

Spicer Steve - DoR (PropertyServ)

From: Dennis Richard D - PSD
sent: 02 December 2005 11:22
To: Spicer Steve - DoR (PropertyServ)
Subject: Hampstead PS

As requested by Jane. All I have on proposed works at Hampstead.

----- Original Message
From: Banks stuart - PSD
Sent: 05 August 2005 15:51
To: Churchill Arthur -
Cc: SWAYSLAND Julian - PSD; Dennis Richard D - PSD; Halpin ADAM - DoR (PropertyServ)
Subject: RE: Hampstead PS

Arthur

A further thought since we seem to be moving to the "next level" on this one it's quite urgent that I receive - a business case from you setting out:

- 1 Why you want us to dispose of Hampstead PS (age of building, empty and unusable space - e.g. courtroom etc. - poor condition of building fabric, suspected structural problems, design not fit for purpose- all the usual stuff!!)
- 2 What kind of continuing presence you require in Hampstead (exactly what units/staff would need to remain as a presence.
- 3 Where you would re-accommodate the remaining units/functions.

Could you get this to me

a.s.a.p. please. Thanks. Stuart

-----Original Message
From: Churchill Arthur -
Sent: 05 August 2005 13:05
To: Banks stuart - PSD
Subject: RE: Hampstead PS

Stuart

Thanks for the update. No problem with Atkins visiting, can you let John and myself know when etc. Could I also ask that the Atkins people and yourselves if asked just say they are surveying the building but not what for as there is sensitivity about EH in the community and staff.

Arthur Church

[Mail:](#)

Holborn Police Station 1-10 Lambs Conduit Street London
WC1N 3NR

-----Original Message

From: Banks stuart - PSD
Sent: 05 August 2005 12:38
To: Churchill Arthur -
Cc: Cannon John - ; SWAYSLAND Julian - PSD; Halpin ADAM - DoR (PropertyServ); GREEN Martin C - DoR (PropertyServ) **Subject:** Hampstead PS

Arthur

I've had considerable discussion recently with PSD colleagues around disposal options for Hampstead. As you may know, we thought there was a possibility of some space at the Post Office which is due to be sold. Unfortunately, although we have tried all possible approaches, the PO is committed to another partner already and it now appears that this is a dead duck. At the same time, there is virtually nothing else on the market in central Hampstead which would be suitable to accommodate your residual functions such as SN, Front Office, CPO etc. and even if there was, the cost would probably be prohibitive.

We have been discussing some options for a joint venture on a sale and development of the existing site which might include an ongoing presence for the above functions in the same location. In order for us to be better advised regarding these options we will be seeking professional input from a consultant (Atkins).

It may very well be that Atkins personnel will need to visit Hampstead PS to look around and I'd be grateful if you could facilitate these visits without necessarily raising too much alert amongst staff.

In the meantime, as I noted again from my visit this week, there is considerable unused space at Hampstead and it would be good to ensure that this does not become occupied, so that options for disposal remain uncomplicated.

Happy to discuss. Stuart

Stuart Banks
Interim Assistant Director - Utilisation Asset Management and Utilisation Metropolitan Police

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Spicer Steve - DoR (PropertyServ)

From: Colin Smith
Sent: 29 November 2005 17:14
To:
Cc: SWAYSLAND Julian - PSD; GOLDER NIGEL - DoR (PropertyServ);
Banks stuart - PSD
Subject: RE: Safer Neighbourhood premises.

Ronnie

I think you will find that difficult in Hampstead if these 18 staff are additional to safer neighbourhoods. I am not aware of large scale office space being available.

If these staff are not all locational specific to Hampstead, could they move to other offices in Camden? I have sent this note to Julian and Nigel to consider.

Please simply see what is available. We will need a minimum of 1250 - 1500 sq-ft for 2 safer neighbourhood teams and a front desk.

Thanks Colin

-----Original Message

From: "Ronnie Franks" Sent:
28/11/05 12:00:07
To: "Colin Smith"
Subject: RE: Safer Neighbourhood
premises.

Colin I have been speaking to Julian Swaysland about
hampstead he thinks there will be a need to accomodate a
further 16 people from the police station once it has been
vacated should we look to combine if possible?

Regards Ronnie

-----Original Message

From: Colin Smith
Sent: 28 November 2005 08:22
To: Ronnie Franks
Subject: Safer Neighbourhood premises.

