



Response to Request for Information

Reference FOI 081530
Date 6 August 2015

Marketing of Himley Crescent

Request:

Can you please disclose all documentation that you hold which relates to the marketing of 14 Himley Crescent in WV4 including initial decisions to advertise and and documentation relating to the bid and tender sale process. I am particularly interesting in all original marketing material that you produced including meeting minutes, notes, emails and policy documentation.

Our response is based on the assumption that you are referring to the intended disposal of the property during 2014 /2015. Approval was sought under a report to Cabinet Resources Panel dated the 8th April 2014. On the 14th April 2014 a 'For Sale' board was requested to be placed on the property.

An Energy Performance Certificate (EPC) was sought from Bruton Knowles on the 30th April 2014. Documentation for sale by Informal tender was developed and stopped whilst an application was made to the Minister to seek approval to the disposal. The site was withdrawn from sale in September 2014.

The property was then marketed for the grant of a lease on the Council web site from December 2014 until May 2015. A copy of the Council's published document listing commercial properties to let for this period is attached. Page 14 is of relevance here.

Regarding the disclosure of certain discussions and correspondence, the Council is of the view that this would constitute the disclosure of information covered by a claim of legal professional privilege and that the exception at Regulation 12(4) (e), relating to the disclosure of internal communications is engaged.

The Council considers that there is a strong element of public interest inbuilt into such privilege itself and equally strong countervailing considerations would need to be adduced to override that inbuilt public interest.

In considering the public interest for and against disclosure in this case, the Council has considered that the public interest in disclosing details of legal advice received and allowing of scrutiny of actions of public officials acting on that advice, is in this instance outweighed by the public interest in allowing the Council to seek advice from its legal advisers in confidence, without fear of it being disclosed to the wider world (which is how any disclosure under EIR must be considered).

In addition, certain other information, comprising correspondence, emails and other documentation regarding this matter will not be disclosed.

This is because the Council is of the view that the disclosure of the requested information would be likely to prejudice the confidentiality of commercial and industrial information of both the Council, individuals and organisations taking part in the process and that if it was in the public domain it would affect their ability negotiate a competitive price for the scheme.

On that basis, the Council considers that the exception to disclosure contained at Regulation 12(5) (e) is engaged, where disclosure would, or would be likely to prejudice the confidentiality of commercial or industrial information interests where such confidentiality is provided by law to protect a legitimate economic interest.

In applying this exemption the Council has balanced the public interest in withholding the information against the public interest in disclosure. In the case of the above cited information, the Council considers that the public interest in withholding this information for the reasons cited outweighs the benefits of demonstrating openness and transparency of process at this stage.

The Council always seeks value for money and makes every effort to promote fair competition. However, the Council considers that by disclosing this information to the world-at-large, organisations or individuals that are not able to demonstrate at least the same level of innovation and initiative may benefit by claiming to undertake particular activities that they are either not able to fulfill or even have no intention to fulfill on contract implementation.

In respect of information relating identities and contact details of Council officers and others such as third parties (applicants and their representatives) involved in this process, the Council considers that this meets the definition for personal data set out in Section 1(1) of the Data Protection Act 1998 ("DPA") as:

"data which relate to a living individual who can be identified - (a) from those data, or (b) from those data and other information which is in the possession of, or is likely to come into the possession of, the data controller and includes any expression of opinion about the individual and any indication of the intentions of the data controller or any other person in respect of the individual"

The Council thus considers that the requested information is caught by the exception to disclosure contained in Regulation 13 EIR, which relates to personal data.

To explain further, a disclosure made under the provisions of the EIR is judged to be a disclosure to the wider world and here the Council must consider disclosure of personal information in line with the provisions of the DPA.

In this instance it is judged that the personal data relating to these named individuals is being processed by the Council for the purposes of providing pre-application advice and not for any wider disclosure purposes.

[NOT PROTECTIVELY MARKED]

Individuals involved, with the exception of named council officers involved would also have no reasonable expectation that their details would be disclosed to the world-at-large.

Any disclosure of this information would be judged in this instance to breach DPA principles, notably the first principle – that of fair and lawful processing and the second principle-that of processing for specified and not-incompatible purposes.

Names and direct contact details have thus been redacted (removed) in this instance.

Commercial Properties

TO LET

December 2014

Wolverhampton
City Council



Wolverhampton City Council,
Civic Centre, St. Peter's Square,
Wolverhampton, WV1 1DA

01902 555582

Email: irp@wolverhampton.gov.uk
www.wolverhampton.gov.uk/business/properties

DATA SUBJECT COPY

INDUSTRIAL UNITS
FORDHOUSE ROAD INDUSTRIAL ESTATE, STEEL DRIVE,
WOLVERHAMPTON, WV10 9XB

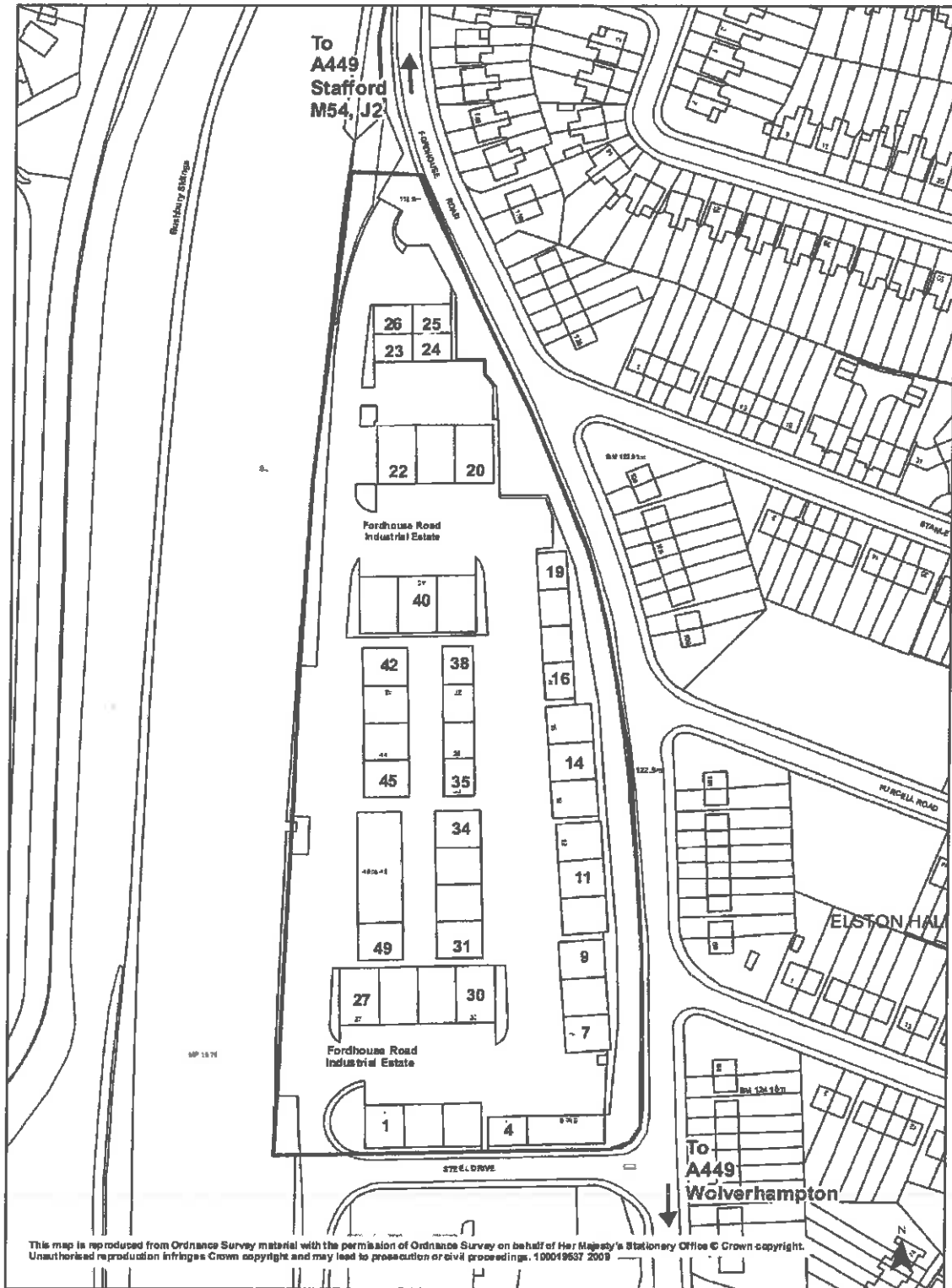
Modern Industrial Units available at competitive rents, flexible Lease terms and incentives including tenant break options are negotiable subject to status and on conditions to be agreed. Please call Tim Buddington on: 01902 555575 for more information or to arrange a viewing.

| Unit No | Size (approx. m²/ft²) | Rental (p.a.) | Rates** Payable 2014/15 (p.a.) | Service Charges 2014/15 (p.a.) |
|----------------|--|--------------------------|---|---|
| 15 | 162 m ² (1743 ft ²) | £7,900 | £3391.20 | £1626.43 |
| 20 | 216 m ² (2326 ft ²) | £9,250 | £4,615.80 | £2170.45 |
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| 46 | 162 m ² (1743 ft ²) | £7,900 | £3,532.50 | £1626.43 |

For further details, please contact Tim Buddington on 01902 555575

****Small Business Rates Relief may be available subject to qualifying conditions being satisfied, please contact the Council's Business Rates Section on 01902 555802, for further details.**

