

## **Freedom of Information – 2019317**

I write in connection with your request for information dated 14 March 2019 concerning the sale of Highworth Police Station.

I am required by the Freedom of Information Act 2000 to handle all requests in a manner that is blind as to the identity and motives of the requester. Any information released as a response to a request is regarded as being published and therefore in the public domain without caveat.

Following receipt of your request, searches were conducted within the Office of the Police and Crime Commissioner (OPCC). I can confirm that the information you have requested is held by the Police and Crime Commissioner.

You wrote:

The date that notification of the date of sale was provided to the Air Cadet organisation and the details of the department notified of this.

Response:

The air cadets were notified that the Highworth Police station site would be sold during phone calls and through email on 7 August 2018 and again in 5 March 2019. This was following publication of the PCC's Estates strategy in summer 2017, with accompanying media and community consultation. The estates strategy identified that the Highworth site was no longer required and identified for disposal.

The OPCC will continue to communicate regularly to the cadets and continues to discuss next steps.

You wrote:

Copies of all correspondence between your office and the Air Cadet organisation regarding this issue.

Can I draw specific attention to the following that will address the concerns raised in your email.

1. The cadet's lease expired in 2007. The lease was not renewed upon expiry. It was believed no rental payments had been made since the expiry of the list. Subsequently an IT error has been identified causing the rental payments to not be linked to this property. We are reviewing the status of the tenants and the protection this new information provides them.
2. The community policing site has been closed since September 2018 moving to Highworth Community Centre
3. The site closure, which is due to be marked for sale soon, is part of estates strategy to dispose of redundant police sites to reinvest in frontline policing

4. The OPCC has been in regular email and phone contact with the cadets, updating them on the progress towards site disposal and offering support to the air cadets to identify alternative community facilities

Emails regarding this issue have been attached.

This is a partial response under the following exemptions:

#### Section 40 (2) Personal information

(2) Any information to which a request for information relates is also exempt information if—

(a) it constitutes personal data which do not fall within subsection (1), and

(b) either the first or the second condition below is satisfied.

(3) The first condition is—

(a) in a case where the information falls within any of paragraphs (a) to (d) of the definition of “data” in section 1(1) of the [1998 c. 29.] Data Protection Act 1998, that the disclosure of the information to a member of the public otherwise than under this Act would contravene—

(i) any of the data protection principles, or

(ii) section 10 of that Act (right to prevent processing likely to cause damage or distress), and

(b) in any other case, that the disclosure of the information to a member of the public otherwise than under this Act would contravene any of the data protection principles if the exemptions in section 33A(1) of the [1998 c. 29.] Data Protection Act 1998 (which relate to manual data held by public authorities) were disregarded.

(4) The second condition is that by virtue of any provision of Part IV of the [1998 c. 29.] Data Protection Act 1998 the information is exempt from section 7(1)(c) of that Act (data subject’s right of access to personal data).

**From:** [Redacted]  
**Sent:** : Tue 07/08/2018 17:15  
**To:** : [Redacted]  
**Subject:** EMAIL - 1 - Highworth Police Station - cadets Aug 18

Dear [Redacted]

Thank you for taking my call today, it was really nice chatting with you. As discussed, one of my operational policing colleague who covers the Highworth area shared your contact details as being a group who may have an interest in our future plans for Highworth Police Station.

As a result, I thought you would appreciate an early notification of a planned press release (which I include at the bottom of this email together with my contact details) which lets our community know that the trustees of Highworth Community Centre have made a very generous offer for Wiltshire Police to use their facilities. We have accepted this offer and will start using the facility from 3<sup>rd</sup> September, 2018. This means that the existing Police Station, will formally close in the near future and the property shown on the attached title Plan will be sold in due course. The timescale for this is not yet known.

Following our discussion, I have checked my records and can advise that my records show that there was a lease of part of the north of the Highworth Police Station site that was granted by Wiltshire Police to Wessex Reserve Forces and Cadets Association in 2002. The lease was for a term from 10/3/2000 to 9/3/2007 at an annual rent of 615 pounds. This lease was not renewed upon expiry and the WRFCA are assumed by the Police and Crime Commissioner, not to be in occupation. The application of the statutory security of tenure provisions was excluded from the lease.

From our discussion, I understand you would like to check the lease position from your business point of view and share the outcome with me.

In the meantime, if you have any queries, please do not hesitate to contact me.

Kindest regards, : [Redacted]

### **Police on the move to Highworth Community Centre**

Wiltshire Police has accepted an invitation from the trustees of Highworth Community Centre to use the building as a "touchdown point".

