

**WEST MIDLANDS POLICE
AND CRIME
COMMISSIONER**

CONFIDENTIAL

NOTICE OF DECISION

30 June 2020

[031-2020]

Contact Officer: [REDACTED]

Telephone Number: [REDACTED]

Email: [REDACTED]

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

EXECUTIVE SUMMARY

Police House 155 Russell Bank Road, Sutton Coldfield. B74 4BJ

The property is a police house and following the resident officer's retirement and in line with force policy, it now falls due for disposal.

The property has an estimated value over [REDACTED]

As the value of the property prior to marketing is estimated to be over [REDACTED] which exceeds [REDACTED], I request the Commissioners approval, in accordance with section 7.4.4(a) of the WMPCC/CC Financial Regulations.

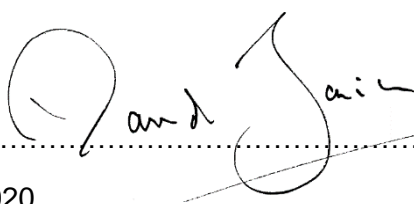
I therefore submit this report for authority to market the property for the best possible value.

DECISION

I approve the disposal of 155 Russell Bank Road Sutton Coldfield B74 4BJ

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 Police and Crime Commissioners Office. Any interests are indicated below.

Signature:.....

Date: 02.07.2020

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

INTRODUCTION AND BACKGROUND

The house was built by Warwickshire County Council for use as a police house circa 1957.

It is a traditionally built 2 storey, 3 bedroomed detached property constructed with brick walls and a tiled roof. There is also a brick garage and other outbuildings attached. The Council Tax Band is E.

Its use as a police house continued from construction until June 2020 when the officer vacated following retirement. The building is now surplus to requirements.

FINANCIAL IMPLICATIONS

While the property remains void WMP is liable for Council Tax, grounds maintenance and utility charges. Utilities should be minimal as the property has been drained down and the gas supply turned off.

The open-market valuation is estimated at approximately [REDACTED]

LEGAL IMPLICATIONS

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

The building has never been utilised as an operational police station so there is no need to re-provision policing services in the area.

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.

**POLICE AND CRIME
COMMISSIONER FOR
THE WEST MIDLANDS**

CONFIDENTIAL

NOTICE OF DECISION

[015/2020]

Contact Officer: [REDACTED]

Telephone Number: [REDACTED]

Email: [REDACTED]

Title: Disposals

EXECUTIVE SUMMARY

At the Strategic Policing and Crime Board (SPCB) on 20th February 2018, the WMP Estates Programme 2018 report indicated the intention to dispose of a number of buildings to reduce annual revenue costs and provide capital receipts.

The estates programme has seen 7 disposals since September 2019 with 4 completed sales, 1 property under offer and 2 properties on the market. The next 4 disposals are planned throughout 2020. The project team and CAM continue to work extensively with external real estate experts to enable a thorough exploration of market conditions at the time of disposal.

For each location, the opportunity to seek Social Value has been considered as part of the disposal route. Those recommended for auction are deemed to offer low SV potential and none will be leveraged through the auction process. The private treaty process offers the opportunity to seek indications of where prospective purchasers plan to offer SV as part of their future development. It is also important to note that private treaty is a lengthier process than auction. There are opportunities to submit conditional offers which are often subject to planning which results in an extended timeline for receipt of capital monies.

Based on advice sought from external property experts and WMP's in-house property expert, it is recommended that the following buildings be released for disposal by the following methods:

1. 51 Prouds Lane, Wolverhampton, WV14 6QA – This is a former house which was used as a neighbourhood office. The building is now empty. Sale by auction is recommended due to a number of factors. The smaller plot size (0.09 of an acre) restricts the number of alternative uses and the property market in this area attracts local interest rather than national. The auction market remains strong and therefore presents the best opportunity for maximising capital receipt in a timely manner.
2. John Street, Willenhall, Walsall, WV13 1PJ - sale by auction and by the private treaty method will be considered to decide the best method of disposal. The site is small at 0.32 of an acre which limits opportunities for large scale redevelopment. However the 1930s property is in a good location and has the potential to lend itself to a number of uses such as residential or retail subject to planning.