**FORDHOUSE ROAD INDUSTRIAL ESTATE, STEEL DRIVE,
WOLVERHAMPTON, WV10 9XB**



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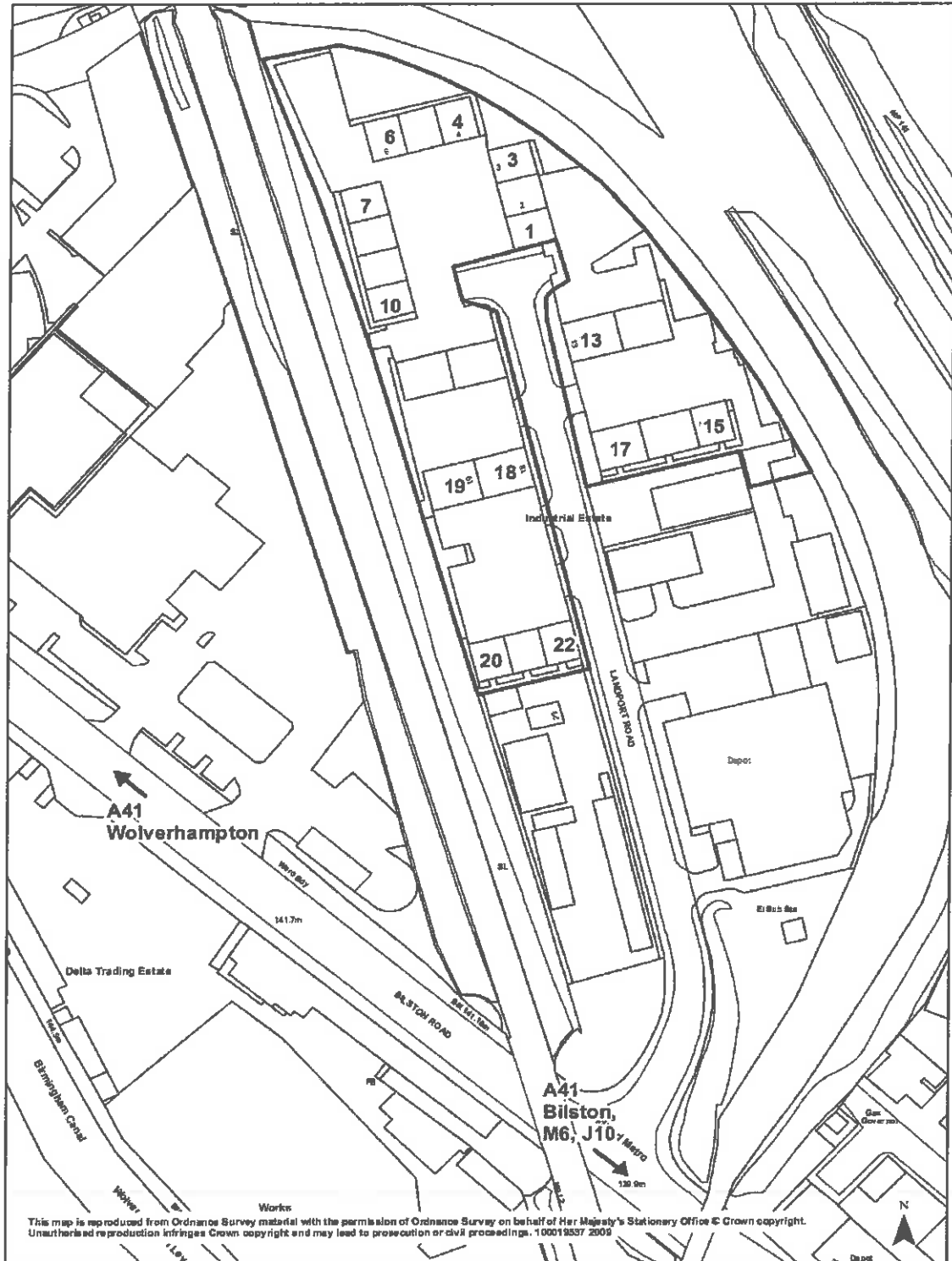
LANDPORT ROAD INDUSTRIAL ESTATE, LANDPORT RD,
WOLVERHAMPTON, WV2 2QJ

Modern Industrial Units available at competitive rents. Flexible Lease terms and incentives including tenant break options are negotiable subject to status and on conditions to be agreed.

THIS ESTATE IS CURRENTLY FULLY LET

For further details, please contact Tim Buddington on 01902 555575

**LANDPORT ROAD INDUSTRIAL ESTATE, LANDPORT RD,
WOLVERHAMPTON, WV2 2QJ**



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DATA SUBJECT COPY

NEW ENTERPRISE CENTRE, MONMORE ROAD,
WOLVERHAMPTON, WV1 2TZ

**Units available on flexible lease terms and on FRI lease terms with the option of a
monthly break clause.**

A three month rent free period will be given to new business ventures.

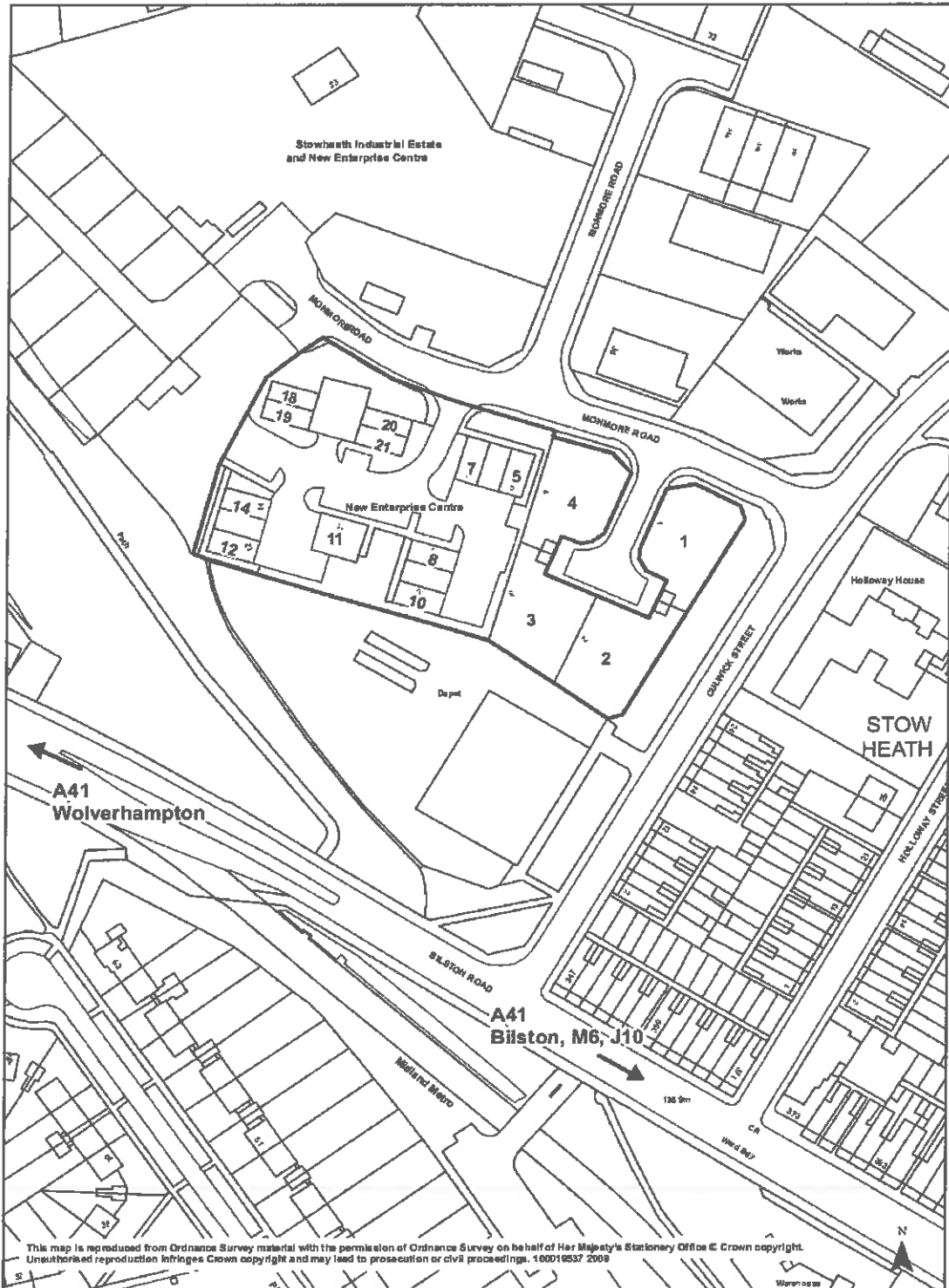
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5

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**NEW ENTERPRISE CENTRE, MONMORE ROAD,
WOLVERHAMPTON, WV1 2TZ**



For further details, please contact Tim Buddington on 01902 555575.

**LOXDALE PARK INDUSTRIAL ESTATE, NORTHCOTT ROAD,
BILSTON, WV14 0TP**

Industrial Units of 1000 sqft² available on FRI leases, negotiable rental terms and with the benefit of 'break' clauses.

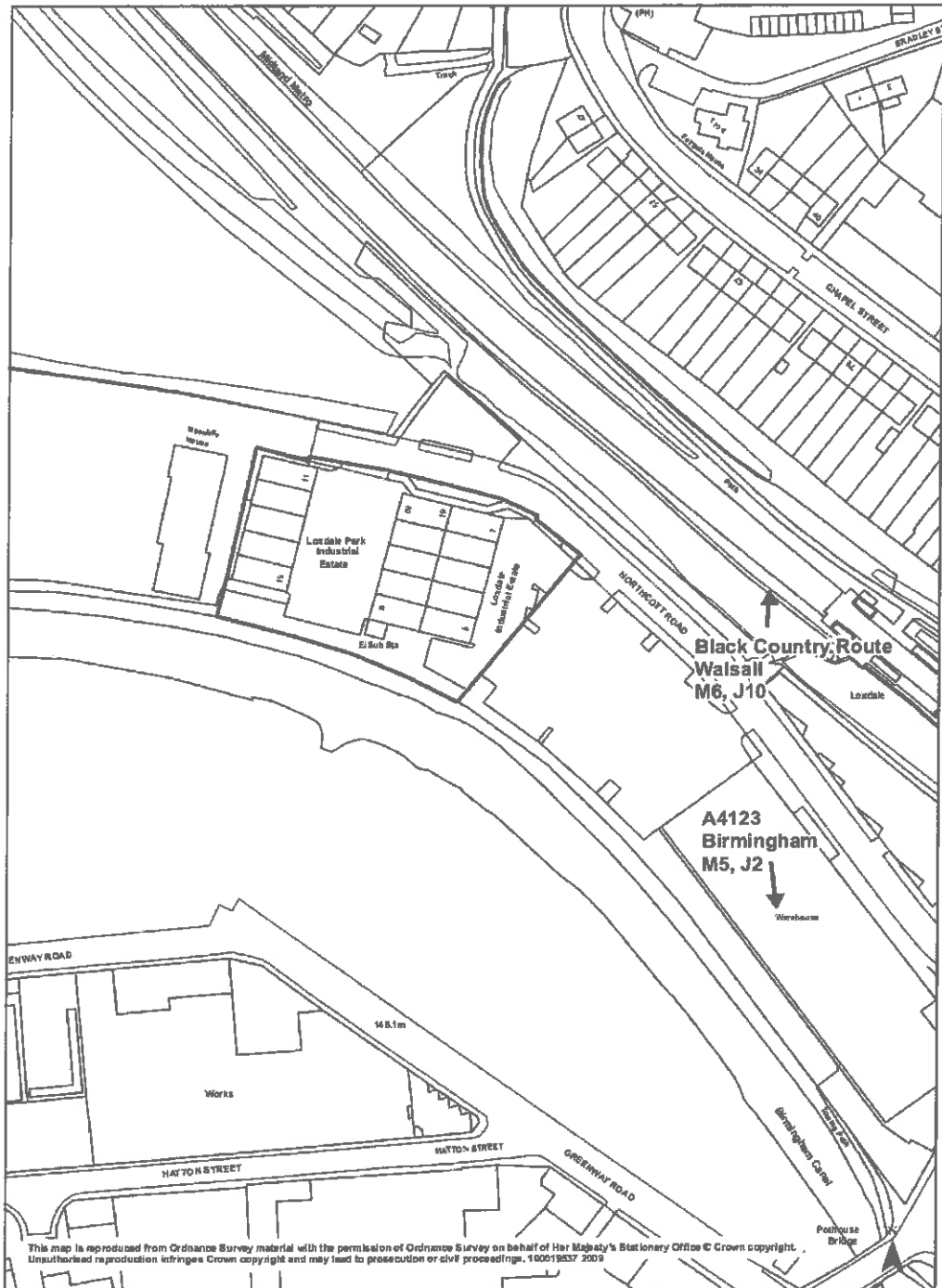
Rent Free Incentives Available

Periods of up to 6 months negotiable subject to status

| Unit No | Size (approx. m²/ft²) | Rental (p.a.) | Rates Payable 2014/15 (p.a.) | Service Charges April 2014/ March 2015 (p.a.) Exclusive of VAT |
|----------------------------|--|--------------------------|---|---|
| 2 (Under Offer) | 92.9 m² 1000ft² | £4,200 | £1,928.00 | £450.00 |

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Commercial Properties

TO LET

December 2014

Wolverhampton
City Council



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Wolverhampton, WV1 1DA

01902 555582

e-mail: business.enquiries@wolverhampton.gov.uk
www.wolverhampton.gov.uk/businessproperty

DATA SUBJECT COPY

Commercial Properties To Let:

Wolverhampton City Council is one of the largest owners of industrial and commercial property within Wolverhampton. Its portfolio is administered by Estate & Valuation and comprises a variety of premises including:-

- Over 140 Industrial Units
- Over 300 Shop Premises
- Over 2,500m² Office Space

We offer:-

- Flexible lease terms to meet individual requirements.
- Competitive rents.
- Varying lengths and types of agreement.
- "Break" clauses to facilitate expansion (or contraction) on some properties.

Please contact 01902 555581 or 01902 555582 or visit our web site:

www.wolverhampton.gov.uk/businessproperty

Other Business Assistance:

Various forms of assistance may be available to business looking to locate or expand in Wolverhampton.

For further information, please contact one of the Council's Economic partnerships and Investments team:-

Anita Gosain, Business Development Officer on 01902 323812

Mike Shields, Business Development Officer on 01902 323838

Caroline Harris, Inward Investments Officer on 01902 323814

Black Country Growth Hub

The Growth Hub offers a variety of events, drop-in sessions and business services and information for businesses looking to grow. Additionally, there is customised support available designed to address manufacturing SMEs specific needs enabling them to compete and achieve sustainable growth. Details: <http://www.bcgrowthhub.com/>
Telephone: 01902 321272

