



STRATEGIC POLICING AND CRIME BOARD 1 October 2013

Property Disposal

PURPOSE OF REPORT

1. To seek approval for the sale of freehold premises known as Canterbury Road Police Station, Canterbury Road, Perry Barr, Birmingham B20 3AA.

BACKGROUND

2. This former police station was built in 1904, a 2 storey traditionally constructed building with brick walls and a tiled roof. It has a basement and cells whilst the tarmac car park to the rear is brick enclosed with space for approximately 20 vehicles. The gross internal area is 689.43m². It is freehold and has a rateable value of £28,750.
3. It was given a Local Listing - Category A by Birmingham City Council in 2007. This means that there is no statutory protection against demolition, alteration or extension. It also means that if it is 'imminently threatened' the building is subject to notification to the Department of Culture, Media and Sport and/or serving of a Building Preservation Notice.
4. It is situated in a residential area close to the One Stop Shopping Centre in Perry Barr and is adjacent to Canterbury Cross Primary School and Nursery.
5. It has not been used as a police station in the traditional sense for almost a decade and in recent times has accommodated specialist units such as the Driving School, Operations Unit, Force CID, Intelligence, MIU and CMPG. It was vacated in February 2012 and remained empty until July 2013 when a small team from Information Management was given approval to utilise offices on the ground floor as part of the work being done into the Hillsborough enquiry as well as the retention and storage of PPU files. It is anticipated that this work will continue until January 2014. There is no public access point provided at this building.
6. Though it is currently partly occupied the building continues to be closely monitored by Property Services to prevent damage through either inclement weather conditions or neglect.
7. The building will be surplus to requirements upon termination of its current short term uses.

8. Policing in the area around Canterbury Road is undertaken by Birmingham West and Central LPU and operates from Aston Police Station. The LPU also operates out of Perry Barr Police Station, Handsworth Police Station and Broadway School Beat Office and there are several options for operational policing.

FINANCIAL IMPLICATIONS

9. Annual revenue costs are currently estimated at £48k which includes business rates, water rates, utilities, cleaning and maintenance. If a notional rent was applied to the property for accounting purposes this would add an estimated £22,500 to total annual revenue savings.
10. Within the capital programme capital receipts are available to fund new capital spend.
11. The open-market valuation is estimated at approximately £250k.

LEGAL IMPLICATIONS

12. Section 6 of the Police Act 1996 requires the PCCWM to secure the maintenance of an effective and efficient police force for its area.
13. The PCCWM may under Section 123 of the Local Government Act 1972 dispose of land held by it for a consideration not less than the best that can be reasonably obtained.

PUBLIC COMMUNICATIONS AND CONSULTATIONS

14. The building has not been utilised as an operational police station at any time during at least the last 8 years so there is no need to re-provision policing services in the area.

EQUALITIES IMPLICATIONS

15. There are no equalities implications within this report.

RECOMMENDATIONS

The Board is asked to note this report.

Attached at Annex A is a draft decision for the Commissioner to approve the disposal of the Canterbury Road property.

David Wilkin
Director of Resources