The centre, in The Dormers, is a thriving and spacious community hub which accommodates many local groups and activities.

From 3 September, Wiltshire Police officers and staff will have round-the-clock access to the building.

The touchdown point will provide 24-hour access to toilet and kitchen facilities, plus rest area.

Insp Andy Bridge, of the Swindon North Community Policing Team, said: "Our officers and staff are briefed at Gablecross in Swindon at the start of their shifts, and that won't change.

"Thanks to this generous gesture from the trustees of Highworth Community Centre, officers and staff who are in the Highworth area will be able to drop in at any time, night and day, to make use of the facilities.

"If a member of the public wants to contact Wiltshire Police they should continue to call 101, or 999 in an emergency.

"But if they are using the centre and happen to see one of our officers or staff then, of course, they can raise any issues or concerns with them.

"The centre could also be a handy location for a meeting between an officer or member of staff and a local resident.

"Under our Community Policing model, officers and staff no longer need to return to a police station to do paperwork. They can now do that, and more, whilst out and about, thanks to a major investment in mobile technology by the Police and Crime Commissioner."

In drawing up his estates strategy, PCC Angus Macpherson asked the Chief Constable what his operational policing needs were. Highworth Police Station, in Newburgh Place, was regarded as no longer meeting the operational needs of the Force.

Mr Macpherson said: "I am seeking to reduce the cost of the Wiltshire Police estate by 20 per cent by 2021.

"It currently costs between £16,000 and £20,000 a year to keep Highworth Police Station open.

"The volunteer trustees of the community centre have generously invited Wiltshire Police to make use of their facilities free of rent.

"Under their enthusiastic management, the community centre is really buzzing and I am delighted that officers and staff will be able to use it as a touchdown point.

"It is important to emphasise that should the move go ahead, there would be no change in the service that the people of Highworth receive from the Force. It would be business as usual, for example police surgeries will continue to be held at the podium in the Market Place."

Once Wiltshire Police officers and staff are using the community centre, the building in Newburgh Place will be closed and secured and the site offered for sale. The building and the site will not be allowed to fall into disrepair. The grounds will be maintained and the building regularly inspected to ensure statutory obligations are met.

**ENDS**

**From:** [Redacted]  
**Sent:** Tue 05/03/2019 15:32  
**To:** [Redacted]

**Subject:** Highworth Police Station

Dear [Redacted]

Following on from the below, as a matter of courtesy, I would like to notify you that the PCC's intends commencing the sale of his freehold interests contained within the attached Title Plan during April 2019. The sale shall be on a vacant possession basis and therefore as a follow up to the below, I would very much appreciate hearing from you.

Kindest regards,

[Redacted]

**From:** [Redacted]  
**Sent:** 07 August 2018 17:15  
**To:** [Redacted]  
**Subject:** [Redacted]

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**ENDS**

**Subject:** EMAIL 2 - Sale of Highworth Police Station and Adjacent land housing 878 Highworth Sqn RAF Air Cadets.

**From:** [Redacted]

**Sent:** Thu 21/03/2019 15:00

**To:** [Redacted]

**Cc:** [Redacted]

**Subject:** Sale of Highworth Police Station and Adjacent land housing 878 Highworth Sqn RAF Air Cadets.

Hi

I hope my responses in red on the original email below are helpful. I also attach my correspondence.

Kindest regards,

[Redacted]

**From:** [Redacted]

**Sent:** 21 March 2019 10:38

**To:** [Redacted]

**Cc:** [Redacted]

**Subject:** FW: Sale of Highworth Police Station and Adjacent land housing 878 Highworth Sqn RAF Air Cadets.

Dear [Redacted],

PCC will need to respond to this – will require us all to pull together and have oversight.

[Redacted] can you have a first go outlining the work to date with them. And then we can add the legal view and the political view.

I think stress the alternative offers of provision at community centre etc.

I think the D/PCC was referring to the notice that the site was for disposal and public press about the site closing.

**Kind Regards,**

[Redacted]

**From:** Police and Crime Commissioner <[PoliceandCrimeCommissioner@wiltshire.pcc.pnn.gov.uk](mailto:PoliceandCrimeCommissioner@wiltshire.pcc.pnn.gov.uk)>

**Sent:** 21 March 2019 10:25

**To:** [Redacted]

**Subject:** FW: Sale of Highworth Police Station and Adjacent land housing 878 Highworth Sqn RAF Air Cadets.

Hi

I have today received the below email in the PCC Inbox.

Please can you point me in the right direction if this would be the PCC or Force to provide such information, or order for me to reply to [Redacted].

Thank you in advance.