Wolverhampton
City Council



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FORDHOUSE ROAD INDUSTRIAL ESTATE, STEEL DRIVE,
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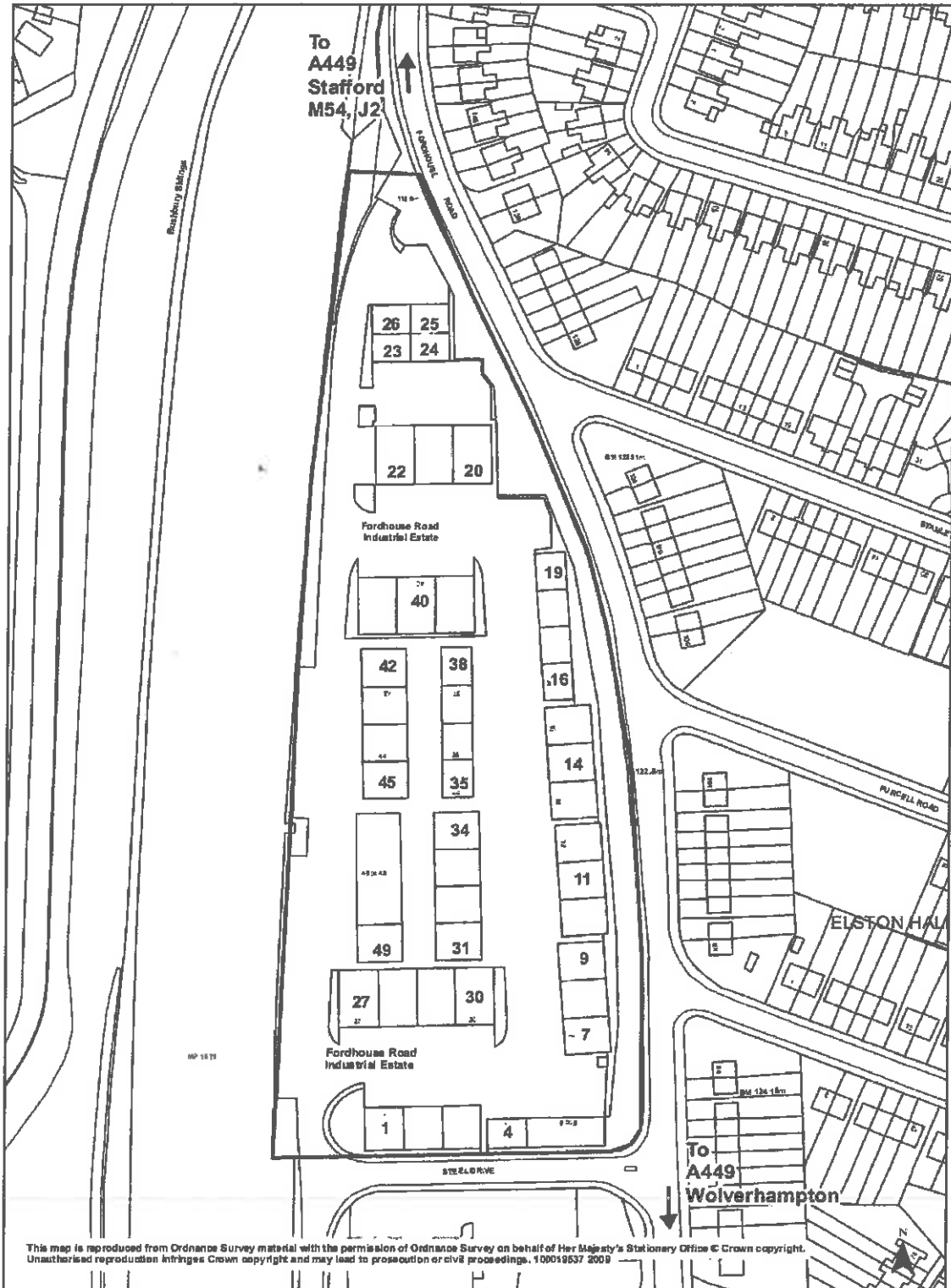
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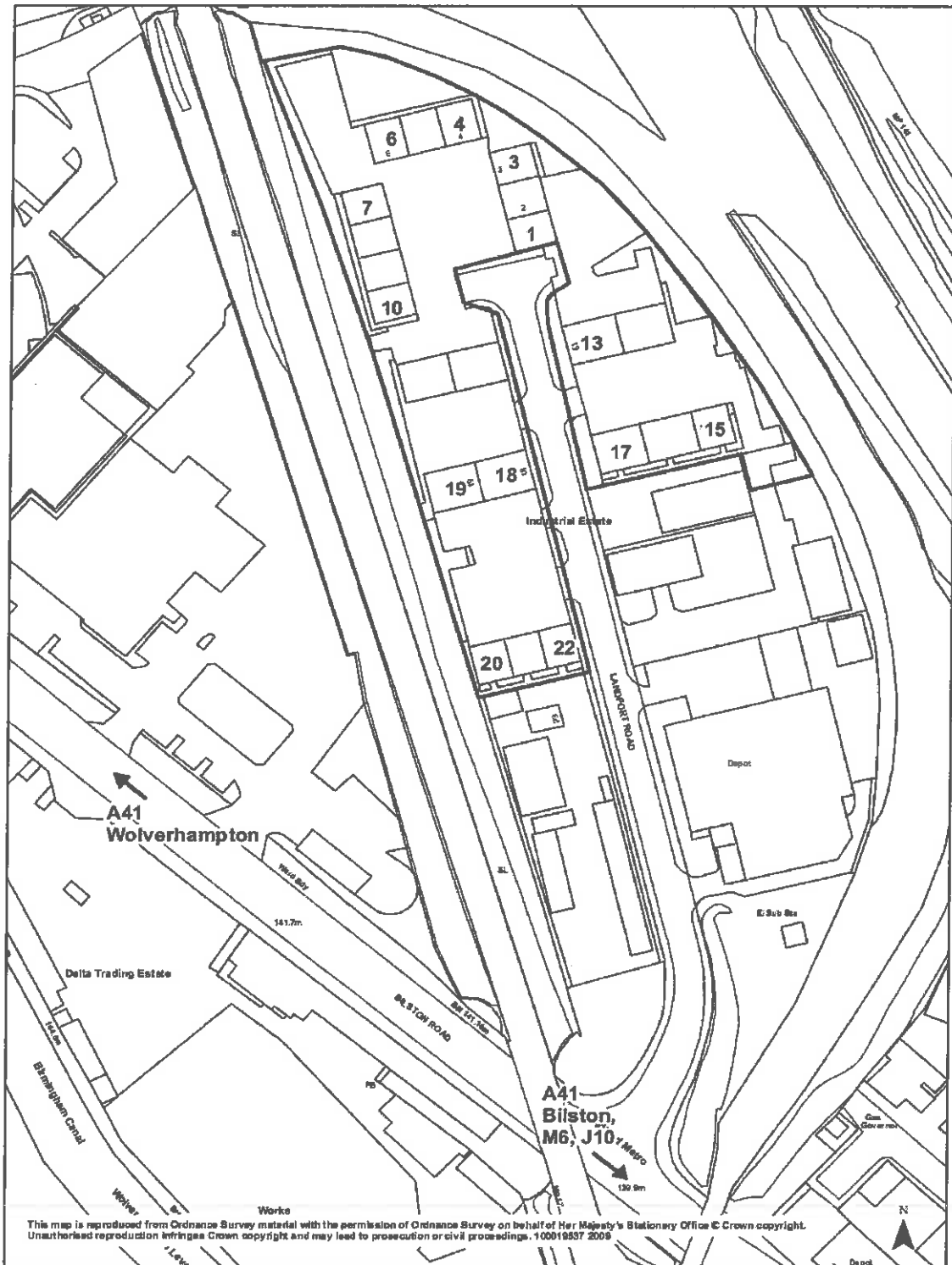
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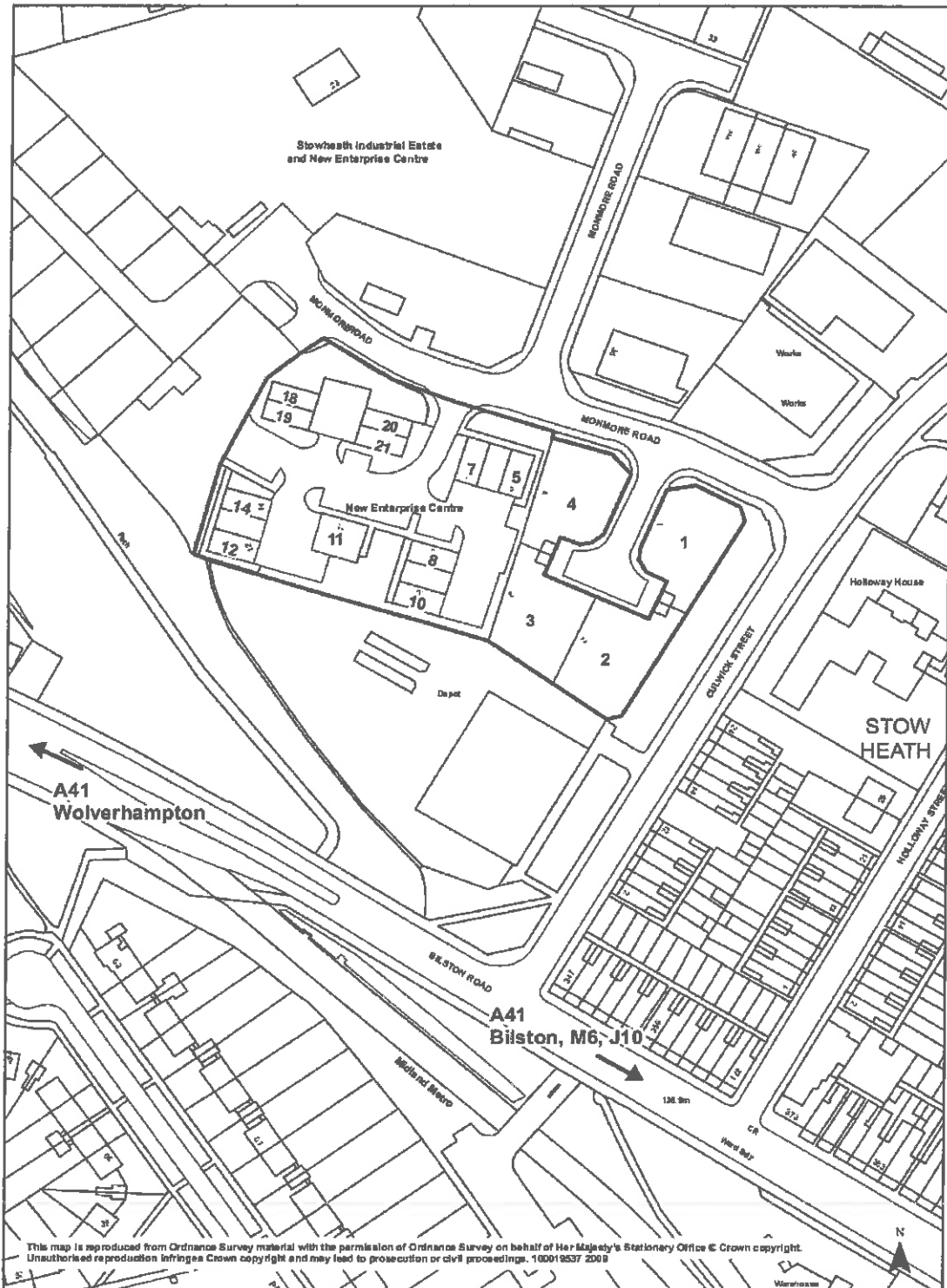
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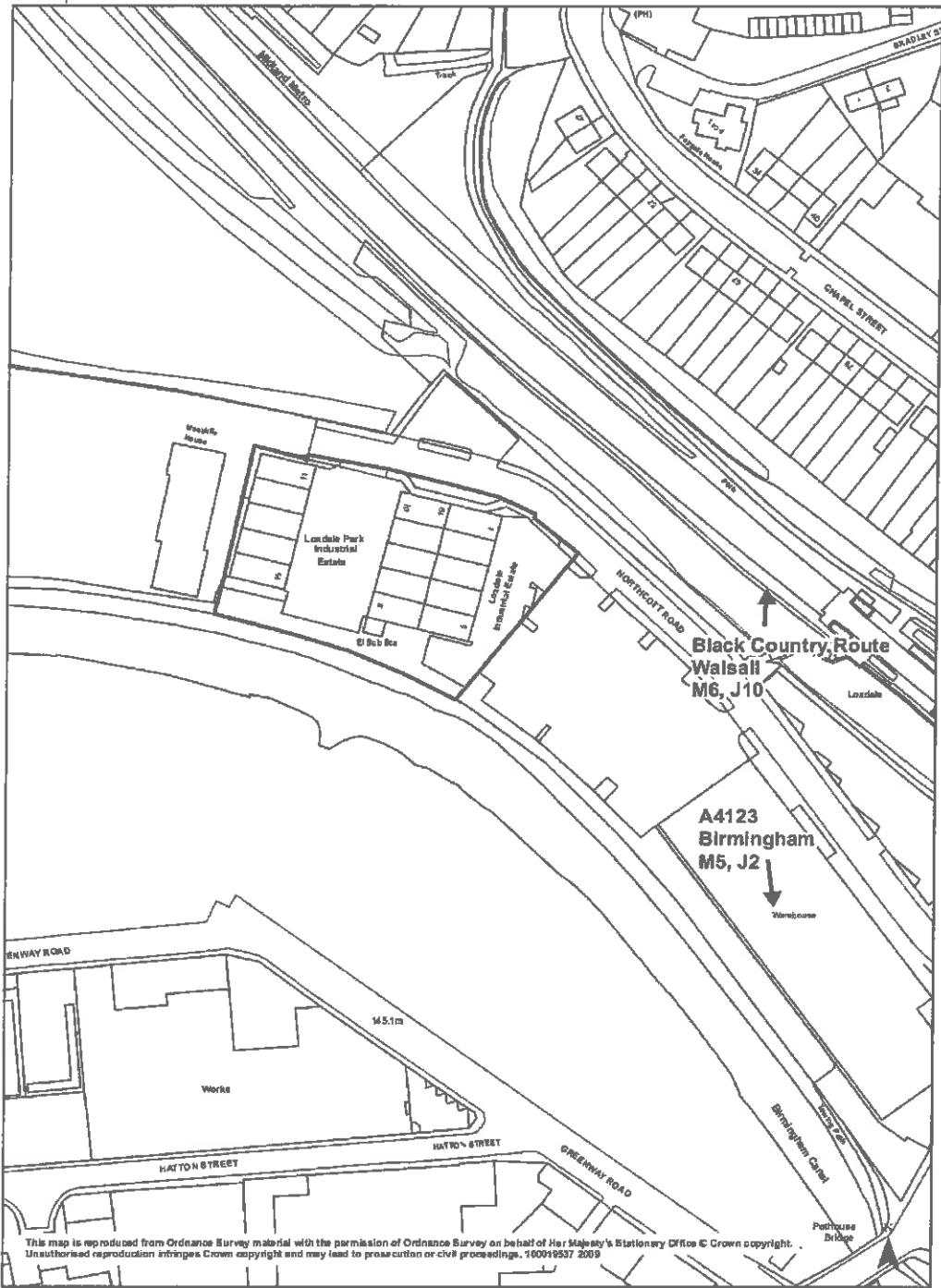
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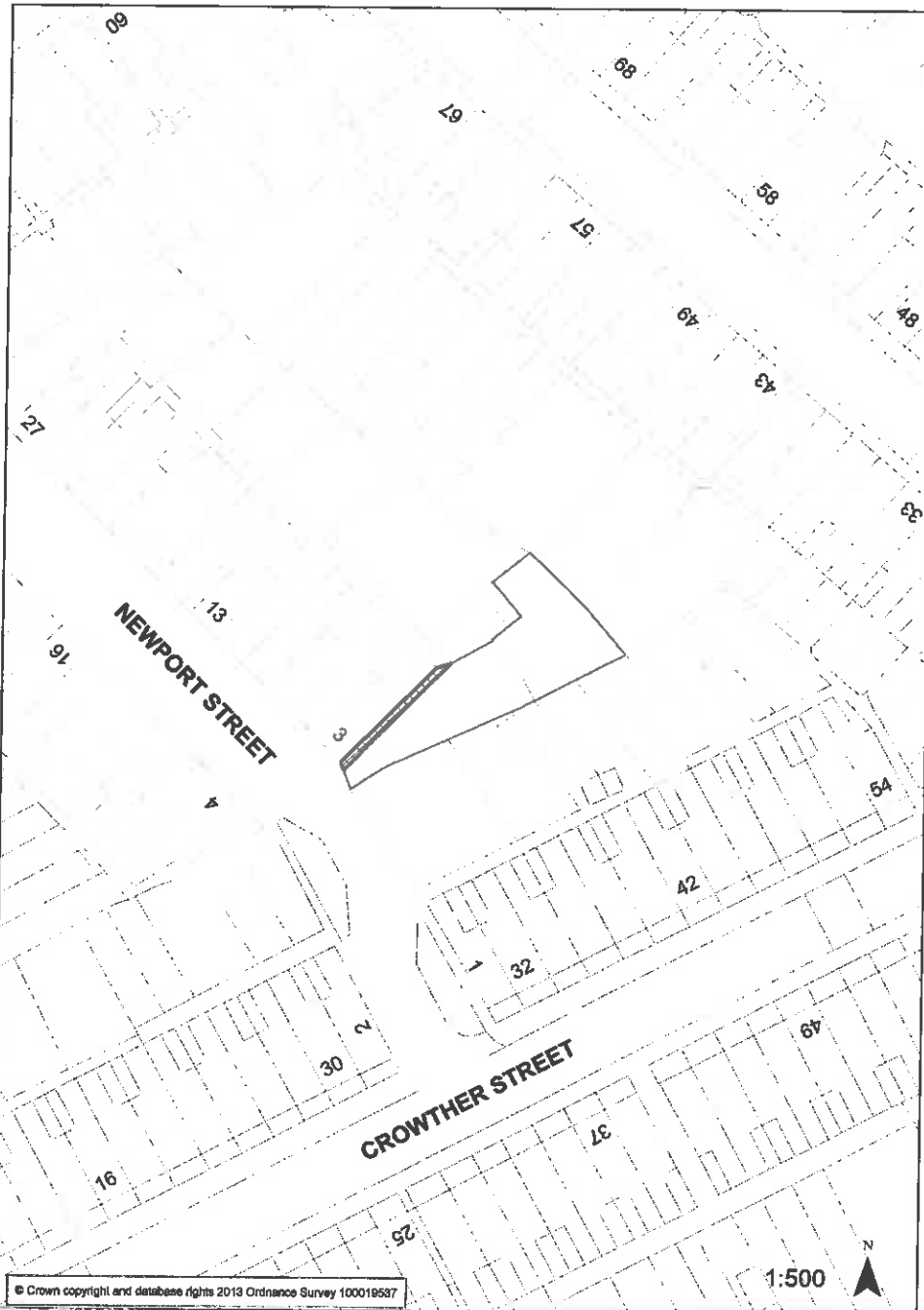


For further details, please contact Tim Buddington on 01902 555575.

LAND ADJACENT TO 3 NEWPORT STREET, PARK VILLAGE, WV10 9AQ

Offers invited

Approx 234 m² of Land available to let subject to Planning Consent.



For further details, please contact Tim Buddington on 01902 555575.

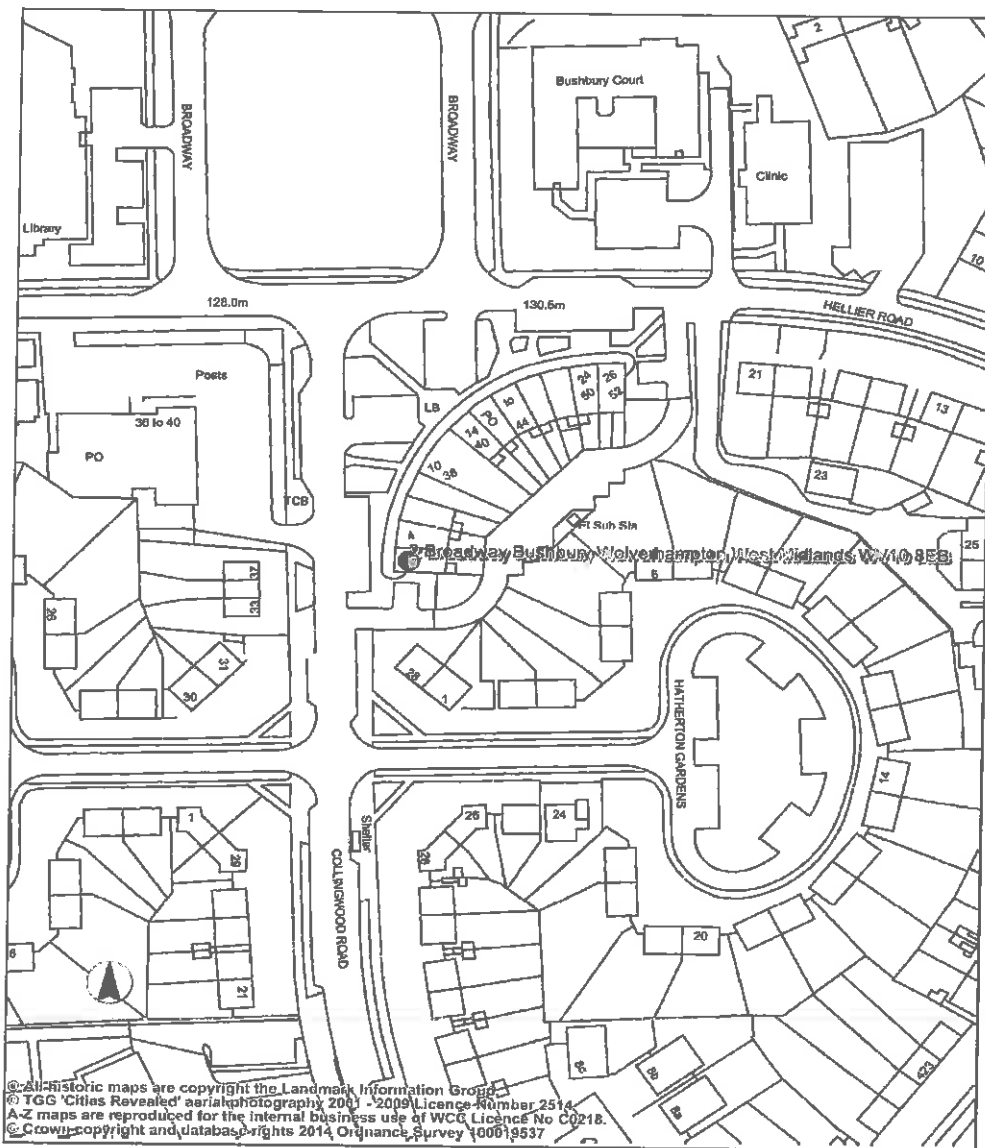
SHOPS NOW AVAILABLE

| NO | AREA (APPROX) | RENT (p.a.) | RATES PAYABLE 2014/15 (p.a.) | USER | Service Charges 2014/15 (p.a.) |
|---|--|------------------------|---|-------------|---|
| 71 Worcester Street Wolverhampton WV2 4LE (Under Offer) | 423.88 ft ² - ground floor retail 426.19 ft ² - basement | £6.500 | £2,590.50 | A1 | N/A |

For further details, please contact Tim Buddington on 01902 555575

2 THE BROADWAY BUSHBURY WV10 8EB

| NO | AREA (APPROX) | TERM | RENT (p.a.) | RATES PAYABLE 2014/15 (p.a.) | USER |
|----|--|---------|----------------|---------------------------------------|------|
| 2 | 42.47 m ² (456 ft ²) | 5 years | £3,700 | £ 1,236.60 | A1 |



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**For further details, please contact Linda Trott on 01902 555572
 (Wednesday-Friday only).**

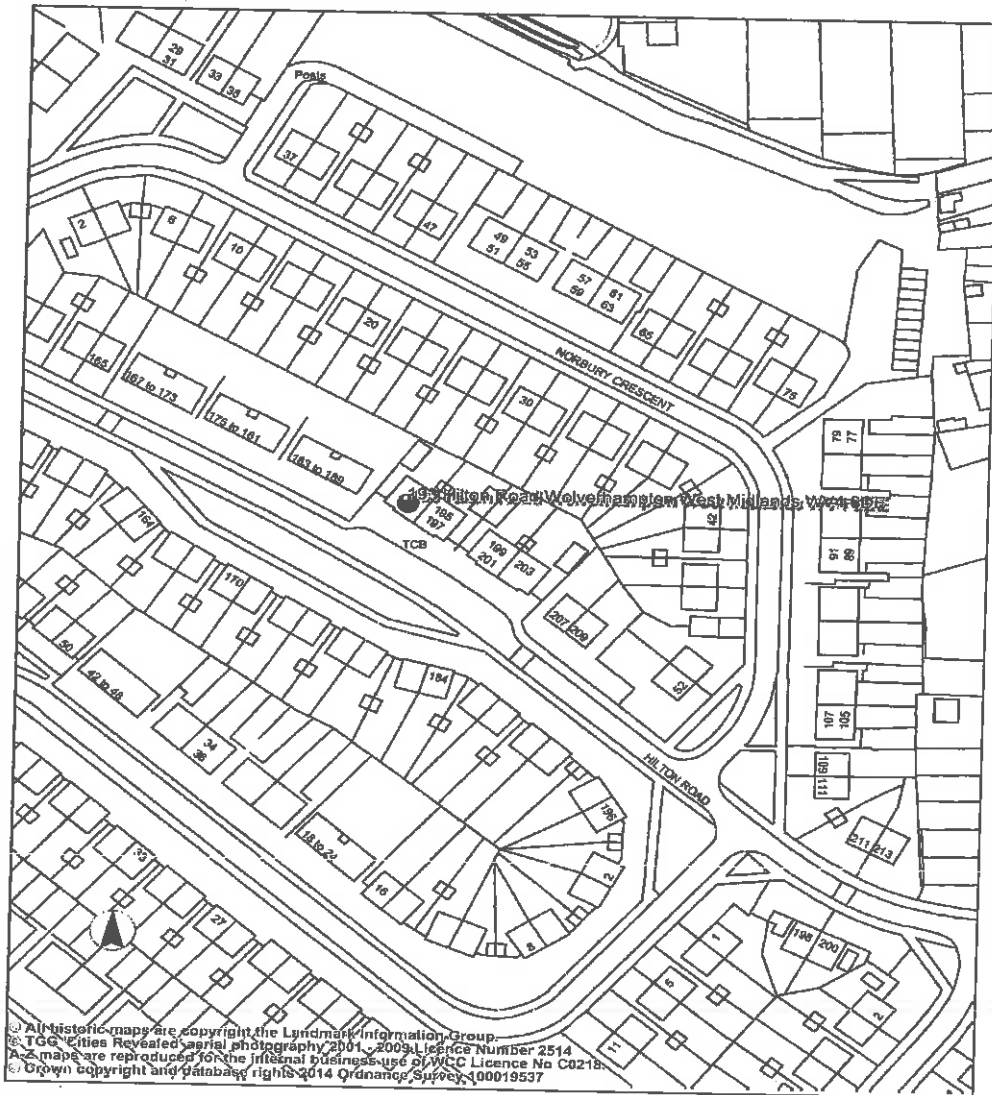
10 HAMPTON ROAD, OXLEY, WV10 6AX

| NO | AREA (APPROX) | TERM | RENT (p.a.) | RATES PAYABLE 2014/15 (p.a.) | USER |
|---|---|-------------|------------------------|---|-------------|
| 10 This property is now under offer | 33.4 m ² (359 ft ²) | 5 years | £3,450 | £ 1,180.90 | A1/A2 |

**For further details, please contact Linda Trott on 01902 555572
(Wednesday-Friday only).**

193 HILTON ROAD, LANESFIELD, WOLVERHAMPTON WV4 6DE

| NO | AREA (APPROX) | TERM | RENT (p.a.) | RATES PAYABLE 2014/15 (p.a.) | USER |
|-----|--|---------|----------------|---------------------------------------|------|
| 193 | 19.60 m ² (211 ft ²) | 5 years | £2,500 | £790.05 | A1 |



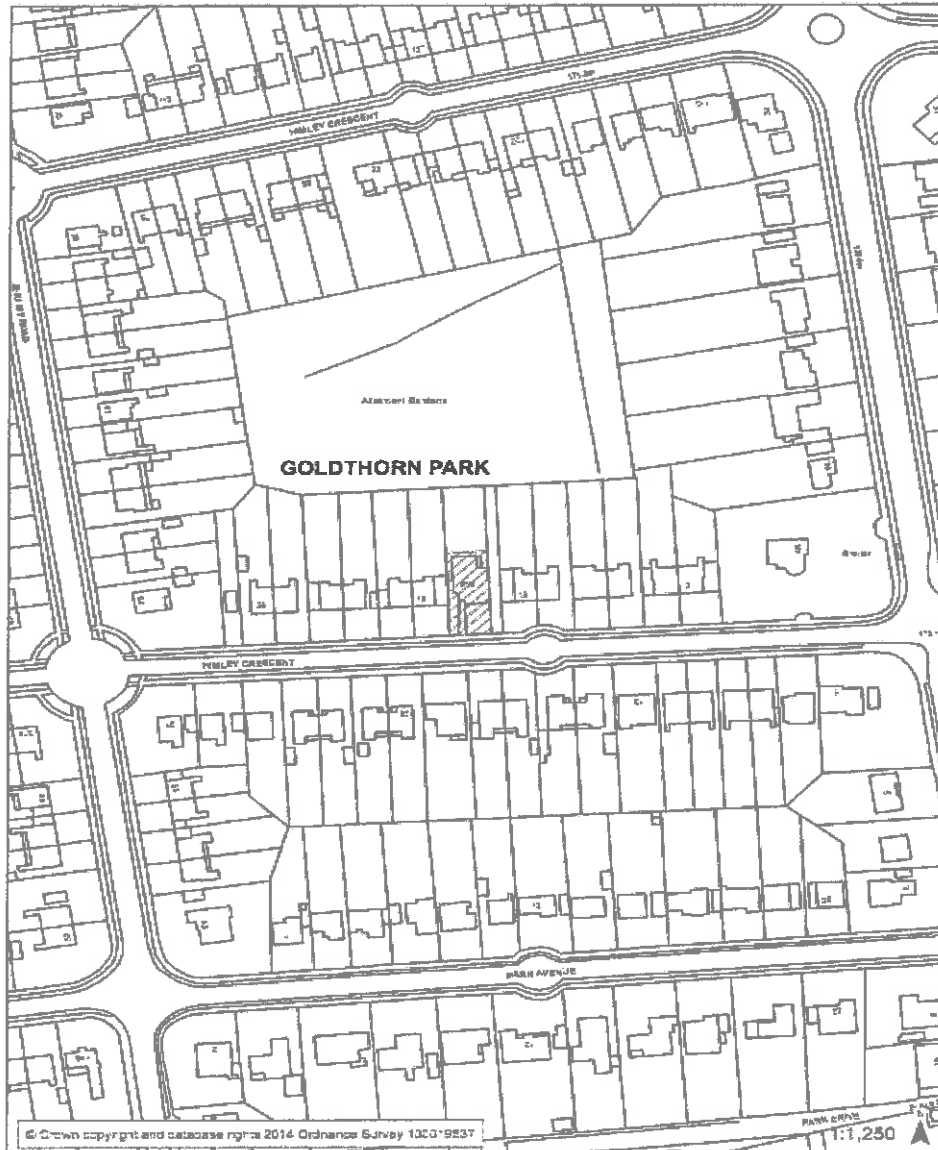
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 (Wednesday-Friday only).**

**FORMER GOLDTHORN ASSEMBLY HALL, HIMLEY CRESCENT,
WOLVERHAMPTON, WV4 5DA**

A single storey, vacant building, formerly the Goldthorn Assembly Hall, adjacent to 16 Himley Crescent. The property is suitable for D1 use classes such as Clinics, Health Centres, Places of Worship, Nursery/Crèche, Non-residential Education and Training Centres.

The site comprises of approximately 270 sq.m. of land and building with a GEA (118m²) 1270 ft²



To be Let by tender. Date to be confirmed. For further information or to arrange a viewing please contact David Harris on 01902 555576.

