

REQUEST FOR DMPC DECISION – DMPCD 2015-152

Title: GREENWICH POLICE STATION - DISPOSAL

Executive Summary:

The MOPAC Policing and Public Access in London document identified Greenwich Police Station as a site which was unsuitable for operational requirements in the long term, and identified the need for new facilities to be re-provided nearby. This paper proposes the relocation of neighbourhood policing teams to a combination of existing MOPAC sites within the Royal Borough of Greenwich, the relocation of the Contact Point at Greenwich Police Station to the market in Greenwich Town Centre where there is a greater footfall, and subject to approval to the above the marketing and disposal of Greenwich Police Station.

Recommendation:

The DMPC is asked to

1. Note the relocation of officers from Greenwich Police Station to a combination of Warspite Road, Eltham Police Station and Greenwich Royal Park office,
2. approve the relocation of the Greenwich Police Station Contact Point to Greenwich Market in Greenwich Town Centre, subject to consultation with the local community, and
3. subject to 1 and 2 above, approve the marketing and subsequent disposal of Greenwich Police Station

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

20/12/2015

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

Decision required – supporting report

1. Introduction and background

- 1.1 The MOPAC Policing and Public Access in London document identified Greenwich Police Station as a site which was unsuitable for operational requirements in the long term, and identified the need for new facilities nearby to be re-provided.
- 1.2 The Police Station is currently used as a deployment and neighbourhood policing base for officers, and accommodates a Contact Point.

2 Issues for consideration

- 2.1 As part of the Policing and Public Access in London document MOPAC has engaged with Greenwich Market and the contact point can be accommodated in the lobby of the Market Office operating at the same times as currently provided at Greenwich Police Station. Consultation will be carried out to ensure the community is supportive of these proposals.
- 2.2 In consultation with the Borough Commander the Greenwich Neighbourhood Policing Team can be relocated to a combination of Warspite Road, Eltham Police Station and from the Royal Parks Police base in Greenwich Park.

3 Financial Comments

- 3.1 If approved the sale proceeds will support the 2016-20 capital programme.
- 3.2 The cost of the various relocations is estimated to be £39k, and can be met from within existing MPS budgets.
- 3.3 The disposal of this site will deliver annual revenue costs of £500k. This will contribute to the Corporate Real Estate savings target.

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 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) (b) of the Act.
- 4.3 The report confirms that a replacement contact point will be provided in the community within Greenwich Market. 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.

4.4 The Deputy Mayor for Policing and Crime may under the MOPAC Scheme of Consent and Delegation ('Scheme') 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 up to £500,000 over the lifetime of the lease.

5. Equality Comments

5.1 No equality and diversity impacts have been identified

6. Background/supporting papers

6.1 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 – YES

If yes, for what reason: Commercial confidentiality of the bids made by the bidders and the subsequent transaction

ORIGINATING OFFICER DECLARATION:

	<i>Tick to confirm statement (✓)</i>
Head of Unit: Annabel Cowell has reviewed the request and is satisfied it is correct and consistent with the MOPAC's plans and priorities.	✓
Legal Advice: The Legal team have been consulted on this proposal.	✓
Financial Advice: The Chief Finance Officer has been consulted on this proposal.	✓
Equalities Advice: The Equality and Diversity team have been consulted on this proposal on behalf of the Head of Equalities and Diversity.	✓

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

Local Policing Model: Royal Borough of Greenwich: Replacement Site Greenwich Police Station

A Report by the Director of Property Services on behalf of the Commissioner

SUMMARY

The Mayor's Office for Policing And Crime and Metropolitan Police Service (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 consultation in 2013 and as part of the published Local Policing Model 2013-2016, Greenwich Police Station was identified as a building that was not suitable for longer term policing needs. Subject to the provision of alternative Contact Point Facilities it was agreed that the property could be released. As part of the CRE Programme 2015/16 alternative Contact Point Facilities have been identified. Better use of alternative MPS facilities will enable the relocation of officers based on site. With MPS operational support, this paper requests MOPAC approval to relocate the contact point and operational teams, and the subsequent disposal of Greenwich Police Station.

A. RECOMMENDATIONS - That the Deputy Mayor for Policing And Crime:

- 1. Approve the relocation of officers from Greenwich Police Station to a combination of Warspite Road, Eltham Police Station and Greenwich Royal Park Police Office, all within the Royal Borough of Greenwich;**
- 2. Approve the relocation of the Contact Point to Greenwich Market in Greenwich Town Centre, subject to suitable consultation with the local community in Greenwich, and**
- 3. Subject to one and two above, approve the marketing and subsequent disposal of Greenwich Police Station in accordance with the MOPAC Scheme of Delegation and Consent.**

