belvedere.
- 2.3. Upon the above re-locations the Belvedere Police Station will be disposed of.

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

- 3.1. The sale of Belvedere Police Station will generate a capital receipt which will be used to support the MOPAC/MPS Capital Programme. The disposal will also generate annual revenue savings of £83,000.
- 3.2. The investment to achieve the change is estimated at £8,000, and will be met from within existing MPS budgets.

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

- 4.1. This report seeks the approval to relocate teams, to dispose of Belvedere Police Station and locate a contact point in an accessible location within the community.
- 4.2. MOPAC may do anything which is calculated to facilitate, or is conducive or incidental to, the exercise of the functions of the Office. This includes entering into contracts, and acquiring and disposing of property (including land), and paragraph 7 (1) and (2) (a) and (b) of Schedule 3 of the Police Reform and Social Responsibility Act 2011 ("the Act") refers. Similarly, the Commissioner has wide ranging powers and may relocate staff and officers under his direction and control.
- 4.3. The report confirms the recommended option 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 Force, and ensure that it is efficient and effective, as required under Section 3(6) of the Act.
- 4.4. The report confirms that a replacement contact point will be provided in the community within ASDA. It is advised a detailed assessment is undertaken in relation to this proposal to ensure the location is 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.

- 4.5. On the basis of the information contained within this report and discussions with Property Services, DLS are supportive for the recommendation to proceed.

**5. Equality Comments**

- 5.1. There are no direct equality or diversity implications arising from this report

**6. Background/supporting papers**

Appendix 1 MPS Report

**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 – Yes

If yes, for what reason: commercial sensitivity

**ORIGINATING OFFICER DECLARATION:**

	<i>Tick to confirm statement (✓)</i>
<b>Head of Unit:</b> Annabel Cowell 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 has been consulted on the proposal.	✓
<b>Financial Advice:</b> The Head of Strategic Finance and Resource Management has been consulted on this proposal.	✓
<b>Equalities Advice:</b> Equality and diversity issues are covered 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 21/12/2015

**Approval to relocate teams to existing MPS premises  
and dispose of Belvedere Police Station**

**A Report by the Director of Commercial & Finance on behalf of the Commissioner**

**SUMMARY**

The 2013/2016 Mayor's Office for Policing And Crime(MOPAC)/Metropolitan Police Service (MPS) Estate Strategy seeks to reduce the amount of accommodation used by the MPS whilst providing suitable accommodation for operational purposes. As part of that strategy, the Policing and Public Access in London March 2013 Report set out the intention to replace Belvedere Police Station, LB Bexley, which is unsuitable for retention in the long-term, with new facilities nearby. The report also confirmed the need to retain a contact point in the area.

Working with operational teams proposals have been developed to relocate the remaining personnel at Belvedere Police Station into existing MPS premises, including the relocation of the contact point at Belvedere Police Station to a nearby supermarket base where footfall is high.

This report seeks MOPAC approval to progress on this basis, subject to necessary consultation in regard to the proposed relocation of the contact point. If approval is given to the relocation of the functions based on site, consent is requested to dispose of Belvedere Police Station as surplus to operational needs.

**A. RECOMMENDATIONS - That the Deputy Major for Policing and Crime:-**

- 1. Support the operational decision to relocate operational teams based at Belvedere Police Station to a combination of Pier Road and Bexleyheath Police Station, both within the LB Bexley;**
- 2. Approve in principle the relocation of the Contact Point to ASDA in Lower Belvedere, subject to suitable consultation with the local community in Belvedere, and**
- 3. Subject to the relocation of the operational teams and contact point, approve the subsequent disposal of Belvedere Police Station in accordance with the MOPAC Scheme of Delegation and Consent.**

**B. SUPPORTING INFORMATION**

- 1. The MOPAC/MPS estate strategy 2013-2016 seeks to reduce the quantity of accommodation used by the MPS for operational purposes and improve the quality**

and utilisation of the retained estate through focussed investment, reducing the running costs of the operational estate.

2. The Policing and Public Access in London March 2013 Report identified Belvedere Police Station as unsuitable for retention in the long-term and confirmed the intention to find nearby facilities for local deployment. The Report also identified Pier Road as an ongoing local deployment base.
3. The Bexley North NPT cluster currently works out of Pier Road, Erith and Belvedere Police Station with a small attachment at Kale Road, Thamesmead. A review of the working practices and accommodation at Pier Road has identified that by implementing more agile working practices and undertaking an element of investment, the premises could be reorganised to accommodate additional officers. Bexleyheath Police Station also has capacity to accommodate additional officers at minimal cost (relocation of lockers).
4. Following careful consideration the MPS have approved the relocation of operational teams to Pier Road, Erith and Bexleyheath Police Stations, subject to Deputy Mayoral approval. In addition, it is proposed to relocate the contact point to Asda in lower Belvedere. The Bexley North NPT, currently split between Belvedere Police Station and Pier Road, to be reorganized geographically between Bexleyheath Police Station and Pier Road. Both premises can accommodate additional officers with the minimal cost of office reorganisation and IT enabling works. Following consultation with ASDA in Lower Belvedere, the ASDA management team have confirmed that they are willing to accommodate a replacement Contact Point in their café area.
5. This Report requests MOPAC approval to proceed on this basis.