Commercial Properties

TO LET

February 2015

Wolverhampton
City Council



Wolverhampton City Council,
Civic Centre, St. Peter's Square,
Wolverhampton, WV1 1DA

01902 555582

E-mail: property.enquiries@wolverhampton.gov.uk
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Telephone: 01902 321272

Business Rates

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Wolverhampton
City Council



These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. No employee of Wolverhampton City Council has authority to make or give any representation or warranty in relation to the property.

DATA SUBJECT COPY

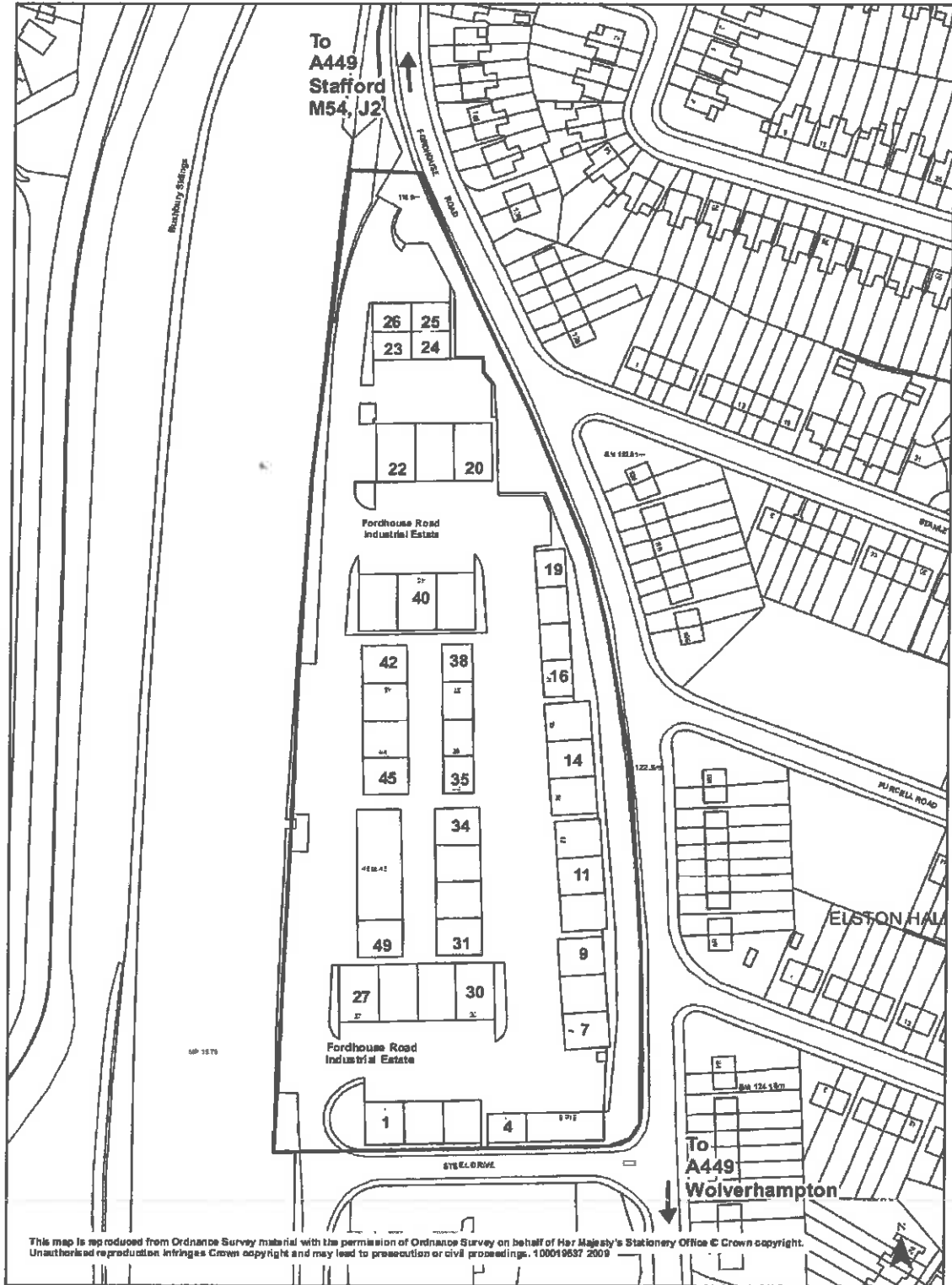
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WOLVERHAMPTON, WV10 9XB

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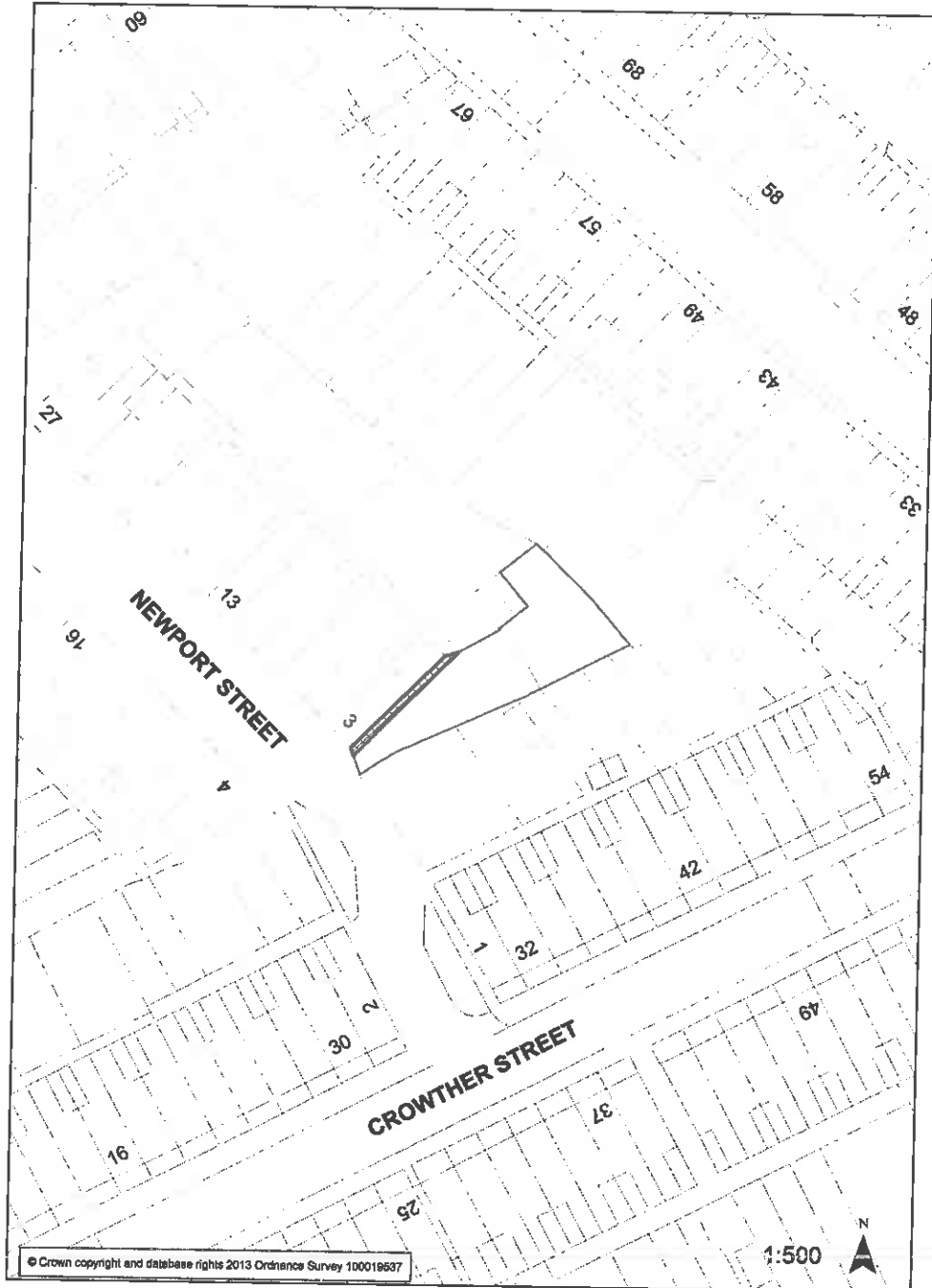