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. The Policing and Public Access in London March 2013 Report identified Greenwich 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 Warspite Road and Eltham Police Station as ongoing local deployment bases.
3. Greenwich Police Station comprises 23,000 sq ft (2,137 sq m) and is held as a freehold basis. The station is underutilised, with a capacity of 96 workstations, whereas the utilisation requirement for the Greenwich Neighbourhood Policing Team (NPT) cluster currently occupying Greenwich Police Station is c.14 workstations.
4. Working with operational teams and with the Borough Commander's support, proposals have been developed to relocate the remaining personnel at Greenwich Police Station into existing MPS premises including the relocation of the contact point at Greenwich Police Station to Greenwich Market in the centre of Greenwich where footfall is high.
5. A review of accommodation identified that by implementing more agile working practices Warspite Road could accommodate the NPT. However, the Borough Commander identified a need to retain some officers closer to Greenwich Town Centre and considered that the Neighbourhood could be better served by some officers being deployed from Eltham Police Station rather than all from Warspite Road. Through discussion with Royal Parks and Royal Parks Police the use of the Royal Parks Police Office in Greenwich Park has been confirmed for local policing needs. The park office, as with Warspite Road and Eltham Police Station, can accommodate the proposed relocations.
6. Greenwich Police Station accommodates a Contact Point operating standard contact point hours (Wednesday and Thursday 19.00 - 20.00 hrs, and Saturday 14.00 - 15.00 hrs) Discussions with Greenwich Market have identified that a replacement contact point can be accommodated in the lobby of the Greenwich Market Office operating at the same times. Greenwich Market, is located in the centre of Greenwich, as opposed to the police station which is a 5 minute walk (0.3 miles) from the town centre. Footfall in the market is higher and the market office can provide greater visibility.
7. If Greenwich Police Station is retained, an estimated £569k of capital expenditure will be required to bring the building back up to a standard appropriate for a retained site. This is not budgeted for within the Capital Programme. The premises do not meet operational needs and are under utilised. The existing 2013/14 revenue costs for Greenwich Police Station are £500k pa. By retaining this site alternative savings would need to be identified to maintain the planned reduction in property costs by 2020/21 committed to as part of the Medium Term Financial Plan.
8. This proposal includes the relocation of Neighbourhood Policing Teams to Warspite Road, Eltham Police Station and the Royal Parks Police Office in Greenwich Park. The officers based in Greenwich Park will share the office with Royal Parks Police. Warspite Road and Eltham can accommodate additional officers with the minimal cost of office moves and IT enabling works. At £40k, the cost can be funded from Major

Change Programme and earmarked reserve set aside to meet the cost of moves or savings in the running cost of Greenwich Police Station. No additional running costs are anticipated.

There are no additional revenue costs of using Greenwich Market as a contact point facility. Whilst supported by Greenwich Market and local ward councillors and the leader of the Borough Community Consultation is to be undertaken.

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. 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 Greenwich Market are such that a greater number of people in the community will have the visibility of the police contact point. The location will allow the local policing teams to promote other crime prevention activity and build on relationships with the market traders.

Financial Implications

Revenue

3. There are no additional revenue implications through the use of Greenwich Market, or any setup costs. The release of Greenwich Police Station will deliver Medium Term Financial Plan (MTFP) revenue savings of £0.5m per annum effective from Summer 2016. This saving will contribute towards the phased reduction in annual property running costs to £90m by 2020/21 delivered through the CRE Programme and the Future Estates Transformation Programme, which are already part of the MTFP.
4. One-off expenditure to meet accommodation moves and alterations to IT in the receiving sites of Warspite Road, Eltham Police Station and Greenwich Park Office is estimated to total £39K and will be met through the Major Change Funding earmarked reserve, annual running costs of these receiving sites are not anticipated to increase.

Capital Receipts

5. The property market in Greater London remains strong and demand for good quality opportunities in sought after locations remains high from both national and international buyers. Price growth has however slowed and some areas have seen small reductions. Changes to stamp duty rules and uncertainty caused by China's currency devaluation caused the summer slowdown to be sharper than usual. The market is expected to strengthen. It is apparent that there continues to be a divergence in demand for good quality opportunities in sought after locations compared to poorer locations with lower end values

6. The sale of Greenwich Police Station will generate Capital Receipts, detailed in Exempt Appendix One, which is included within the forecast receipts of £477.3m for 2016/17.

Value for Money

7. 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.
8. The sale of Greenwich Police Station will reduce annual running costs by £0.5m. The payback period will be immediate, as costs are restricted to a one-off cost of £39k for accommodation moves and alterations, which will be offset by funding from the Major Change Programme and earmarked reserve set aside for the CRE Programme, or the savings in running costs at Greenwich Police Station.

Legal Implications

9. 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.
10. 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) (b) of the Act.
11. The report confirms that a replacement contact point will be provided in the community within Greenwich Market. 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.
12. The Deputy Mayor for Policing and Crime may under the MOPAC Scheme of Consent and Delegation ('Scheme') 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 up to £500,000 over the lifetime of the lease.

13. On the basis of the information contained within this report and discussions with Property Services, DLS do not foresee any legal risks associated with the recommendation set out in this report.

Consultation undertaken

14. The plan to replace Greenwich Police Station was published in the MOPAC Policing & Public Access in London report in March 2013. Those plans were subject to full consultation and engagement. As part of that consultation the Front Counter was closed and replaced as a contact point. It was noted in the 2013-2016 Local Policing Model that the site was not suitable for longer term Policing purposes, and that subject to finding suitable alternative contact point facilities, the site could be released. There is suitable existing accommodation at three other sites - Warspite Road, Eltham Police Station and Greenwich Park - that will enable police teams to relocate effectively.
15. Borough Commander, Helen Millichap and Area Commander, Simon Letchford are supportive. DAC Simmons has confirmed support provided MOPAC commitment regarding public access will be met. The GLA member for Greenwich Naomi Simpson has been consulted and has not raised any issues.
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. Greenwich Market has been identified as potentially the most suitable alternative contact point. It is understood that the location and footfall at Greenwich Market 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 preventions activity. The outline of the consultation proposed is detailed in Appendix Two.
17. Informal discussions between the Borough Commander and the Council's lead officer for Community Safety indicate that the Council is aware of the MPS intentions regarding the closure, but highlight the need to present the information to the public with care, emphasising the continued provision of local policing. The Borough Commander will continue with informal discussions with the Leader and local MP, but needs a timeline for any planned closure in order to take the matter forward.

Risk (including Health and Safety) Implications

18. 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)

19. 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 / 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