3. 840 Kingstanding Road, Kingstanding, B44 9RT – sale by private treaty is recommended as the best method of disposal. Previously the houses on site were sold via private treaty and the original agent continues to receive enquiries from parties interested in the police station. This is a small site of approximately 0.2 acres.
4. Vicar Street, Sedgley, Dudley, DY3 3SD – a sale by auction and private treaty will be considered to enable a recommendation as to the best method of disposal to be made. The site is a 0.49 acre corner plot and is close to the centre of Sedgley with various nearby property uses including shops, banks, hairdressers, gyms, churches and schools.

The table below shows asset values and disposal date estimates:-

PROPERTY	Asset Value	Disposal Method	Indicative Disposal Date
Prouds Lane	£157,500	Auction 06/05/20	April 2020
██████████	██████████	Auction or Private treaty	October 2020
██████████	██████████	Private treaty	October 2020
██████████	██████████	Auction or Private treaty	October 2020

The disposal route for each of the properties will be reassessed and evaluated prior to any marketing campaign. The recommendations made at this later stage by the appointed sales agent/chartered surveyor will be critical to the decision around which method of disposal is chosen. In addition to the method of disposal, the appointed agent will advise on marketing campaign and guide prices. In respect of the private treaty sales, overage will be levied where appropriate.

DECISION

To approve the disposal of the 4 named buildings and realise their revenue savings and capital receipts.

Police and Crime Commissioner for the West Midlands

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 Police and Crime Commissioner of the West Midlands. Any interests are indicated below.

Signature.....

Date.....

10.07.20.

FINANCIAL IMPLICATIONS

The releasing of sites within the programme and improved efficiencies of the future retained estate coupled with an estimated outlay of lease charges for partner estate would yield a reduction in annual revenue costs of £5m, a saving in backlog maintenance costs now significantly in excess of £20m and potential capital receipts of £44m. Any costs associated with the disposal of buildings will be met through existing devolved budgets.

LEGAL IMPLICATIONS

N/A

EQUALITY IMPLICATIONS

N/A

**WEST MIDLANDS POLICE
AND CRIME
COMMISSIONER**

CONFIDENTIAL

NOTICE OF DECISION

24 October 2019

[034/2019]

Contact Officer: [REDACTED]

Telephone Number: [REDACTED]

Email: [REDACTED]

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

EXECUTIVE SUMMARY

Police House 72 Haslucks Green Road, Shirley, Solihull, B90 2EJ

The property is a police house declared surplus to requirements and occupied by the current officer since 15 April 1996. Valuations have been received and West Midlands Police and the resident officer have agreed a price of £247,500.00

The 3 bedroomed semi-detached property was built by Warwickshire and Coventry Council and transferred to West Midlands Police on the 1 April 1974.

FINANCIAL IMPLICATIONS

The property is occupied and will when the sale is completed West Midlands Police will no longer be liable for maintenance costs. The officer is liable for Council tax and utilities payments.

LEGAL IMPLICATIONS

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

The building has never been utilised as an operational police station so there is no need to re-provision policing services in the area.

EQUALITIES IMPLICATIONS

There are no equalities implications within this report.

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.

I submit this report for Authority to dispose of the Police House at £247,500.00

DECISION

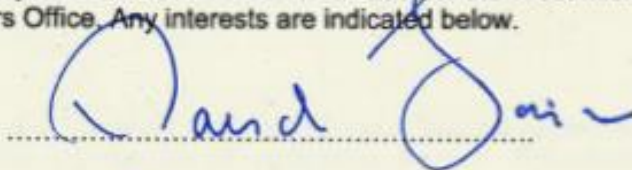
The CC will be responsible for the management of the Commissioner's Estate, including the maintenance of this property. All purchases and sale of property should be in accordance with the Commissioner's Contract Standing Orders, and the approval of the Commissioner obtained.