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

### **Equality and Diversity Impact**

1. 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.
2. Pier Road provides a unisex locker room to allow for flexibility when the balance of male to female officers changes. Private changing areas and lockable showering facilities are provided. This design is in place at several other sites across the estate.
3. Community consultation is being planned by the Borough Commander in regard to the location of the current contact point to ensure that the Community are supportive of the proposal. It is understood that the location of and footfall in the ASDA store are such that a greater number of people in the community will have visibility of the Police Contact Point. The location will allow the local policing teams to promote other crime prevention activity.

### **Financial Implications**

## Revenue

4. There are no additional revenue implications through the use of the ASDA store. The release of Belvedere Police station will reduce annual running costs by £83k (net) per annum, and will contribute towards those revenue reductions identified through the 2013/16 MOPAC/MPS Estate Strategy.
5. One-off expenditure to meet accommodation moves and alterations to IT in the receiving sites of Bexleyheath Police station and Pier Road are estimated to be £8k and will be met through MPS Major Change Funding.

## Capital Expenditure/Receipts

6. If Belvedere Police Station were to be retained a one-off capital investment will be required to maintain the property in the longer term. This is assessed at £322k.
7. The sale of Belvedere Police Station the value of which is detailed in Exempt Appendix One, will contribute towards the capital receipts target for 2016/17.

## Value for Money

8. Improving the utilisation of existing MOPAC facilities is a core strand of the 2013/16 MOPAC/MPS Estate Strategy and supports operational policing needs. The capital value released will support future capital investment within the MPS.
9. The sale of Belvedere Police Station will reduce net annual running costs by £83k.

## Legal Implications

10. This report seeks the approval to relocate teams, to dispose of Belvedere Police Station and locate a contact point in an accessible location within the community.
11. The MOPAC may do anything which is calculated to facilitate, or is conducive or incidental to, the exercise of the functions of the Office. This includes entering into contracts, and acquiring and disposing of property (including land), and paragraph 7 (1) and (2) (a) and (b) of Schedule 3 of the Police Reform and Social Responsibility Act 2011 ("the Act") refers. Similarly, the Commissioner has wide ranging powers and may relocate staff and officers under his direction and control.
12. The report confirms the recommended Option 2 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 Force, and ensure that it is efficient and effective, as required under Section 3(6) of the Act.

13. The report confirms that a replacement contact point will be provided in the community within ASDA. It is advised a detailed assessment is undertaken in relation to this proposal to ensure the location is 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.
14. On the basis of the information contained within this report and discussions with Property Services, DLS are supportive for the recommendation to proceed.

### Consultation undertaken

15. The plan to replace Belvedere Police Station was published in the MOPAC Policing and 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 at Pier Road and Bexleyheath Police Station, closer to the respective Neighbourhood teams dedicated wards.
16. Community consultation is being planned by the Borough Commander in regard to the relocation of the current contact point to ensure that the Community are supportive of the proposal. It is understood that the location of and footfall in the ASDA store are such that a greater number of people in the community will have visibility of the Police Contact Point. The location will allow the local policing teams to promote other crime prevention activity. The outline of the consultation proposed is detailed in Appendix Two.

### Risk (including Health and Safety) Implications

17. 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)

18. 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		√		Disposal of the property will reduce MPS CO2 emissions. A proportion of these emissions may be displaced to receiving buildings. A future occupier will use energy.



Level of water consumption		√		The building referred to herein is surplus to requirements. There will be a reduction in MPS water consumption, although some consumption may be displaced to receiver buildings. A future occupier will use water.
Level of waste generation/waste requiring disposal	√			The building referred to herein is surplus to requirements. Whilst there is a reduction in MPS waste from this site, a future occupier will generate waste and increased waste production may be displaced to receiver buildings. There will be a one-off occurrence of waste resulting from the MPS decanting 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, recycle).
Level of travel and transport and associated emissions		√		The building is being disposed of and all MPS visits to 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)			√	Property will be disposed of. Some resource use will be displaced to receiver sites.

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

**Contact:** Yvonne Hardy, Asset Manager

#### Abbreviations

CRE	-	Corporate Real Estate
EIA	-	Equality Impact Assessment
LPM	-	Local Policing Model
MOPAC	-	Mayor's Office for Policing and Crime
MPS	-	Metropolitan Police Service