Ronnie

Could you please search for the following premises:

Hampstead Village - The Police need a ground floor office or
shop with space over providing between 1000-and 1500 sq-ft as a
replacement to the current Police Station there. It is important
that you undertake this search without disclosing the name of
the prospective tenant because there is currently a "save our
Hampstead Police Station" campaign which means we must be
sensitive in our search. I also understand that Camden Council
own both sides of the High Street and it may be worth contacting
them. I have contacts which I could also use to help. I do not
expect this search will be easy!

100-1

Enfield Town - The Police need a 1000sq-ft office base here for a
team -but without a contact point. The offices need not be ground floor.

For different reasons these are both high priority acquisitions
for Property Services.

Many thanks

Colin

Colin H Smith Associates Ltd

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<truncated...>

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r . Spicer Steve - DoR (PropertyServ)

From: Colin Smith [

Sent: 24 November 2005 07:58

To: 'Simon Turner (

Cc: Wilson Taylor J -; Churchill Arthur -; Cannon John -; Banks stuart - PSD; Mayell Janet - TPHQ; 'ALAN WIPPERMAN'; FLETCHER HOWARD - DoI

Subject: Camden 2006/07- Safer Neighbourhood Accommodation Plans

Flagged Status:

Simon

It was useful meeting you and Taylor Wilson at ESB on Tuesday 15 November 2005 and I have briefly set out the accommodation plan agreed on a table which I have attached to this email.

I trust this sets out the results of our discussions accurately, and we look forward to working with you to provide this new accommodation in 2006/7.

Best wishes Colin

Colin H Smith Associates Ltd:

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Checked by AVG Free Edition.

Page 1 of 2

Spicer Steve - DoR (PropertyServ)

From: Colin Smith

Sent: 07 November 2005 08:29

To: Cannon John -; Churchill Arthur -

Cc: Heath Mark -; GREEN Martin C - DoR (PropertyServ) **Subject:** 2006 Safer Neighbourhood Accommodation Plans - Camden

Dear John

All Borough SMTs are being invited to ESB from the 15th - 18th November inclusive to discuss the 2006 Rollout of Safer Neighbourhoods, including accommodation. I hope to see you there or have a property representative available to discuss accommodation.

My aim is to arrive at an agreed accommodation plan at the meeting. This will include 1. The size of the Bases (the number of Teams sharing the Base).

2. The location the Bases (identified clearly on roads between junctions if possible).

3. Where you want Safer Neighbourhood Contact Points at Bases to give a Borough-wide spread.

A fundamental basis for the plan is for more Teams to share the Bases. As a guide, a minimum of 2 teams on average, should share each Base. In inner Boroughs , with geographically smaller wards, a greater degree of sharing may be possible.

The increased sharing is an unfortunate necessity arising from Budget cuts. Wherever possible future Bases should be located close to Ward boundaries permitting each Team to reach their Ward reasonably easily.

Other Asset Plans from Property Services involve the closure and disposal of old outdated and expensive properties in due course which can be replaced with new Safer Neighbourhood bases with contact points for the public. The following premises below may well fall into this category and we have to plan accordingly.

Kentish Town PS

Hampstead PS

We must also consider possible use of the Kings Cross PO

I hope this helps your Borough formulate a plan for future Safer Neighbourhood accommodation, and I look forward to discussing this with you.

Best regards

Colin H Smith Associates Ltd

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04/01/2006

Spicer Steve - DoR (PropertyServ)

Sent: Banks stuart - PSD
20 October 2005 10:24
To: SWAYSLAND Julian - PSD
Subject: RE: Response to local paper re: closure of Hampstead

In terms of the space planning I thought we were looking at about 16 staff. We have a meeting coming up next Tuesday with the BOCU so I'll confirm then.

Stuart

----- Original Message

From: SWAYSLAND Julian - PSD
Sent: 20 October 2005 10:21
To: Banks stuart - PSD
Subject: RE: Response to local paper re: closure of Hampstead

yes i agree with you - its a long way of saying not, much!

btw - is there anything further you are waiting for from my side on Hampstead?

Having established the concept is viable in principle, we discussed costs for separating the annex. I know it won't be more than £80k which was the separation costs for Kingston PS (more complex). The other issue is the space planning one. Do we have a clearer picture of how many pple we will need to accommodate?

