



Office of Police and Crime Commissioner
Office of Chief Constable

Estates Strategy

Annual Report 2020/2021

7th June 2021



1. PURPOSE AND RECOMMENDATION

- 1.1 The purpose of this report is to provide information for monitoring purposes and OPCC reporting in relation to the Estate Strategy and progress with implementation.
- 1.2 There are no recommendations made requiring a decision.

2. INTRODUCTION & BACKGROUND

- 2.1 The Estate Strategy provides the mechanism to enable the delivery of policing supported by the estate.
- 2.2 This report presents projects in 2020-21 which has included a review of the strategy and progress in the implementation of phases 1 and 2.
- 2.3 During 2020-21, the strategy was revisited to ensure that it remained fit for purpose. The revised strategy was approved by the Police and Crime Commissioner in November 2020.

3. ISSUES FOR CONSIDERATION

3.1 Estate Strategy

The Estate Strategy was launched in December 2018 and the review process engaged stakeholders to ensure it was suitable to ensure the implementation plan could be developed that would meet the policing need in line with the review of the police operating model that was undertaken in summer 2020.

In addition, the revised strategy focusses on the requirements of digital and sustainability to ensure that Gwent Police is able to meet its obligations required of the National Police Chief's Council Digital Strategy and also the requirements of the Future Generations Wellbeing Strategy.

The strategy focusses on the next five year deliver which encompasses phases 1 and 2 to 2025.

The review confirmed that the hub and spoke model remains fit for purpose and that the basis of the operational policing hubs being aligned to local authority boundaries was appropriate.

In addition, the number and type of estate sites and the phasing of the implementation plan was updated, and this is reflected in the following table.



| Current | Headquarters 2019 - 2021 | HQ and other Corporate Buildings |
|---------|---------------------------------|---|
| Phase 1 | Monmouthshire North 2017 - 2022 | Abergavenny, Monmouth, Usk |
| Phase 2 | Torfaen 2019-2025 | Blaenavon, Cwmbran, Garndiffaith, Pontypool, Trevethin |
| Phase 3 | Heads of the Valley 2024-2028 | Abertillery Fire Station, Blaina, Brynmawr, Ebbw Vale, Rhymney, Tredegar, Tredegar Stores |
| Phase 4 | Caerphilly 2027 - 2031 | Bargoed, Bedwas, Blackwood, New Tredegar, Risca, Ystrad Mynach |
| Phase 5 | Newport (New M4) 2030 – 2034 | Alway, Bettws, Caerleon, Caldicot, Chepstow, Magor, Maindee, Newport, Pill, Rogerstone |

3.2 **Implementation**

3.2.1 Phase 1 – New Headquarters

- Construction has continued over the past year despite the COVID challenges. The building work is due to complete in September 2021 when the building will be commissioned, and staff will transfer.
- Plans are well developed to decommission the existing building and works have included
 - The relocation of Operational Safety Facilities from HQ to Mamhilad
 - Plans for the disposal of Furniture and equipment HQ
 - Planning for Uniform Stores
 - Feasibility Reports for relocation of Fleet Workshops

3.2.2 Phase 1 - Abergavenny Hub & Spoke

- The Commissioner approved a revised business case in November 2020 for the new Abergavenny police Station, following the conclusion that the joint facility at the Abergavenny Fire Station would not meet the operational need of both organisations.
- Since that time, the Project Managers and Contractors have been appointed and the Board has been established to deliver these premises. The programme is being developed for a new premises to be ready in late 2022.
- The public facing facility (spoke) is complete and was opened in the summer in a joint venture with the local authority at the Market Hall.

3.2.3 Phase 2 – Torfaen Hub



The Strategic Outline Case was approved by the Commissioner in November 2020 which has enabled the Project Board to procure the Project Managers and the Design and Build Contractors.

The Torfaen Hub will provide new Custody, Police Station and Training facilities.

