**FOI Ref: OPCC 19 - 2025**

**Request: Dated 11th August 2025**

**Request:**

Dear Sir/ Madam,

By the Freedom of Information Act I wish to receive the following information relating to Police services at Hay on Wye.

1 Minutes of meetings in which existing/ recently closed Police Station Premises were discussed to be unsuitable for use and/ or in which the decision to close the station was taken.

2 Any report (s) on the condition of the Hay on Wye Police Station made prior to the decision to close.

3 Minutes of meetings in which the proposal to re-site the Police at the existing fire station on Brecon Road were put forward and/ or discussed.

4 Any report (s) on the suitability of the fire station facilities in relation to their use as a Police station.

5 Any plans of work needed to be carried out at the fire station in order to become suitable for use by the Police

6 Any risk assessments carried out in consideration of re-siting the Police at the fire station.

7 A copy of any planning advice received

8 Information about the ownership of the site

Thank you for sending the information

**Response:**

We can confirm that we hold some of the information which you have requested. Where we do not have the information advice is provided on the next steps.

1. **Minutes of meetings in which existing/ recently closed Police Station Premises were discussed to be unsuitable for use and/ or in which the decision to close the station was taken.**

I would advise that any discussions and/or decisions around the closures of Police Station Premises are/have been made at Policing Board meetings. The Policing Board is the forum in which the Police and Crime Commissioner (PCC) holds the Chief Constable to account for the delivery of policing services across Dyfed-Powys. The Policing Board meets on a monthly basis and provides opportunity for timely scrutiny and oversight of Force business. The meetings are chaired by the PCC, others who attend include finance and policy specialists from the police and the PCC’s office.

Below is a summary of meetings in which existing / recently closed Police Station Premises were discussed and decided upon.

* 7th March 2023 – Discussion surrounding Milford Haven Station. Decision made to approve the recommendation that the Force rent the property available in Milford Haven Cedar Court. Minutes are available here: <https://www.dyfedpowys-pcc.org.uk/media/vbrbbibk/2023-03-07-pb-minutes-eng.docx>
* 14th of November 2023 - A paper was provided regarding the Force’s site assessments for requirements locally to the following areas: Crickhowell, Hay on Wye, Llanfyllin, Narberth, Llandeilo, Llandovery Stations. A decision was made to support the direction of travel, however the final decision will need to be pended for a final decision in May 2024. Minutes are available here: <https://www.dyfedpowys-pcc.org.uk/media/3xdbl5tm/policing-board-minutes-141123-1.docx>
* 11th April 2024 - The PCC approved the recommendation to proceed with the Pembroke Dock Decision (Sale and Planning)/Purchase of Argyle Street. Minutes are available here: <https://www.dyfedpowys-pcc.org.uk/media/fucd0fbj/2024-04-11-pb-minutes.docx>
* 22nd of August 2024 - The Board considered a report summarising an Estates option that had become available in the Pembrokeshire Local Policing Area which is worthy of further exploration/ decision specifically relating to the Fishguard Police Station facility. Decision was made to accept the recommendation. Minutes are available here: <https://www.dyfedpowys-pcc.org.uk/media/evhj4fmg/pb-minutes-2024-08-22-1.docx>
* 28th of November 2024 - The Board considered and approved the report detailing the strategic estate opportunities with Mid and West Wales Fire and Rescue Service (MAWWF). Minutes available here: <https://www.dyfedpowys-pcc.org.uk/media/d3wh4e4v/minutes-pb-2024-11-28-e.docx>
* 3rd of March 2025 – The decision on the Strategic Estates Opportunities with Mid and West Wales Fire and
* Rescue Service (MAWWF)-Crickhowell, Hay on Wye, Llanfyllin, Narberth, Llandeilo, Llandovery Stations was discussed following some media enquiries. Minutes are available here: <https://www.dyfedpowys-pcc.org.uk/media/zb5jqhhw/pb-minutes-3-3-25.pdf>
* 21st of May 2025 – The Board discussed the Brecon Police Station and Custody Project, where the Force are seeking an a replacement Police Station and Custody facility in Brecon. Minutes are available here: <https://www.dyfedpowys-pcc.org.uk/media/fmpkj3rx/pb-minutes-25-05-21-eng.pdf>

All minutes for the Policing Board meetings can be accessed on our website here: [Dyfed-Powys Police & Crime Commissioner](https://www.dyfedpowys-pcc.org.uk/en/accountability-and-scrutiny/governance/policing-board/)

Please also see attached a timeline of the decision process for the Strategic Estates Opportunities with MAWWF:



1. **Any report (s) on the condition of the Hay on Wye Police Station made prior to the decision to close.**

Please see the below report, which was provided to the PCC:

***“17/10/2023***

***Strategic Estate Opportunities with MAWWF***

***Crickhowell, Hay on Wye, Llanfyllin, Narberth, Llandelio, Llandovery Stations***

1. ***Introduction / Outcome***
	1. *This report summarises Estates options that have become available in the wider Territorial Policing area, which require a decision to proceed on the above detailed sites. This has become possible due to changes in operating principles and the ability to collaborate with Mid and West Wales Fire on an identical operational model as currently applied in St Davids and Kidwelly Fire Stations historically.*
2. ***Situation***
	1. *The Strategic Estates Group and Chief Officer Group have made key decisions around the future operational requirement as regards the wider estate. This resulted in several properties being assessed as not being operationally fit for purpose subject to alternate options being available in the locality to meet local Neighbourhood Policing Teams (NPT)/ Response requirements.*
	2. *The Force has assessed its local NPT/Police Community Support Officers manning levels at each location noted, and in close communication with Superintendent’s for each force territory, the below sites have been deemed suitable to take advantage of an opportunity to provide a maintained presence in each town through collocation with Mid and West Wales Fire. (Sites identified: Crickhowell, Hay on Wye, Llanfyllin, Narberth, Llandelio, and Llandovery)*
	3. *Each site has been visited and can provide the following:*
* *Hot desk workstation*
* *Locked cabinet for storage of materials*
* *Locker facilities*
* *Use of wider amenities toilets showers and kitchen*
* *Each Fire station is controlled via a 24/7 card access security system (free issue)*
* *Dedicated car parking*
* *Wider meeting room/community room use for DPP staff and any hosted attendees.*

*The cost for each station to be occupy is offered at £1,500 per annum - inclusive of all costs for rent and service charges, which provides exceptional value.*

* 1. *This proposed solution will allow each station to be released for sale on the open market, but in doing so will provide a base at each town to allow staff access to facilities to work at a desk and use any amenities required during the working day. The below attached table summarises by location the revenue/capital cost benefit to the organisation on an ongoing basis. This equates to £60,500 per annum revenue and releases an estimated capital receipt total of £685,000.*

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1. ***Recommendations and Next Steps***
	1. ***Given the positive outcome in terms of the future Operational requirement being met and associated costs, it is recommended that a decision to collaborate with MAWWF and rent the above property spaces is progressed at a recurring cost of £9,000/annum, which is inclusive of all rent and service/utility charge costs.***
	2. *Meetings with the MAWWF Estates Lead and Senior Fire Governance Leads have occurred, and draft leases are in place aligned with previous agreements applied to St Davids and Kidwelly, and are ready for signature.*
	3. *MAWWF are an important Blue Light partner with a long-standing relationship for other force facilities in Llandrindod Wells, Rhayader etc, and they are very keen for Dyfed-Powys Police to be a tenant at the locations listed, seeing it as a mutual benefit for the security of the future of the bases across these force areas.*
	4. *This proposal is already within the Strategic Direction provided by the Strategic Estates Group (SEG) in connection with the operating requirement for territory areas which has been approved at SEG level.*
	5. *It is worthy of note that the vacation and clearance of the stations, and the move in and use of the new MAWWF facilities, will take a short period of time to achieve due to the small future base size need, and the size of the stations being cleared. This could be delivered within 2-3 months allowing commencement on the sale of the properties to take place within the next 2-to-4-month period, however the exact timing of any sales could be delayed to allow a settling-in/community consultation period, and to avoid the purdah period.*
	6. *It is requested that approval is sought from the PCC to agree next steps and timelines for conclusion of the leases, which this report seeks to achieve.”*

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1. **Minutes of meetings in which the proposal to re-site the Police at the existing fire station on Brecon Road were put forward and/ or discussed.**

As mentioned in the above response, any decisions / discussions have taken place at Policing Board meetings. The relevant meetings are outlined below:

* 14th of November 2023 - A paper was provided regarding the Force’s site assessments for requirements locally to the following areas: Crickhowell, Hay on Wye, Llanfyllin, Narberth, Llandeilo, Llandovery Stations. A decision was made to support the direction of travel, however the final decision will need to be pended for a final decision in May 2024. Minutes are available here: <https://www.dyfedpowys-pcc.org.uk/media/3xdbl5tm/policing-board-minutes-141123-1.docx>
* 28th of November 2024 - The Board considered and approved the report detailing the strategic estate opportunities with Mid and West Wales Fire and Rescue Service (MAWWF). Minutes available here: <https://www.dyfedpowys-pcc.org.uk/media/d3wh4e4v/minutes-pb-2024-11-28-e.docx>
* 3rd of March 2025 – The decision on the Strategic Estates Opportunities with Mid and West Wales Fire and
* Rescue Service (MAWWF)-Crickhowell, Hay on Wye, Llanfyllin, Narberth, Llandeilo, Llandovery Stations was discussed following some media enquiries. Minutes are available here: <https://www.dyfedpowys-pcc.org.uk/media/zb5jqhhw/pb-minutes-3-3-25.pdf>
1. **Any report (s) on the suitability of the fire station facilities in relation to their use as a Police station.**

Please see the response provided for request point 2.

1. **Any plans of work needed to be carried out at the fire station in order to become suitable for use by the Police**

As detailed within the report attached above:

*“Each site has been visited and can provide the following:*

* *Hot desk workstation*
* *Locked cabinet for storage of materials*
* *Locker facilities*
* *Use of wider amenities toilets showers and kitchen*
* *Each Fire station is controlled via a 24/7 card access security system (free issue)*
* *Dedicated car parking*
* *Wider meeting room/community room use for DPP staff and any hosted attendees.”*
1. **Any risk assessments carried out in consideration of re-siting the Police at the fire station.**

We made enquires with Dyfed Powys Police who confirmed the following:

*“The function operating out of the Fire station is the same as from the former Police station. The requirements in terms of amenities, desk, locker, cabinet, security were all verified as being adequate prior to concluding the business case and recommended use of the new base.*

*No new operational risks to Dyfed Powys Police were identified and the new base met the operational needs.”*

1. **A copy of any planning advice received**

Dyfed Powys Police have confirmed that they have sought advice via the local planning authority but are awaiting a response.

1. **Information about the ownership of the site**

I would advise that the site is a MWWFRS freehold, therefore neither Dyfed Powys Police or the OPCC hold this information. We would recommend contacting MWWFRS who may or may not hold this information. You can submit a request via the contact methods below:

The Freedom of Information Officer

Mid and West Wales Fire & Rescue Service

Lime Grove Avenue

Carmarthen

SA31 1SP

or by emailing mail@mawwfire.gov.uk​

**Next steps:**

If you are dissatisfied with our response to your request, you have a right to an internal review conducted by someone who was not involved in the handling of your request. You can request a review by contacting our office through the following:

* Email: opcc@dyfed-powys.police.uk
* Phone: 01267 226440
* Online: [Dyfed-Powys Police & Crime Commissioner](https://dppopcc.azurewebsites.net/en/contact-us/contact-the-commissioner/)
* Or through the post: Dyfed-Powys Police and Crime Commissioner, OPCC, PO Box 99, Llangunnor, Carmarthen Carmarthenshire, SA31 2PF

If you remain dissatisfied with the handling of your request following an internal review you have a right to appeal to the Information Commissioner’s Office who can be contacted through the following methods:

* Online:[Make a complaint | ICO](https://ico.org.uk/make-a-complaint/)
* Phone: 0303 123 1113

Live chat service: [Advice services for members of the public | ICO](https://ico.org.uk/global/contact-us/contact-us-public/public-advice/)