I'm just thinking in terms of

the next steps forward.

Thanks

-----Original Message

From: Banks stuart - PSD
Sent: 20 October 2005 09:18
To: SWAYSLAND Julian - PSD
Subject: RE: Response to local paper re: closure of Hampstead

Julian

My initial reaction is that this is a bit long-winded. However, this is probably an issue for them since they presumably know the people they are dealing with and what it takes to answer their concerns.

Stuart

----- Original Message

From: SWAYSLAND Julian - PSD
Sent: 19 October 2005 17:21
To: Southgate Jonathan - DPA; Banks Stuart - PSD
Subject: FW: Response to local paper re: closure of Hampstead

Thanks Jonathon,

Apologies for delay in my response, but i have been away for a few days.

Looks fine to me, but i am forwarding to my colleague in utilisation, Stuart

Banks, for his comments. Regards

----- Original Message
From: Southgate Jonathan - DPA
Sent: 12 October 2005 15:41 **To:** SWAYSLAND Julian - PSD
Subject: Response to local paper re: closure of Hampstead

Julian,

Please see the attached following our conversation Monday. It is a long letter, but the Hampstead issue is

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at the top.

Let me know what you think, the Borough Commander is happy with it.

Regards, Jon.

Jonathan Southgate
Area Press and Publicity Officer
Directorate of Public Affairs

<< File: Ham and High response 10-10-05.doc

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Page 1 of 2

Spicer Steve - DoR (PropertyServ)

From: Yasmin Shawkat on behalf of Richard Humphreys
Sent: 12 October 2005 13:52
To: SWAYSLAND Julian - PSD
Subject: Hampstead Police Station, Rosslyn Hill, London, NW3

Dear Julian,

Thank you for responding to the previous e-mail regarding Hampstead Police Station, we have however, thought of a way forward to help the deadlock, as to where to re-house Hampstead Police Station. Our clients, as mentioned previously, have a number of quite substantial premises in the Hampstead Area already and wondered whether a 'swap' of some description may be feasible. Obviously

there would be a monetary settlement as we believe you wish to move to a smaller premises and our clients wish to move to larger ones. This may be a way forward, worth considering and we would welcome a meeting with yourself and our clients to discuss matters further. Perhaps you could come back to us with your thoughts on this.

With Kindest

Regards,

Yours

sincerely,

Richard
Humphreys
Director

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04/01/2006

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Goldschmidt & Howland

04/01/2006

Spicer Steve - DoR (PropertyServ)

"--17rom:

Southgate Jonathan - DPA

went: 12 October 2005 15:41
To: SWAYSLAND Julian - PSD
Subject: Response to local paper re: closure of Hampstead

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MARKED

Julian,

Please see the attached following our conversation Monday. It is a long letter, but the Hampstead issue is at the top. Let me know what you think, the Borough Commander is happy with it.

Regards Jon

DPA West Press Office Metropolitan Police Service

Jonathan Southgate
Area Press and Publicity Officer –
Directorate of Public Affairs



METROPOLITAN
POLICE

TERRITORIAL POLICING

Working together for a safer London

Holborn Police

Station Telephone:

12 October 2005

To the Editor of the Ham and High,

I would like to respond to several of your, articles focusing on Policing in Camden.

As your reporter is well aware, although he didn't indicate it, there are currently no plans to close Hampstead Police [Join our campaign to save police station - P.1 7/10/05].

Hampstead is one of 174 police stations and 600 operational buildings across London that forms the MPS estate, an estate that is constantly under review.

The MPS has an Estate Strategy focused on making its buildings more appropriate for the demands of policing in the 21st century. This can involve modernising and refurbishing properties or disposing of buildings not suitable for modern day policing, and reinvesting those savings to deliver more appropriate facilities. A review of Hampstead's facilities has been conducted and its findings will contribute as to what its future use may be.

One of the difficulties faced by Hampstead Police Station is that as a listed building we are limited in what we can do to improve the facilities it offers to the people of Hampstead who use it. Currently the borough is refurbishing West Hampstead front counter, with Kentish Town to follow so that we have environments, similar to Holborn, that provide an effective service to the public.

In addition to this, whilst the outside of Hampstead Police station looks nice and is rightly a listed building, the inside is currently unfit for modern policing. What are needed for today's service are buildings that are in a good location, are well facilitated, have modern and practical cell complexes and are able to incorporate up-to-date technology. A review of the

facilities that Hampstead will establish if this can be achieved through refurbishment.

Your reporter, however, is correct that I do feel there is a clear need for a Police presence in Hampstead High Street, and this is why Hampstead Police station will not shut until there is a viable replacement for it. It is MPS policy never to close a police station with front counter facilities without first opening a replacement.

As an organisation, and as a borough, the focus is now on neighbourhood policing, and this brings with it a need for a more visible and effective local presence. We need to provide Safer Neighbourhoods teams with suitable 'shop-front' space that are then supported by well facilitated and better located, police stations that together can provide a better service to the public.

In response to Ed Fordham (P.1 7/10/05), the purpose of moving towards Safer Neighbourhoods teams is to develop local knowledge, develop local relationships and deal with local issues as directed by local people, through Citizen Community Panels. This is only enhanced by basing them in the local community, not in an office in a secure police station, that can't allow the public access to them as highlighted in another article [Its almost impossible to get hold of police now P.4 7/10/05].

In the financial year to date, crime in Camden is down by 8%, the previous financial year it was down 12%. I want this to continue and to do that Camden Police will need to change and grow as it continues to move into the 21st Century. This reduction in the number of crimes in Hampstead is a reflection of this and the good work put in by all the officers on Camden Borough.

In a majority of wards that have their own Safer Neighbourhoods Team, crime has fallen further and I hope this continues as we try to roll out Safer Neighbourhoods Teams to all wards across the borough ahead of schedule. The MPS now wants to advance the roll out of Safer Neighbourhoods Teams to all wards across London by the end of 2006 and not wait until 2008.

As with the expansion of any organisation, the budget for the work force available to us has to be adhered to. The possible dissolving of the current format of large Sector Teams and the introduction of brand new Safer Neighbourhoods teams, that are smaller and more bespoke, does not mean a reduction in police in Hampstead, Camden or the MPS. What it does mean is that, as a Borough, and as an organisation, we are trying to work smart as well as working harder to improve the communities we serve.

With Safer Neighbourhoods teams, communities can be guaranteed that a minimum amount of officers will always be working in their area to tackle the issues that are most concerning to them. It would be easy to ask communities to dip further into their pockets to fund the police force they want, but this is not what is wanted by anyone, police or tax payers. Instead what we all want is effective policing that works and that Safer Neighbourhoods isn't a drain on

resources.

The continued recruitment by the MPS, and its ongoing work with its partners such as the Home Office and the GLA in organising funding helps us expand to produce Safer Neighbourhoods teams. But recruitment takes time, and if there are officers undertaking roles that overlap with the ethos Safer Neighbourhoods then it is only right that we utilise the skills of that officer within the Safer Neighbourhoods structure, rather than recruit to duplicate that work.

In essence, the MPS will continue to grow, employing new people, replacing those that move on or who are promoted, as has always been promised. What has changed is that instead of waiting to fill the Safer Neighbourhoods teams, we will fill them from the resources we have available recruit to replace and assess whether the recruit can be used in a more effective way than was done previously.

This is the thinking behind the alteration to sector teams. No community will lose out on the number of officers it has available to it. Instead it will gain from an increased visible presence (Safer Neighbourhoods teams) and the greater backing of expanded response teams to answer emergency 999 calls, and expanded dedicated units for investigating priority crimes.

I feel sure that communities are more reassured by a visible number of dedicated officers that are not going to be removed, backed up by a streamlined and fluid support team that can be there when needed, instead of the thought that there may or may not be 60 officers in station that they may or may not see and that may or may not be working in the sector they are based in.

It is pleasing to know though that the discussion of these issues has arisen from a public meeting. This is the purpose of my officers and I attending such meetings. We will continue to do so to inform and explain how the service is working and developing, as well as listening to and consulting with the people we serve.

Yours sincerely,

**Mark Heath,
Borough Commander,
Camden Police.**

Spicer Steve - DoR (PropertyServ)

From: Yasmin Shawkat on behalf of Richard Humphreys

Sent: 07 October 2005 16:12

To: SWAYSLAND Julian - PSD

Subject: Hampstead Police Station, Rosslyn Hill, London, NW3

Dear Julian,

Further to our telephone conversation regarding the above police station, we have in fact spoken on this subject matter over the past two years at various intervals. Goldschmidt & Howland as a practise is the oldest business and by quite a long way, the largest firm of estate agents within the Hampstead area. We particularly specialize in the sale of residential/commercial sites and subsequently the re-sales of these sites, where we have, the largest portfolio within the vicinity. I as a director of Goldschmidt & Howland have been in the area since 1984 along with my two other co-directors and therefore, our knowledge of the Hampstead area and the perspective for this particular site is second to none. I am already aware of one particular property company that has earmarked Hampstead Police Station, should it ever come to the market, as a possible headquarters for them, as they are desperate for more space and wish particularly to stay in the area.

I realize you can make no promises, but we would very much like to be able to, atleast, tender for the agency as and when it was appropriate, as I do generally believe we can bring knowledge to the benefit of the Metropolitan Police that no other agency can offer. Please find attached, oyr developers list for your perusal.

I hope to hear from you when the time is

appropriate. With Kindest Regards,

Yours sincerely,

Richard Humphreys

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Goldschmidt & Howland

Spicer Steve - DoR (PropertyServ)

From: Banks stuart - PSD
Sent: 18 October 2005 10:41
To: Churchill Arthur -; Mayell Janet - TPHQ; Cannon John -
Cc: Cavill roger A - DoR (PropertyServ); SWAYSLAND Julian - PSD
Subject: **RE: Camden Borough Estate Strategy**

Arthur/John

Thanks for this. I have to say that it's one of the most encouraging strategies/business cases we have seen to date and we are challenged by your "root and branch" approach, which seems to me to be completely on message with the MPS corporate estate strategy. Perhaps we should roll it out as a template to all 32 BOCUs!!

As you know, we are seeking to develop BOCU asset plans in PSD at present and your document gives us a good basis for Camden's.

We'll continue to move things forward (quietly!) in respect of Hampstead PS. I have just had sight of the planning report and it is less constraining than I had feared. And we need to start looking for a reasonable --solution for your 24/7 Patrol Base. Central to the whole strategy will be the future options/disposition of ,entish Town and I'm sure we need further extensive discussion about this but we are glad that it is on the table.

We're due to meet with you and Mark Heath and other parties on 25th and it may be that either before or after this meeting we can take a little time to discuss some of these issues further.

Stuart

-----Original Message

From: Churchill Arthur -
Sent: 13 October 2005 12:11
To: Banks stuart - PSD; Mayell Janet - TPHQ; Cannon John :
Subject: Camden Borough Estate Strategy
Dear all

Please see the attached document which has been

agreed by the SCT at EK. Paper copy en route.

Any queries please speak to

John Cannon or myself.

Cheers Arthur

<< File: CAMDEN POLICE ESTATE STRATEG Oct -05 Vers 1.doc >>

Arthur Churchill

[Mail:](#)

Holborn Police Station 1-10 Lambs Conduit Street London
WC1N 3NR

1

ATKINS

Metropolitan Police Planning Appraisal Summary Sheet

Site Name:

Hampstead Police Station

Site Address:

23 & 26 Rosslyn Hill, London NW3 1PD

Date of Construction:

Edwardian (c. 1910)

Brief Description of Buildings:

Edwardian Police Station and associated Magistrates Court; adjoining Edwardian residential property (26 Rosslyn Hill) converted to police use in 1980s; stable block to rear.

Site Area (acres/hectares):

0.2 ha (0.5 acre)

Built Area (sq.ft/sq.m):

UDP Allocation:

No specific allocation

Listed Status (Local/Statutory):

Grade II (statutory)

Conservation Area:

Hampstead Village Conservation Area (Heath Street and Hampstead High Street sub area)

Other (archaeological, heritage, etc.):

None

Current Use Class:

Sui generis - police station

Potential Change of Use To:

Residential, possibly A3 (restaurant)

Potential Re-development:

Minor to rear, no prospect of full redevelopment due to building quality and listing

Comments:

The building listed for its external features according to the listing description but the inside was not inspected. As listing covers an entire building the court is likely to be difficult to convert. The listed status may also apply to 26 Rosslyn Hill.

Date of Summary:

11" October 2005

Spicer Steve - DoR (PropertyServ)

From: Banks stuart - PSD

Sent: 14 September 2005 14:07

To: Cannon John -

Cc: GOLDER NIGEL - DoR (PropertyServ); SWAYSLAND Julian - PSD; Cavill roger A - DoR (PropertyServ); Dennis Richard D - PSD

Subject: RE: Camden Building strategy

John

Good to hear from you. It is likely that the roll out of 24/7 bases will be accelerated, with less dependency on "up-front" capital funding. I would dearly like to be moving this forward for you in terms of a search for suitable property in your specified area. It will help us greatly in this if you can of your revised business case to me a.s.a.p.

In the meantime I'll get Nigel Golder to keep his ear to the ground for

potential sites. Stuart

-----Original Message

From: Cannon John - EK

Sent: 14 September 2005 11:24

To: Banks stuart - PSD

Cc: Heath Mark -; Summers Philip -; Richards Martin -; Woollcombe Lucinda -; Goode Alun -; Churchill Arthur - EK

Subject: Camden Building strategy

Stuart

On Monday, Camden's Senior Command Team met to discuss the proposals put forward at our meeting on Friday 2nd September. The following is a summary of agreement.

24/7 response base agreed with the location to be within 1 - 1.5 KM radius of Camden Town Tube Station.

Separation of House from Hampstead Police Station to accommodate Front Office, CPO, and 2 Safer Neighbourhood wards subject to structural requirements. and parking facilities being available.

If a suitable 24/7 base cannot be sourced as per our requirement, development of existing Kentish Town Police Station and Section Hse to be considered.

Please let me know whenever a potential 24/7 site is identified so the Command Team can assess its suitability. Regards

John

Caffmmb

Resource Manager Camden Borough

1

Spicer Steve - DoR (PropertyServ)

From: Banks stuart - PSD
Sent: 05 September 2005 09:14
To: Cannon John - ; Churchill Arthur - ; Dennis Richard D - PSD;
SWAYSLAND Julian - PSD; Mayell Janet - TPHQ
Cc: Cavill roger A - DoR (PropertyServ); GOLDER NIGEL - DoR
(PropertyServ)
Subject: Hampstead PS disposal

Colleagues

I include below a few notes from our meeting last Friday.

General discussion centered on a viable accommodation strategy for Camden BOCU. It was agreed that the disposal of Hampstead PS was to some extent dependent upon the provision of a 24/7 Response base for the BOCU and a clear strategy for the future of Kentish Town PS. There is

also the question of the future disposition of custody for the borough but it was agreed that this could be treated as a separate project and would not hinder the provision of a 24/7 RB or the disposal of Hampstead.

It was agreed that the disposal of Hampstead should provide an adequate funding stream for 24/7 and other possible accommodation initiatives.

.pecific discussion regarding the disposal of Hampstead PS achieved agreement that essential functions to be preserved in the Hampstead community are: 2 Safer Neighbourhood Teams, a Front Office and the CPO - a headcount not exceeding 15 staff. Julian Swaysland presented drawings of the site to show that these functions could be adequately accommodated if the house adjacent to the PS was to be retained from the disposal and remodelled to provide suitable accommodation.

It was further agreed that, in respect of other functions currently accommodated at Hampstead PS: Sector Team - is the subject of impending tactical discussion by BOCU, but role may change in relationship to neighbourhood policing Safer Schools Team - BOCU to review optimum location but agreed that this does not have to be at Hampstead Street Duties - agreed that in the long term this will be subsumed into IPLDP and will be accommodated elsewhere (possibly at Archway) BSU, Crime Squad and SOCOs - agreed that these will move either to Kentish Town or (ideally) to the new 24/7 RB.

It was agreed that John/Arthur will re-write their business case to address not only the issue of Hampstead PS but also the wider BOCU strategy including future options for Kentish Town PS & Section House, and options/possible locations for 24/7 RB. Agreed that PS will action a specific search once this business case is received and agreed. Agreed that, in the meantime Julian will continue to assess disposal feasibility/options through Atkins.

hope the above accurately reflects our meeting, but if you have amendments by all

means let me know. Stuart

Stuart Banks
Interim Assistant Director - Utilisation
Asset Management and Utilisation Metropolitan

1011

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Spicer Steve - DoR (PropertyServ)

From: Banks stuart - PSD
Sent: 05 August 2005 11:20
To: SWAYSLAND Julian - PSD
Cc: GREEN Martin C - DoR (PropertyServ); Cavill roger A -
DoR (PropertyServ) **Subject:** Hampstead ps

Julian

I've now had a chance to discuss our proposals with Roger and he agrees that we should employ consultants to further explore the disposal/development options re Hampstead PS. The objectives should be:

1 To dispose of the property in such a way as to ensure a continued MET presence on the High Street including a minimum of front office, safer neighbourhoods (2 eams) and a small amount of additional office and locker space.

2. To achieve the above at minimum cost and maximum capital benefit to the MET and in the shortest timescale.

Therefore can you kindly take this forward in order to obtain the best advice to enable further decisions. Stuart

Stuart Banks
Interim Assistant Director - Utilisation
Asset Management and Utilisation

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CAMDEN 2006-07

SAFER NEIGHBOURHOOD ACCOMMODATION

Holborn & Covent Garden Ward Bloomsbury Ward

Community Safety Office,
St Giles

A new 2 Team Base in this location.

Kings Cross Ward

Kings Cross Police
Office

Look to move Islington out of the basement area and utilise. Note - this would not be a base to brand or advertise Met Police presence as it would have to deal with many British Transport Police enquires.

Camden Town Ward

12 Greenland Road

Works are now underway.

Regents Park Ward St Pancras Ward

Albany Street PS

Works due to be completed soon.

Kentish Town Ward Cantelowes Ward

Kentish Town Road or
Camden Road

A new 2 Ward Team Base.

Gospel Oak Ward Haverstock Ward

Queens Street up to
Maiden Road

A new 2 Ward Team Base.

Kilburn Ward Swiss Cottage Ward Belsize Ward

Swiss Cottage

New premises to be inspected shortly.

Fortune Green Ward West Hampstead Ward

West Hampstead PS
(temporary)

Possible new, leave until later in the programme

**Hampstead Town
Ward
Frognaal & Fitzjohns
Ward**

Hampstead PS
(temporary)

The PS is due to be replaced new Safer
Neighbourhood premises need to be
sought beforehand.

Highgate Ward

Heath Police
accommodation

Look to share accommodation owned
by the Corporation of London with
Parks Police and Haringey Borough.

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From: Young Julianne - DoR
(PropertyServ) **Sent:** 16 November
2005 14:23

To:

Subject: FOIA Case number 2005100002487 Hampstead Police Station

The estate strategy published by the Metropolitan Police Authority (MPA) [*please see <http://www.mpa.gov.uk/downloads/issues/estate/buildings.pdf?>*] makes clear the need to replace older buildings with newer fit for purpose options that can be operated within available property budgets. The MPA and Metropolitan Police Service (MPS) have committed that no public front desk will close until an alternative provision is available. This renewal programme, along with additional Safer Neighbourhood bases (and "contact points"), will see no loss of front desk service but an overall increase in places the public can interface with the Service.

No master list of works exists and work is ongoing to prepare plans that can be discussed, borough by borough, via partnership arrangements and can be changed within available funding levels. These Borough discussions will be led by the relevant Borough Commander.

Replacement locations will, wherever possible and practicable, be nearby to the old non fit for purpose "stations" but where the existing stations are no longer in a location where people and communities can easily access them a wider repositioning may take place. This is considered on a site by site basis.

The MPS employs a number of external consultants in many specialist areas. Over the course of our ownership of Hampstead Police Station many different property consultants will have been utilised at one time or another. The following are currently "active" on this project:

WS Atkins are planning consultants and were appointed in August 2005. Their remit was to provide a report on the planning status of the site. This would cover such areas as redevelopment, potential change of use and the listing status;

SMPA are Chartered Surveyors and were appointed in Nov. 2005. Their remit was to conduct a survey of available alternative sites which would satisfy the projected policing requirements of Camden Borough for the Hampstead area.

Property Services staff have been continuously involved in estate matters related to Hampstead Police Station (and all other MPA property) and have worked closely with external consultants.

In accordance with the current MPA estate strategy (see link above) the viability of

older police stations is under constant review and accommodation on Camden BOCU is dealt with in liaison with the Borough Commander.

Local community liaison meetings are held by the Borough Commander or his senior management team and, when estate matters are on the agenda, it is usual for a Property Services representative to be invited along: Property Services last attended a meeting on 25th October 2005.

Sincerely

Julianne Young

Technical Librarian