Kind Regards

Office of the Police and Crime Commissioner for Wiltshire and Swindon  
Wiltshire Police Headquarters | London Road | Devizes | Wiltshire | SN10 2DN

**Telephone:** 01380 734 022

**Website:** [www.wiltshire-pcc.gov.uk](http://www.wiltshire-pcc.gov.uk)

**Facebook:** [www.facebook.com/WiltshireandSwindonPCC](https://www.facebook.com/WiltshireandSwindonPCC)

**Twitter:** [www.twitter.com/PCCWiltsSwindon](https://www.twitter.com/PCCWiltsSwindon)

**\*\*Please be aware that we may need to forward your details to another department / stakeholder in order to progress your query. If you DO NOT wish us to do this, you must notify the office soonest\*\***

**From:** [Redacted]

**Sent:** 20 March 2019 17:27

**To:** Police and Crime Commissioner

**Subject:** Sale of Highworth Police Station and Adjacent land housing 878 Highworth Sqn RAF Air Cadets.

Sir.

I am writing to you regarding the sale of Highworth Police Station and the adjacent land which houses 878 Highworth Squadron RAF Air Cadets headquarters.

My son attends this Air Cadet Squadron and we are very concerned to hear that they have very recently been notified that they are required to vacate their premises by the beginning of April as the land is being sold with vacant possession.

[Redacted] email [Redacted] sharing press release of Highworth Police Station closure and relocation to Highworth Community Centre from 01/09/18. [Redacted] shared the lease position and advised that the existing Police Station, will formally close in the near future and the property shown on the attached title Plan will be sold in due course. The timescale for this is not yet known.

[Redacted]- [Redacted] wrote to Cadets contact advising of PCCs intention to commence sale of freehold interest April 2019. [Redacted] asked for follow up on previous dialogue. [Redacted] rang confirmed the cadets were in occupation. Confirmed he had forwarded by email onwards to the business sector that deals with property matters. [Redacted] advised that whilst the PCC's freehold will be sold, that [Redacted] would like to work with the Cadets around supporting timescales for their relocation. [Redacted] offered contact details for the Highworth Community Centre but this offer was declined.

[Redacted]- email from [Redacted] advising "that the cadets do still occupy Highworth Police Station and we have a continuing requirement to do so. The unit in occupation is 878 (Highworth) Squadron, Air Training Corps. We manage provision of estate for the Air Cadets to meet requirements set by the RAF Air Cadet HQ. Please deal directly with Wessex RFCA on these issues; we will do all we can to assist you, subject to the staffing issues I mentioned above. I note that you wish to dispose of the site. Clearly, this is something we need to discuss. Please contact me if you wish to discuss possible ways forward for this site"

This decision and the lack of notice has placed the Squadron in a very difficult situation and we believe the lack of notice breaches the terms of the lease which we have been informed require 6 months notice of termination.

The email to [Redacted] stated "there was a lease of part of the north of the Highworth Police Station site that was granted by Wiltshire Police to Wessex Reserve Forces and Cadets Association in 2002. The lease was for a term from 10/3/2000 to 9/3/2007 at an annual rent of 615 pounds. This lease was not renewed upon expiry and the WRFCA are assumed by the Police and Crime Commissioner, not to be in occupation. The application of the statutory security of tenure provisions was excluded from the lease"

I attended the Highworth Town Council meeting last night along with other concerned parents to raise this issue with either yourself or your deputy, Jerry Herbert.

The DPCC advised us that the Air Cadets organisation had been fully informed in writing of the decision to sell the property and that this notice had been given 18 months ago. This does not tally with the information we have been given by the Air Cadets and therefore I would ask for the following details under the Freedom of Information act.

1. The date that notification of the date of sale was provided to the Air Cadet organisation and the details of the department notified of this. **07/08/18 and 05/03/19**
2. Copies of all correspondence between your office and the Air Cadet organisation regarding this issue

attached

The DPCC was also asked if there were any proposals regarding the usage of the land once sold and replied that as far as he knew there were no current proposals regarding the future of the land. This seems to conflict with information we have received, namely that the land

is being sold primarily for housing development and that a planning application for several houses has been prepared and will be submitted once the sale has been completed. Can you confirm that your office has no knowledge of this and no reason to believe that this is the case?

The PCC is obligated to obtain best considerations for public assets. Highworth Police Station will be marketed by the PCC's agent on the basis of informal tender to maximise exposure and provide the opportunity for both unconditional and subject to planning consent basis. The marketing pack will provide the benefit of the outcome of a Pre-Planning Application response which provides an understanding of the relevant planning policies and other material considerations associated with a proposed development. A Pre-Planning Application is not a Planning Consent which would be submitted by the purchaser.

