

**WEST MIDLANDS POLICE  
AND CRIME  
COMMISSIONER**

NON-CONFIDENTIAL

**Draft NOTICE OF DECISION**

July/2013

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Contact Officer: Jacky Courtney

Telephone Number: 0121 626 6060

Email: [j.courtney@west-midlands.pnn.police.uk](mailto:j.courtney@west-midlands.pnn.police.uk)

Title: **West Midlands Police and Crime Commissioner – Disposal of Property Decision**

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**EXECUTIVE SUMMARY**

As part of the on-going review of the West Midlands Estate the properties within this decision report are proposed for disposal.

In line with the current housing policy, police houses are being disposed as they become available.

None of the properties proposed for are 'front counter' facilities for the public.

**DECISION**

I approve to the disposal of the following properties:

- (a) 844-852 Kingstanding Rd, Kingstanding, Birmingham B44 9RT (5 houses)
- (b) 264 Damson Lane, Solihull B92 9LA (1 house)
- (c) 81-85 Perry Hill Rd, Oldbury B68 0AQ (3 houses)

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**West Midlands Police and Crime Commissioner**

I confirm that I do not have any disclosable pecuniary interests in this decision and take the decision in compliance with the Code of Conduct for the West Midlands Office for Policing and Crime. Any interests are indicated below.

Signature.....

Date.....

## **NON - CONFIDENTIAL FACTS AND ADVICE TO THE POLICE AND CRIME COMMISSIONER**

### **INTRODUCTION AND BACKGROUND**

In line with the current housing policy, police houses are being disposed as they become available. This follows two routes of disposal.

- I. Via sales to occupiers of the houses.
- II. Where the property is vacant, by sale on the open market for the maximum achievable price. In line with our general strategy consideration is also given for alternative uses and for development opportunities in order that assets are maximised for the benefit of the Police and Crime Commissioner for the West Midlands (PCCWM). Under this approach houses are occasionally retained for operational use.

All of the following properties are former police houses which have in recent years been utilised for operational purposes. This non-residential usage has now come to an end and the properties are deemed surplus to requirements.

### **PROJECT CONSULTATION**

There are 3 proposed disposals which have a valuation in excess of £250,000. They are located at:-

- 844-852 Kingstanding Rd, Kingstanding, Birmingham B44 9RT (5 houses)
- 264 Damson Lane, Solihull B92 9LA (1 house)
- 81-85 Perry Hill Rd, Oldbury B68 0AQ (3 houses)

In each case, with the exception of Damson Lane (formerly utilised by the Forensic Services Unit), senior offices have liaised with their local communities via various forums to discuss arrangements for policing the areas around the properties from other bases. Local Councillors have also been consulted in this regard.

Only Perry Hill Road was used as a Sector Base, the others were used for storage or similar background functions. In this instance the policing of the area around Perry Hill Road has been re-provisioned to Quinton and Oldbury with local approval.

### **FINANCIAL IMPLICATIONS**

Within the capital financial strategy, capital receipts are recycled as a primary source of new invested financial resources.

The capital receipts will be included in the capital financing arrangements.

### **LEGAL IMPLICATIONS**

Section 6 of the Police Act 1996 requires the PCCWM to secure the maintenance of an effective and efficient police force for its area.

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.

In accordance with Financial Regulations the disposal of land with a value in excess of £250,000 requires the approval of the PCCWM.

## **EQUALITIES IMPLICATIONS**

There are no equalities implications within this report.

## **Schedule of Background Papers**

## **Public Access to Information**

Information contained in this decision is subject to the Freedom of Information Act 2000 and other legislation. This decision will be made available on the Commissioner's website.

Draft decision