I approve the disposal of 72 Haslucks Green Road, Shirley, Solihull B90 2EJ

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 Police and Crime Commissioners Office. Any interests are indicated below.

Signature



Date



**WEST MIDLANDS POLICE
AND CRIME
COMMISSIONER**

CONFIDENTIAL

NOTICE OF DECISION

[033/2019]

Contact Officer: [REDACTED]

Telephone Number: [REDACTED]

Email: [REDACTED]

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

EXECUTIVE SUMMARY

Police House 58 Little Sutton Road, Sutton Coldfield. B75 6QL

The property is a police house and following the resident officer's retirement and in line with force policy, it now falls due for disposal.

The property has been valued by local Estate agent at £450,000

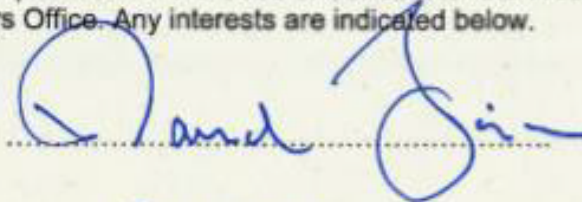
DECISION

I approve the disposal of 58 Little Sutton Road Coldfield B75 6QL

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 Police and Crime Commissioners Office. Any interests are indicated below.

Signature



Date

5.11.19

CONFIDENTIAL FACTS AND ADVICE TO THE POLICE AND CRIME COMMISSIONER

INTRODUCTION AND BACKGROUND

The house was built by Warwickshire County Council for use as a police house circa 1963.

It is a traditionally built 2 storey, 4 bedroomed detached property constructed with brick walls and a tiled roof. There is also a brick garage and other outbuildings attached. The Council Tax Band is E.

Its use as a police house continued from construction until October 2019 when the officer vacated following retirement. The building is now surplus to requirements.

FINANCIAL IMPLICATIONS

While the property remains void WMP is liable for Council Tax, grounds maintenance and utility charges. Utilities should be minimal as the property has been drained down and the gas supply turned off.

The open-market valuation is estimated at approximately £450,000.

LEGAL IMPLICATIONS

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

The building has never been utilised as an operational police station so there is no need to re-provision policing services in the area.

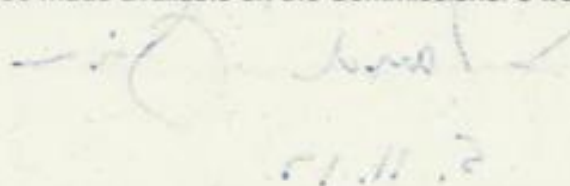
EQUALITIES IMPLICATIONS

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.



Handwritten signature and date: 01.11.20

**POLICE AND CRIME
COMMISSIONER FOR
THE WEST MIDLANDS**

CONFIDENTIAL

NOTICE OF DECISION

[024/2019]

Contact Officer: [REDACTED]

Telephone Number: [REDACTED]

Email: [REDACTED]

Title: Police Building Disposals

EXECUTIVE SUMMARY

At the Strategic Policing and Crime Board (SPCB) on 20th February 2018, the WMP Estates Programme 2018 report indicated the intention to dispose of a number of buildings to reduce annual revenue costs and provide capital receipts.

Based on advice sought from external property experts and WMP's in-house property expert, and after extensive consultation and engagement with the oPCC, it is recommended that the following buildings be released for disposal:

1. Handsworth West - sale by auction is recommended as the commercial property market in this area is localised. The auction market remains strong and therefore presents the best opportunity for maximising capital receipt. Reserve at auction should be set at a realistic amount following a reasonable marketing period and after consultation with the auctioneer.
2. Brownhills - sale by private treaty is the preferred approach due to the size (0.72 acres) and nature of the site and the similarities with the previous disposal at Kingswinford. There is a police station built in the mid 1960s and detached former crime prevention house on site and it has strong potential to attract a residential developer.
3. Tettenhall - sale by auction is recommended as the best method of disposal due to the smaller size (0.08 acres) and type of the property which offers limited opportunities for large scale redevelopment. The property is a good High Street location and even though it is small in size has the potential to lend itself to a number of uses such as residential or retail subject to planning.
4. Darlaston – sale by auction is recommended as the best method of disposal at the current time. This is a property which will also suit a sale by private treaty albeit a lengthier marketing period would be necessary. The site is 0.32 acres and the station dates back to 1899 although it is not listed.