The outline programme will be developed with an indicative date for completion in 2025, subject to planning and Commissioner agreement at both outline and Final Business Case Stage.

4. COLLABORATION

4.1 Gwent Police continues to work with partners in the delivery of the estate strategy.

4.2 The force utilises shared premises with a number of local partners notably South Wales Fire and Rescue Service, Blaenau Gwent, Caerphilly, Newport, Torfaen and Monmouthshire Councils and Bargoed Town Council. Shared premises with Third Sector organisations include Cwm, Llanhilleth Community Centre and Bron Afon Housing Association.

4.3 This approach enables improved utilisation of premises and secures value for money for the public purse.

4.4 Joint Firearms Range

To replace the current firearms range in Bridgend, the Project Board approved the location for the new joint unit that will service the Gwent, South Wales and Dyfed Powys forces.

The programme is currently being developed and project arrangements finalised which will involve representation from both force and Commissioner teams of each force.

4.5 De-Carbonisation

The Estate department works with the Carbon Trust to develop proposals to reduce carbon emissions and alternative forms of energy are being explored. Further work with partners is being explored to look for opportunities to share best practice.

5. NEXT STEPS

5.1 The programme for the next five years is informed by the Estate Strategy but remains constantly under review with the Estate department examining service provision, utilisation, cost, compliance with legislation, external influences and partnership opportunities to inform the implementation plan.



For 2021/22 the following is planned:

- Conclude the New HQ construction (Completion Sept 2021)
- Implement the plans for the de-commissioning Headquarters
- Commence design and build work for Abergavenny Police Station
- Commence design work the Torfaen Police Hub incorporating custody, Torfaen policing team and operational training.
- Progress the Joint Firearm Range design.
- Continue with works to remodel and refurbishment the current estate.
- Prepare the estate to support the expansion of electric vehicles.

6. FINANCIAL CONSIDERATIONS

- 6.1 The estate strategy is supported by a capital programme that is provided at Annex 1. The capital expenditure is monitored by the Capital Strategy Group.

7. GOVERNANCE

- 7.1 The governance of the estate is provided by the Estate Strategy Board, chaired by the Commissioner.
- 7.2 Proposals are considered in light of value for money that takes account operational need, quality and cost.

8. PERSONNEL CONSIDERATIONS

- 8.1 There are no personnel considerations arising from this report.

9. LEGAL IMPLICATIONS

- 9.1 There are no legal considerations arising from this report.

10. EQUALITIES & HUMAN RIGHTS CONSIDERATIONS

- 10.1 This report has been considered against the general duty to promote equality, as stipulated under the Joint Strategic Equality Plan and has been assessed not to discriminate against any particular group.
- 10.2 In preparing this report, consideration has been given to requirements of the Articles contained in the European Convention on Human Rights and the Human Rights Act 1998.
- 10.3 All Estate matters are considered in this context.



11. RISK

11.1 Risks are managed through the individual estate programme and reported through the force governance structures.

12. PUBLIC INTEREST

12.1 In producing this report, has consideration been given to 'public confidence'?
Yes

12.2 Are the contents of this report, observations and appendices necessary and suitable for the public domain? **Yes**

12.3 If you consider this report to be exempt from the public domain, please state the reasons: **not applicable**

12.4 Media, Stakeholder and Community Impacts: **None**

13. REPORT AUTHOR

13.1 Kieran McHugh – Head of Estates

14. LEAD CHIEF OFFICER

14.1 Nigel Stephens; Assistant Chief Officer – Resources

15. ANNEXES

15.1 Annex 1 – Capital Programme

16. CHIEF OFFICER APPROVAL

16.1 I confirm this report has been discussed and approved at a formal Chief Officers' meeting.

16.2 I confirm this report is suitable for the public domain.

Signature: *Nigel Stephens*

Date : 28/04/2021



Police and Crime Commissioner for Gwent

I confirm that 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.

The above request has my approval.

Signature:

Date:

