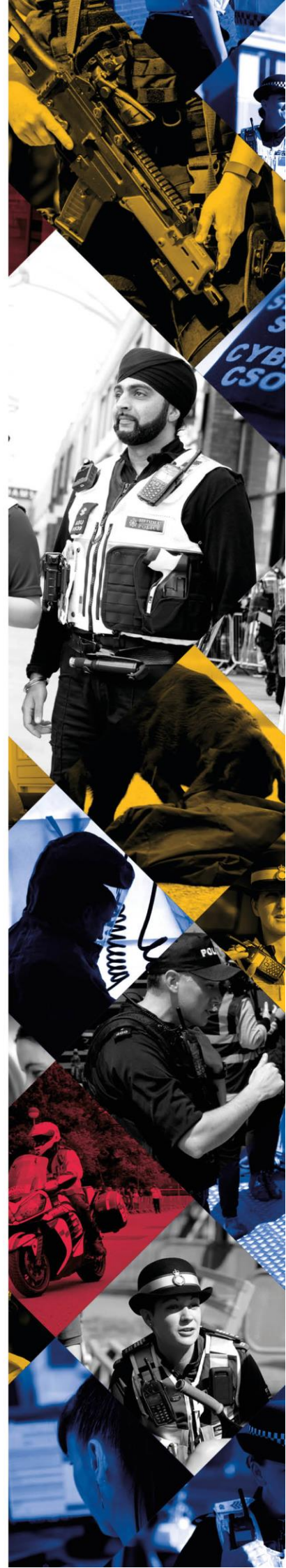


# **ESTATES STRATEGY ANNUAL REPORT 2024-25**

***ADRODDIADAU'R  
BWRDD  
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**ACCOUNTABILITY  
AND ASSURANCE  
BOARD**

**24 October 2025**



## 1. **DIBEN AC ARGYMHELLIAD | 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 for consideration in this report.

## 2. **CYFLWYNIAD A CHEFNDIR | INTRODUCTION AND BACKGROUND**

**Police Headquarters:** Further works continue, in particular with the turnstiles, main atrium staircase and accessible door entries. We are also updating the intercom system in reception to ensure reception staff capture all communication with attending visitors.

**Turnpike Road site (Old Headquarters site):** There are no further updates on this site within this annual review period. We maintain a presence onsite with the driver training school, maintenance checks on a regular basis ensuring the ground does not re-grow to its original vegetation and further estates checks. The Turnpike Road site remains a key strategic location to deliver a single training facility, long term evidential property store and single location for Road Policing units.

**Centralisation of EPU:** We have explored several sites held by the local authority and have been working with Torfaen County Borough Council (TCBC) on a single temporary site for the Evidential Property Unit. Discussions will be broadened to the other local authorities within the force area to identify any alternative sites and ensure value for money from the proposed lease arrangements from TCBC.

**Joint Firearms Unit (JFU) – Firearms Range & Tactical Training Complex. JFU Tredegar Station -** The joint firearms range is progressing, with regular meetings taking place jointly. The HoEF attends at bronze and silver level, whilst senior management and chief officers attend gold meetings.

The Magistrates building within Tredegar was considered a feasible building for a localised JFU site. However, it has been identified that a smaller area is required at a substantially lower cost within the main Tredegar station building, rather than a magistrate building.

**Maindee Temporary Dangerous Dog Holding area -** Dangerous dogs have been held at a temporary site in Maindee for the past several months but recently there has been several complaints from our neighbours which



has now been escalated to the local MP questioning the noise levels. Costings have been established to soundproof the roof and doorway, plus installing a small air conditioning plant to ensure the welfare of the dogs is maintained. the costing is circa £50,000 and the cost to move the dogs to an alternative site has been considered but would be a higher cost and on a short-term solution.

**Gwent Custody Suites** - During the refurbishment work in December 2024 maintenance work was completed upon the heating/cooling system. Unfortunately, due to the age and lack of parts available for the aging system it has since reached the end of its serviceable life. A new system is being installed to manage the custody suite going forward with costs being agreed and work underway in line with Ystrad closing for 2 weeks and the ability to use Newport in the interim. Data over the last 12 months of operations within the custody suite has been requested to determine if we need to progress with the 10-cell demountable option. During this closure there are plans to install 10 new style toilet and sink units (remainder to be phased over next 3 months).

**Newport/Cwmbran Stations** - Newport Central site continues to be a busy site. Several areas have been identified as in need of refurbishment to optimise the workspace returning to agile office space. A small refurbishment has been carried out recently within Cwmbran Police Station to provide facilities for the Community Action Team which went 'live' in early June 2025. However, the refurbishment has been put on hold as part of the GPOF project, therefore there is a need to revisit and refurbish Cwmbran station.

**Joint Access Control System** – In collaboration with SWP the joint system is being installed to allow both forces to access sites across the two forces, using one control pass. The awarded contractor, Reliance have already installed a standalone system in the new fleet building and further work is aimed to be completed by August 2025.

**Electric vehicles (EVs) and charging** – Gwent Police is committed to converting more of its fleet to electric vehicles (EVs), however the electrical infrastructure is not yet fully in place. Further decisions are required by National Grid to upgrade the power supply to various sites. Professional assistance is being sought from the open market to ensure the sustainability strategy is driven forward. Despite this, installation charging units are available within 75% of Gwent Police estates. The units have been well received with both force and personal vehicles being regularly charged, which is likely to increase with the introduction of NHS Fleet for staff with the ability to lease an electric vehicle at a reduced price. A new policy is being implemented to ensure fair charging for staff who charge their personal vehicles.

**Completed projects** - Other projects completed by the estates team throughout 2024/25 include:

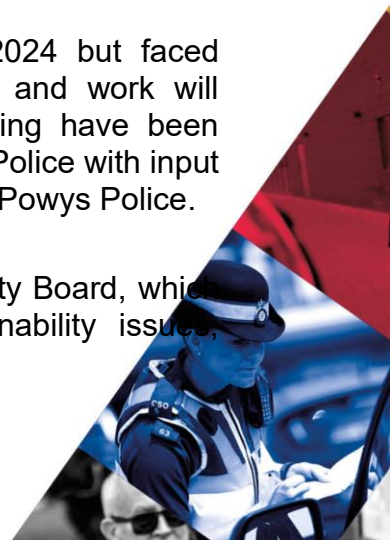


- Using our asset management tool to monitor and control all LED upgrades to ensure all lighting is working to optimum performance.
- Maintain our zero waste to landfill performance whilst working within new government waste stream recycling programmes.
- Continue our boiler upgrades around the estate to ensure low carbon and emission units are used.
- Installation of Building Management Systems throughout the estate to monitor and control all renewable energy tariffs.
- Photo Voltaic (PV) solar panel installations improve building efficiency and performance. Further PV installations will be paused in 2025 to allow analysis of the data that will inform plans for the next 5 years.
- Usable and accessible bike racks to promote healthy travel.
- Set up of additional tools to help us monitor and identify energy usage throughout the estate to help drive down usage and costs. (Systems Link, PV install monitoring dashboard and Stark reporting system).

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

## 4. **CYDWEITHIO | COLLABORATION**

- 4.1 Gwent Police maintains a close working relationship with Monmouthshire County Council (MCC). Over the last 6 months, the Chief Finance Officer (CFO) and Head of Estates & Facilities have engaged with MCC's Senior Management team to further develop the partnership to ensure the SFM is working with effective modern methods and developing systems in an ever-changing construction world. This includes scoping around an online tool that will allow jobs to be tracked with MCC.
- 4.2 The force shares premises with several local partners, notably South Wales Fire and Rescue Service (Abertillery); and Blaenau Gwent, Caerphilly, Newport, Torfaen and Monmouthshire councils. The force also shares premises with third sector organisations such as Bargoed Town Council. This approach will be reviewed during 2025/26 to consider best use of premises and to secure value for money for the public purse.
- 4.4 The Joint Firearms Range Project started in January 2024 but faced difficulties due to poor weather with excessive flooding and work will recommence in September 2026. All designs and planning have been approved, and this is a tri-force project led by South Wales Police with input via various level boards for all three forces, including Dyfed-Powys Police.
- 4.5 The force is an active member of the Tri-Force Sustainability Board, which regularly shares best practice on environmental sustainability issues.