5. Kings Norton - sale by private treaty is recommended as the site is in a location which will attract larger residential developers in addition to potential local interest. The site is 0.6 acres and comprises a 1960s purpose built station and a terrace of 3 former houses. The size and situation of the site supports a private treaty sale.
6. Old Hill - sale by auction is the recommended disposal route due to the location of the property. The site is 0.3 acres and the station is a 1930s building and it is not listed. It is unlikely that the larger developers will be interested in a site of this size in this locality.
7. Dudley -sale by private treaty is recommended due to the current market showing a strong demand for properties which can be converted from offices to residential. This will attract developers who specialise in residential conversions. The station was built in 1939 and is located in Dudley town centre.

All properties will be reassessed and evaluated prior to any marketing campaign. The recommendations made at this stage by the appointed sales agent/chartered surveyor will be critical to the decision around which method of disposal is chosen. In addition to method of disposal the appointed agent will advise on marketing campaign and guide prices. In respect of the private treaty sales overage will be levied where appropriate.

The table below shows asset values and guide price advice to date:-

PROPERTY	2015 Asset Value	2019 Asset Value	GVA consultants guide price	C & W consultants guide price	IN HOUSE Guide price
Kings Norton					
Brownhills					
Tettenhall	£150K	£225K	£225K	£225 TO £250K	£250K +
Handsworth West	£350K	£400K	£275K	£500K*	£500K +
Dudley					
Old Hill	£160k	£345k	NA	NA	£250k +
Darlaston	£225K	£210k	NA	NA	£250k +

* C & W's initial desk top financial appraisal produced a significantly lower figure but the evidence from the aborted 2017 auction marketing campaign provided reassurance that a potentially higher capital receipt could be achieved.

DECISION

To approve the disposal of the 7 named buildings and realise their revenue savings and capital receipts.

Police and Crime Commissioner for the West Midlands

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 Police and Crime Commissioner of the West Midlands. Any interests are indicated below.

Signature.....

Date.....

01.02.15

FINANCIAL IMPLICATIONS

The releasing of sites within the programme and improved efficiencies of the future retained estate coupled with an estimated outlay of lease charges for partner estate would yield a reduction in annual revenue costs of £5m, a saving in backlog maintenance costs now significantly in excess of £20m and potential capital receipts of £44m. Any costs associated with the disposal of buildings will be met through existing devolved budgets.

LEGAL IMPLICATIONS

N/A

EQUALITY IMPLICATIONS

N/A

Schedule of Background Papers
Estates Programme Briefing Note 12th June 2019



**POLICE AND CRIME
COMMISSIONER FOR
THE WEST MIDLANDS**

CONFIDENTIAL

NOTICE OF DECISION

[016/2019]

Contact Officer: [REDACTED]

Telephone Number: [REDACTED]

Email: [REDACTED]

Title: Early release of 5 Princip Street

EXECUTIVE SUMMARY

At the Strategic Policing and Crime Board (SPCB) on 20th February 2018, the WMP Estates Programme 2018 report indicated the intention to dispose of its Princip Street site in summer 2021; the Police and Crime Commissioner endorsed this proposal with a decision point in March 2018. Since that announcement, [REDACTED]
[REDACTED]
[REDACTED]

The Estates strategy plans for the functions within Princip Street to be accommodated within the new Logistics centre which is currently planned for occupancy around March 2020, leaving sufficient time to effect the transfer.

DECISION

To approve [REDACTED] 5 Princip Street [REDACTED]
[REDACTED]

Police and Crime Commissioner for the West Midlands

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 Police and Crime Commissioner of the West Midlands. Any interests are indicated below.

Signature.....

Date.....

30.4.19.

Estates Strategy Briefing Note: Proposed early release of 5 Princip Street

Briefing Note 17th April 2019

Purpose of this note

To update on a proposal to progress early surrender of the lease on 5 Princip Street.

Context:

At the Strategic Policing and Crime Board (SPCB) on 20th February 2018, the WMP Estates Programme 2018 report indicated the intention to dispose of its Princip Street site in summer 2021; the Police and Crime Commissioner endorsed this proposal with a decision point in March 2018.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Background:

Princip Street is one of a number of WMP sites that does not form part of the longer term WMP Estates plan. It is a leased building and the intention has always been to relocate the functions there into the new Logistics Centre at Perry Barr.

The original ambition was to decommission and release Princip Street by Summer 2021, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The detailed terms of the proposal have been independently assessed by external property experts and the deal is considered to be financially attractive to WMP.

A planning application has been submitted by the landlords and is available to view on Birmingham City Council's planning website (link below):-

<http://eplanning.idox.birmingham.gov.uk/publisher/mvc/listDocuments?identifier=Planning&reference=2018/10285/PA>

The intention is to develop the site in time for the Commonwealth Games in 2022 and to realise this timeframe vacant possession is required before 01/07/20.

Financial and Social Value Implications

As long as the Logistics (Perry Barr) Project delivers to planned completion, Princip Street can be vacated (incumbents transferred to Logistics) and there will be no additional financial implications from this change.

Princip Street is leased; the current lease agreement is for 15 years, (25/09/10 to 24/09/25), with no break clause. Negotiated early surrender will see potential savings as per table 1.

- o The lease is inside the Landlord and Tenant Act and therefore is protected which gives WMP as tenant automatic renewal rights
- o Current annual revenue costs are ca [REDACTED]
 - Other revenue [REDACTED] (utilities, rates, maintenance)
 - Rent [REDACTED]
- o Whilst dilapidations costs have been estimated at [REDACTED] WMP will not be liable for these under the new proposal.

Costs	Existing lease arrangements to 2025	OBC proposal to 2021	New proposal
Rent	[REDACTED]	[REDACTED]	[REDACTED]
Other Revenue	[REDACTED]	[REDACTED]	[REDACTED]
Dilapidations	[REDACTED]	[REDACTED]	£0
Other	0	0	[REDACTED]
Total	[REDACTED]	[REDACTED]	[REDACTED]
Saving	[REDACTED]	[REDACTED]	[REDACTED]

Table 1 Cost-saving projection [REDACTED]

*Assumes full rent liability as there is no break clause

The landlord has also agreed to contribute up to [REDACTED] in legal fees on behalf of WMP.

Should WMP not be in a position to relocate to the logistics centre by the target date, the estates programme would seek to use some of the money realised in this proposal to temporarily house the contents of Princip Street; the cost of this is expected to be well below the figure realised by WMP in the deal.

As WMP does not own the site, no Social Value conditions can be applied to the decision to release this site.

Legal Implications

Schedule 1, paragraph 14, sub-section 1 of Police Reform and Social Responsibility Act 2011 provides for the PCC to do anything which includes by virtue of sub-section 2(b) acquiring and disposing of property including land.

In accordance with the Policing Protocol, while decisions relating to the operational use of a police premises rest with the Chief Constable and those under his or her direction and control, decisions relating to the disposal of assets held by the Police and Crime Commissioner rest with the Police and Crime Commissioner.

Recommendation

The estates programme seeks the agreement of PCC for the proposal [REDACTED] thus realising the additional monies and revenue savings associated with the proposed deal.

WEST MIDLANDS POLICE AND CRIME COMMISSIONER

CONFIDENTIAL

NOTICE OF DECISION

[010/2019]

Contact Officer: [REDACTED]

Telephone Number: [REDACTED]

Email: [REDACTED]

Title: Proposed amendment to Estates Programme (2018) – Edgbaston/Ladywood sites

SUMMARY

The WMP Estates Programme 2018 report, presented at the Strategic Policing and Crime Board February 2018, indicated the intention to dispose of the WMP Edgbaston site as future surplus estate and to retain and refurbish the Ladywood site. This was endorsed with a decision point in March 2018.

