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DYFED-POWYS
POLICE AND CRIME
COMMISSIONER

REPORT / SUMMARY DECISION SHEET

PURPOSE: COMMISSIONER DECISION – REF. DLI 054

Timing: Routine

Title: Purchase of land in Llanelli for new Carmarthenshire Custody Suite

Category of Decision / Business Area Impact: Estates/Finance

Executive Summary:

The custody suite at Waunlanyrafon, Llanelli is ageing with a maximum of eight years of useful economic life left. Therefore the custody facility at Ammanford has been designated the primary custody facility in Carmarthenshire. However, it has insufficient capacity to become the only facility in Carmarthenshire and it is inefficient to run two smaller facilities (in Ammanford and Llanelli). Therefore alternative options have been investigated.

Recommendation:

To purchase land at Penprys, Llanelli on which a new Carmarthenshire custody facility can be built.

Police and Crime Commissioner for Dyfed-Powys

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 Nolan Principles for Conduct in Public Life.

The above request has my approval / does not have my approval / I note the information contained within the report (delete as appropriate)

Signature:

Date: 3/10/2017

- 1.6 The NPVs of the different options are very similar. This is predominantly due to the existing facility in Waunlanyrafon nearing the end of its useful economic life and therefore any options above that require a new facility either require a new facility to be built now or require the facility at Waunlanyrafon to be replaced in eight years' time.
- 1.7 The existing site at Waunlanyrafon is considered to be at risk of flooding (defined as zone C2 by the Environment Agency). Planning Policy Wales' Technical Advice Note 15: Development and Flood Risk states that (new) development for Emergency services should not be considered on areas classified as zone C2. Therefore it is understood that it would be possible to refurbish the existing facility in Waunlanyrafon but not to rebuild on the site. With only approximately eight years of economic use left in the custody suite at Waunlanyrafon and no other suitable land already owned by the Commissioner, it is therefore necessary to identify and purchase new land in Carmarthenshire to provide custody facilities for the future.
- 1.8 We have carried out an extensive search for appropriate land in Carmarthenshire and options are rather limited. In the main, available land is either on a floodplain, in private ownership and not available for sale or has been ringfenced for alternative uses by Carmarthenshire Council.
- 1.9 However, one piece of land has been found that is suitable for our operational needs, is not on a floodplain, and is available for purchase from Carmarthenshire County Council.
- 1.10 Whilst further work to establish the full business case is ongoing, it is recommended that, given the shortage of suitable land in Carmarthenshire, that land at Penprys, Llanelli is purchased so as to provide the opportunity to build a new custody provision in Carmarthenshire in the future.

2 Recommendation

- 2.1 Given that:
- within the next eight years a new custody facility will need to be built; and
 - the Commissioner does not currently own any suitable land on which to develop such a facility; and
 - there is a limited supply of suitable land in Carmarthenshire
- it is recommended that the land at Penprys, Llanelli is purchased.

3 Next Steps

- 3.1. Surveys and further land investigation works need to be carried out at Penprys to further confirm (or otherwise) its suitability for development.