Finally I would like to raise my heartfelt objection to the sale of the land containing 878 Highworth Squadron's headquarters.

At a time when austerity has cut services for children and youths, not just to the bone but into the bone, when youth facilities are closing across the whole country due to cuts from government funding it seems almost obscene to strike a blow at one of the youth organisations that is still thriving in the Highworth area by selling the land out from under it. I realise this was not the intention but it is likely to be one of the results.

The newspapers and media are full of reports of youths in the very age groups that the Air Cadets supports and works with running drugs through the "County Lines" networks, underage drinking and drug abuse, street crime, knife crime, even more serious crimes like rape and murder.

As PCC you must be aware of the cost implications to your budget that just one youth committing repeat offences can cause. 878 Highworth Squadron currently has approximately 60 members in that vulnerable age group and has provided support, guidance, self discipline and self reliance to many hundreds over the years, any and many of which could have chosen a totally different route and caused significant impact to Wiltshire police's operating costs.

I would ask you to reconsider the decision to sell ALL the land. The Cadet hut has a very small footprint and if just that and access were spared it would make little overall difference to the value of the land but would be a worthy and worthwhile investment in the community, crime prevention and the youth of Highworth for Wiltshire police.

The below is the press release share with [Redacted] on [Redacted]. During a telephone conversation between [Redacted] and [Redacted] on [Redacted], [Redacted] described the Highworth Community Centre with its ample indoor and outdoor space and offered to provide Trustee contact details for contact. The offer of contact details was declined at the time.

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Yours Sincerely

[Redacted]

**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper

official copy by ordering one from HM Land Registry.

This official copy is issued on 12 January 2018 shows the state of this title plan on 12 January 2018 at 16:00:49. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions

in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

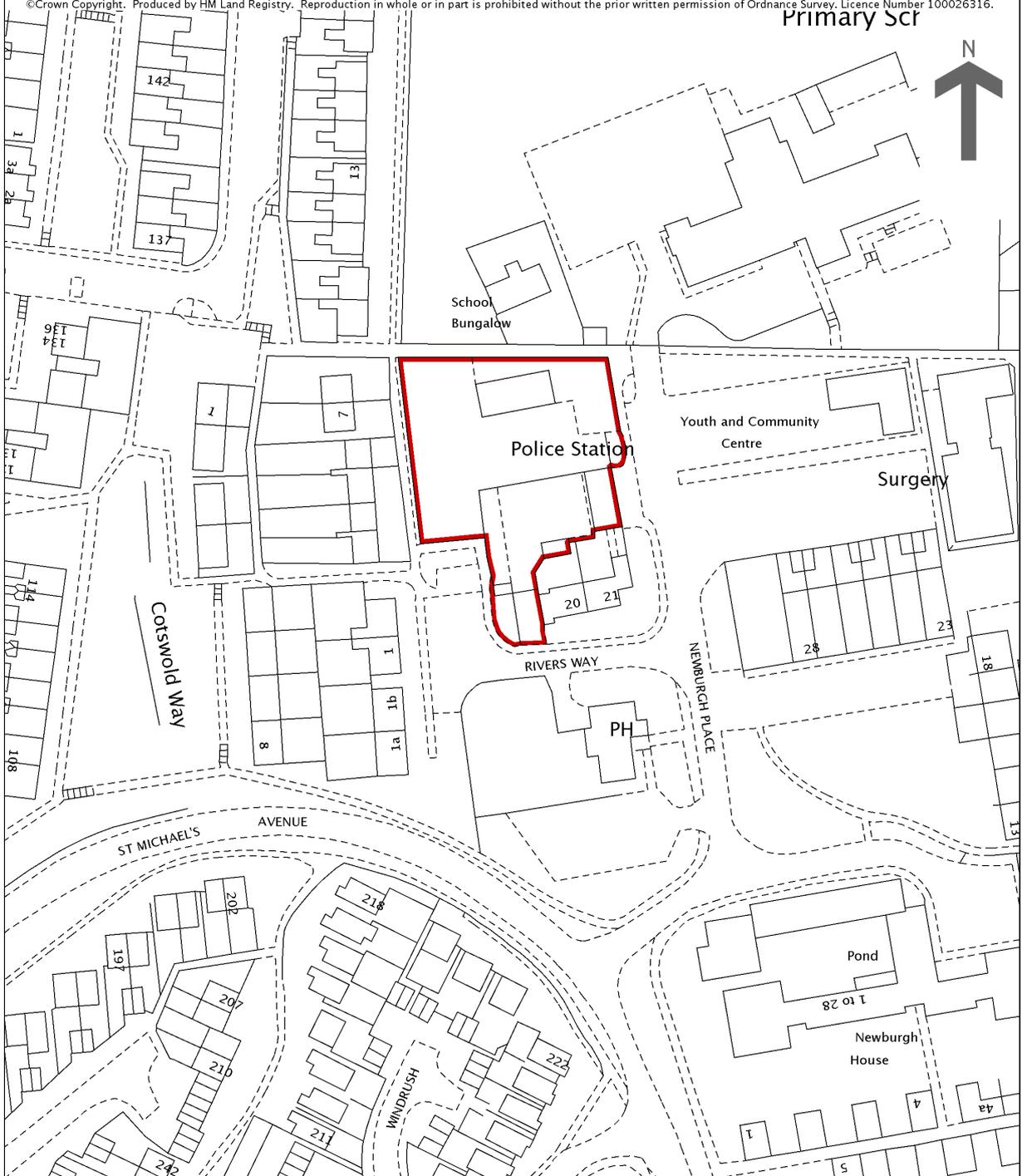
This title is dealt with by the HM Land Registry, Weymouth Office .