Following professional assessment of the sites it has become apparent that the cost of works required to bring the Ladywood site to an acceptable standard is significantly greater than the initial evaluation had suggested.

The original plan saw teams temporarily housed in Edgbaston whilst Ladywood was refurbished before they moved back to Ladywood allowing disposal of the Edgbaston site; the proposal now is to allow the affected teams to remain at Ladywood and to refurbish Edgbaston before undertaking a single move to the refurbished site and disposing of the Ladywood site. Affected teams have been consulted during the development of this proposal.

FINANCIAL IMPLICATIONS

The refurbishment of Edgbaston rather than Ladywood will cost less, indeed it is likely to be significantly cheaper and much more likely to be delivered within the projected budget envelope.

The capital receipts for both premises are projected to be similar, this difference being swamped by the difference in the cost of refurbishments.

Initial internal assessment suggests that the Ladywood site may offer more potential to leverage Social Value during its disposal.

DECISION

To authorise the proposed future disposal of the Ladywood site, subject to further decision paper, and instead retain and refurbish the Edgbaston building.


This decision is in accordance with schedule 1, paragraph 14, sub-section 1 of the Police Reform and Social Responsibility Act 2011 provides for the PCC to do anything which includes by virtue of sub-section 2(b) acquiring and disposing of property including land.

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 Police and Crime Commissioner of the West Midlands. Any interests are indicated below.

Signature.....

Date.....


2.4.14

**WEST MIDLANDS POLICE
AND CRIME
COMMISSIONER**

CONFIDENTIAL

NOTICE OF DECISION

23 November 2018

027/2018

Contact Officer: [REDACTED]

Telephone Number: [REDACTED]

Email: [REDACTED]

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

EXECUTIVE SUMMARY

The property is a police house and following the resident officer's retirement and in line with force policy, it now falls due for disposal.

The property has been valued by local Estate agents at £600,000+. Offers have been received, the highest of which is £700k, and this has been recommended for acceptance by the appointed agent.

At £700k this exceeds the £250,000 Force limit for approving disposals and the Commissioners authorisation is required.

I therefore submit this report for authority to dispose of the house at a value in excess of £600,000. Valuation.

DECISION

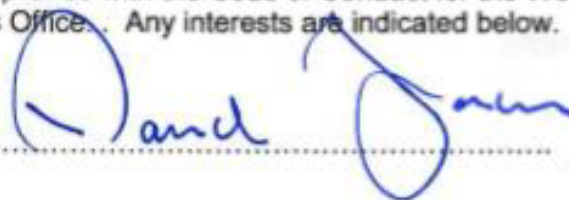
I approve to the disposal of the following property:

2 Kingscote Road, Dorridge, Solihull B93 8RA

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 Police and Crime Commissioners Office. Any interests are indicated below.

Signature



Date

23.11.18

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

INTRODUCTION AND BACKGROUND

The house was built by Warwickshire Police Authority for use as a police house circa 1964.

It is a traditionally built 2 storey, 4 bedroomed detached property constructed with brick walls and a tiled roof. There is also a brick garage and other outbuildings attached. The Council Tax Band is E.

The whole plot measures 953 square metres or 0.24 acre. However, its cheese-wedge shape renders the site unsuitable for a financially viable development scheme.

Its use as a police house continued from construction until October 2018. Its last resident lived there with his family from 11 May 2005 until 10 October 2018. He had retired from West Midlands Police on 3 July 2018.

The building is now surplus to requirements.

FINANCIAL IMPLICATIONS

While the property remains void WMP is liable for Council Tax (£1,923 p.a.), grounds maintenance (£500 p.a.) and utility charges. Utilities should be minimal as the property has been drained down and the gas supply turned off.

The open-market valuation is estimated at approximately £600k.

Within the capital programme capital receipts are available to fund new capital expenditure.

LEGAL IMPLICATIONS

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

The building has never been utilised as an operational police station so there is no need to re-provision policing services in the area.

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.