processes and solutions. While other forces employ a dedicated Sustainability Officer, Gwent Police is reviewing the benefits of employing such expertise within force to drive its sustainability objectives.

## **5. CAMAU NESAF | NEXT STEPS**

5.1 The Estate Strategy is constantly under review within the Estate department who examine service provision, utilisation, cost, compliance with legislation, external influences, and partnership opportunities to inform the implementation plans for the next five years.

For 2025/26 the following is planned:

5.1.1 Maintain security of Turnpike Road site whilst installing environmental measures (bat and bird protection schemes).

5.1.2 Continue with construction phase of custody unit at Ystrad Mynach.

5.1.3 Initiate a full review of whole estate to comprehensively map occupancy and facilities within the estate. This will be used to inform the Commissioner's new Estates Strategy.

5.1.4 Continue to monitor and contribute towards the JFU project at Bridgend via Gold, Silver and bronze level boards.

5.1.5 Maintain the current estate.

5.1.5 Continue to develop and monitor the usage and collection of renewable energy through the data supplied from the PV installations and manage the asset management of all LED installs.

## **6. YSTYRIAETHAU ARIANNOL | FINANCIAL CONSIDERATIONS**

6.1 The Estate Strategy is supported by a capital programme of £21.6m (This is inclusive of JFU contribution). Capital expenditure is monitored by the Capital Strategy Group.

## **7. YSTYRIAETHAU PERSONEL | PERSONNEL CONSIDERATIONS**

7.1 There are no personnel considerations arising from this report.

## **8. YSTYRIAETHAU CYFREITHIOL | LEGAL CONSIDERATIONS**



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

## **9. YSTYRIAETHAU CYDRADDOLDEB A HAWLIAU DYNOL | EQUALITIES & HUMAN RIGHTS CONSIDERATIONS**

- 9.1 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 group.
- 9.2 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. RISG | RISK**

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

## **11. BUDD Y CYHOEDD | PUBLIC INTEREST**

- 11.1 In producing this report, has consideration been given to 'public confidence'?  
**Yes**
- 11.2 Are the contents of this report, observations and appendices necessary and suitable for the public domain? **Yes**
- 11.3 If you consider this report to be exempt from the public domain, please state the reasons: **not applicable**
- 11.4 Media, Stakeholder and Community Impacts: **None**

## **12. AWDUR YR ADRODDIAD | REPORT AUTHOR**

- 12.1 Shaun Connolly – Head of Estates

## **13. PRIF SWYDDOG ARWEINIOL | LEAD CHIEF OFFICER**

- 13.1 Matthew Coe; Chief Finance Officer (CC)



## 14. **ATODIADAU | ANNEXES**

14.1 None

## 15. **CYMERADWYAETH LLYWODRAETHU A BRIF SWYDDOG | GOVERNANCE BOARD AND CHIEF OFFICER APPROVAL**

15.1 This report has been presented to the **Scrutiny Executive Board**.  
Meeting chaired by: **DCC Nicola Brain**

Meeting date: **5 August 2025**

Actions or amendments arising from meeting: ***Report to be amended to ensure that actions and requests are routed via the appropriate forum. Recommendations in para 1.2 have been removed - 7 August 2025.***

15.2 I confirm this report has been discussed and approved at a formal Chief Officer's meeting.

15.3 I confirm this report is suitable for the public domain for the reasons stated in 11.3.

**Llofnod | Signature:**



**Dyddiad | Date: 14 August 2025**