HM Land Registry  
Official copy of  
title plan

Title number **WT282631**  
Ordnance Survey map reference **SU1992NE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Swindon**



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This official copy is incomplete without the preceding notes page.



The electronic official copy of the register follows this message.  
Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number WT282631 Edition date 22.01.2013

- This official copy shows the entries on the register of title on 12 JAN 2018 at 16:00:48.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 12 Jan 2018.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Weymouth Office.

## A: Property Register

This register describes the land and estate comprised in the title.

SWINDON

- 1 (01.09.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Police Station, Newburgh Place, Highworth, Swindon (SN6 7DN).
- 2 (01.09.2009) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of 20 Rivers Way dated 28 July 1987 made between (1) The Wiltshire County Council (the Vendor) and (2) Bertha Kathleen Downie (the Purchaser):-

"TOGETHER WITH (a) the right to the uninterrupted passage of water sewage gas electricity and other services through the pipes drains sewers cables wires and conduits laid in or over the retained land and now serving the property with power for the Purchaser and persons authorised by her at all reasonable times to enter upon the retained land for the purpose of inspecting repairing renewing and cleansing the same the Purchaser making good forthwith any damage caused by the exercise of this right and (b) the right but only so far as may be necessary for the Purchaser after reasonable notice in writing to enter upon the front and rear gardens of number 21 Rivers Way Highworth aforesaid for the purpose of maintaining and repairing the property and making good all damage caused by the exercise of this right and (c) full right of support for the dwellinghouse forming part of the property and any buildings substituted therefor from number 21 Rivers Way Highworth aforesaid

THE Vendor reserves to itself and its successors in title:

(a) The right to the uninterrupted passage of water sewage gas electricity and other existing services through the pipes drains sewers cables wires and conduits laid in or over the property and serving the retained land with power for the Vendor and all persons authorised by it at all reasonable times to enter upon the property for the purpose of inspecting repairing renewing and cleansing the same the Vendor making good any damage caused by the exercise of this right and

(b) The right at all reasonable times to enter upon the property for the purpose of inspecting repairing and maintaining the retained land the Vendor making good any damage caused by the exercise of this right and

Title number WT282631

## A: Property Register continued

(c) Full right of support for number 21 Rivers Way Highworth

(d) All other existing rights and matters (if any) including rights of support being in the nature of quasi easements now used or enjoyed over or under or through the property for the benefit of the retained land and which would be implied by statute and take effect as easements in favour of the retained land if the same had been conveyed to such Purchaser and the property had been retained by the Vendor."

3 (01.09.2009) The land has the benefit of rights reserved by but is subject to rights granted by a Conveyance of 21 Rivers Way dated 31 July 1987 made between (1) The Wiltshire County Council (Vendor) and (2) Graham Ian Whyte and Margaret Winifred Whyte (Purchasers) which rights are in identical terms to those contained in the Conveyance dated 28 July 1987 referred to above.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

1 (01.09.2009) PROPRIETOR: THE POLICE AND CRIME COMMISSIONER FOR WILTSHIRE of Office of the Police and Crime Commissioner for Wiltshire and Swindon, London Road, Devizes, Wiltshire SN10 2RD.

## C: Charges Register

This register contains any charges and other matters that affect the land.

1 (01.09.2009) The land is subject to the rights reserved by a Conveyance of the land in this title and other land dated 1 January 1970 made between (1) The Rural District Council of the Rural District of Highworth and (2) The County Council of the Administrative County of Wilts.

*NOTE: Copy filed.*

## End of register