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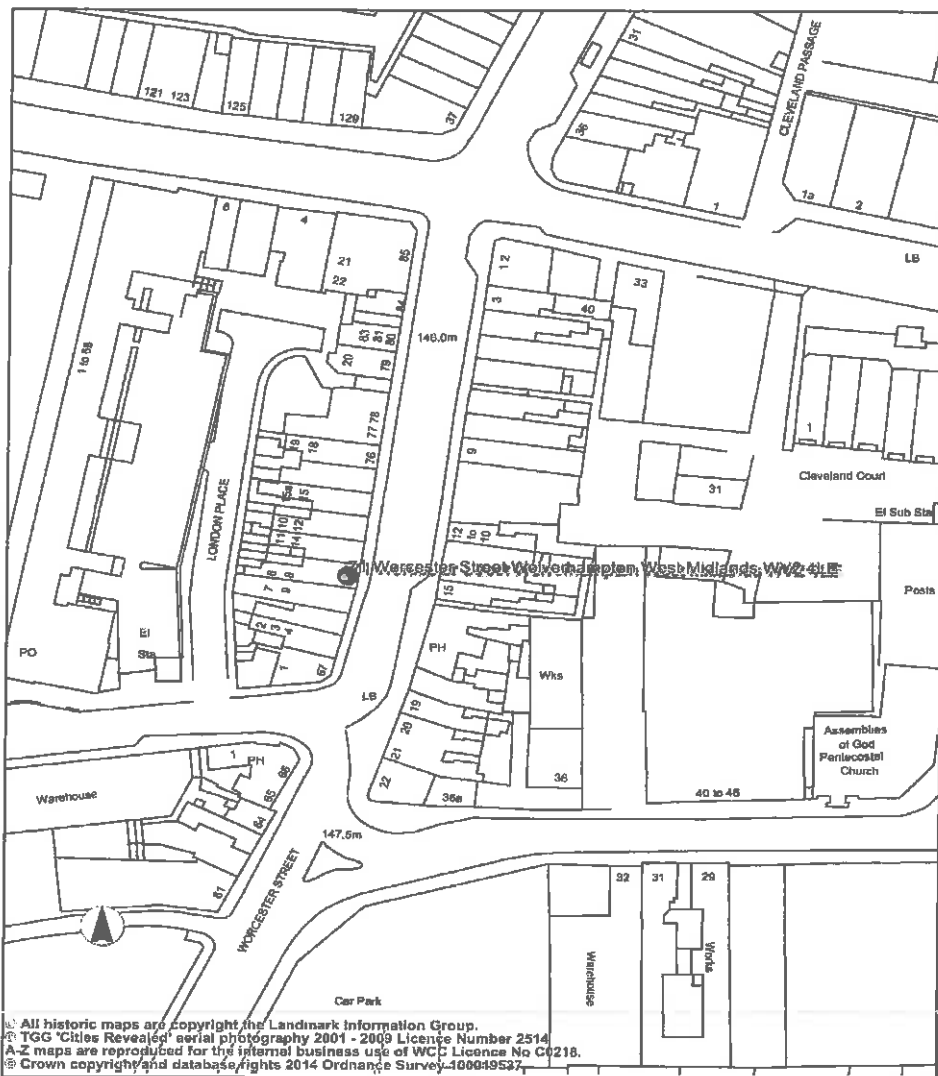
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3 THE HAYMARKET, PENDEFORD, WV8 1XE

3

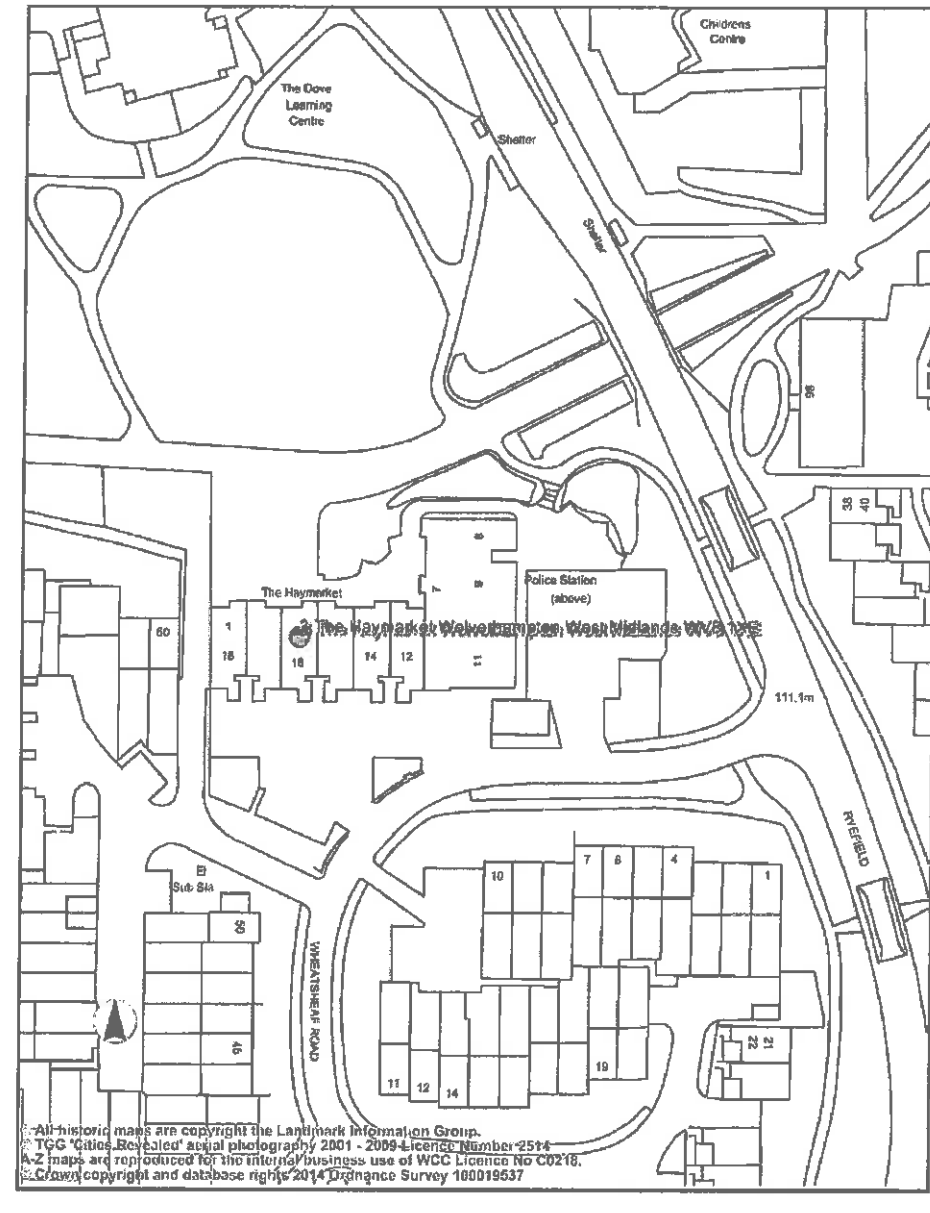
74.34m²
(800ft²)

5 years

£4,300

£1,419.80

A1



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85 HARROWBY ROAD, FORDHOUSES WV10 6EP

85

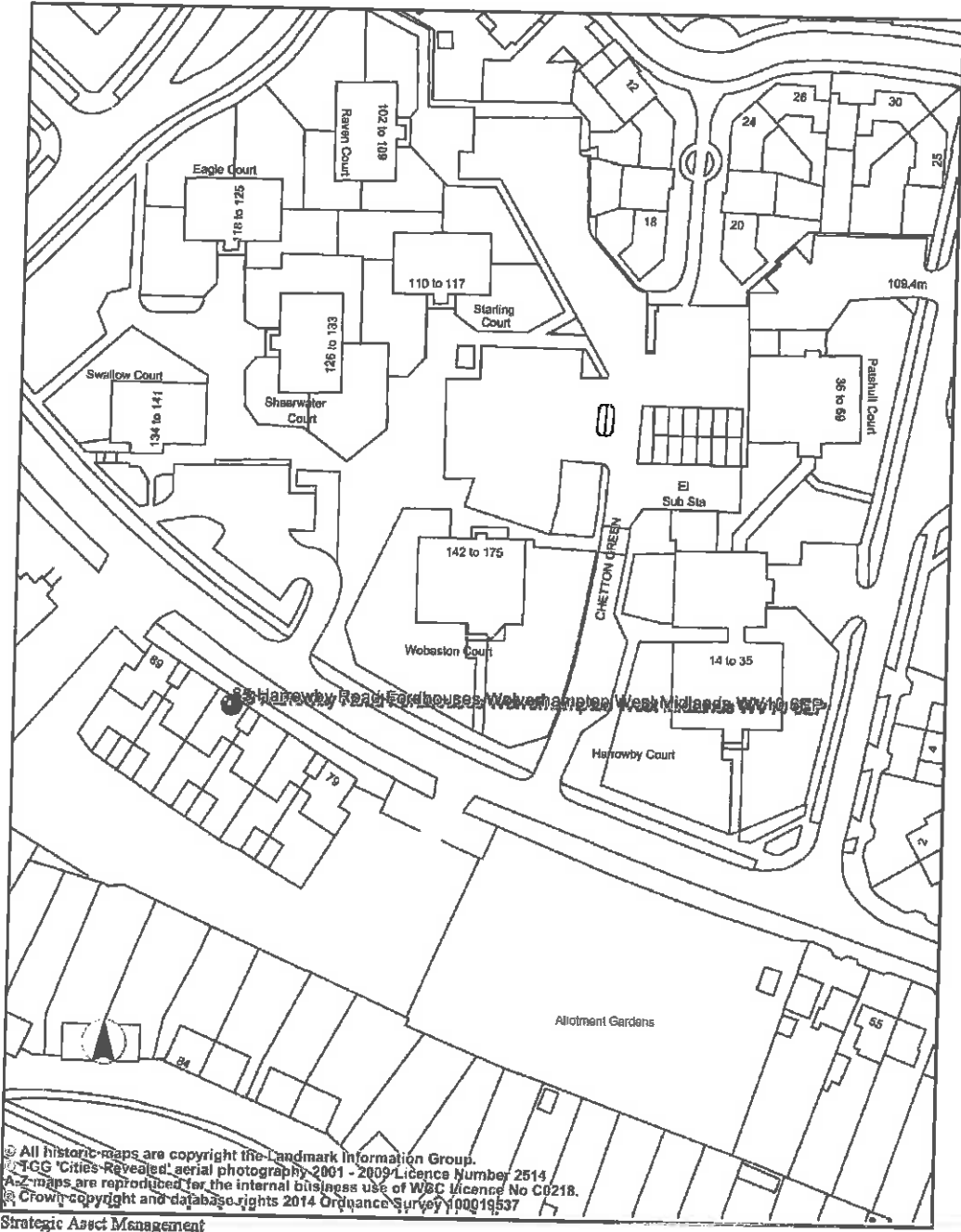
33.36m²
(359ft²)

5 years

£3,750

£1,351.10

A1



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39 BANK STREET , BRADLEY WV14 8PD

39

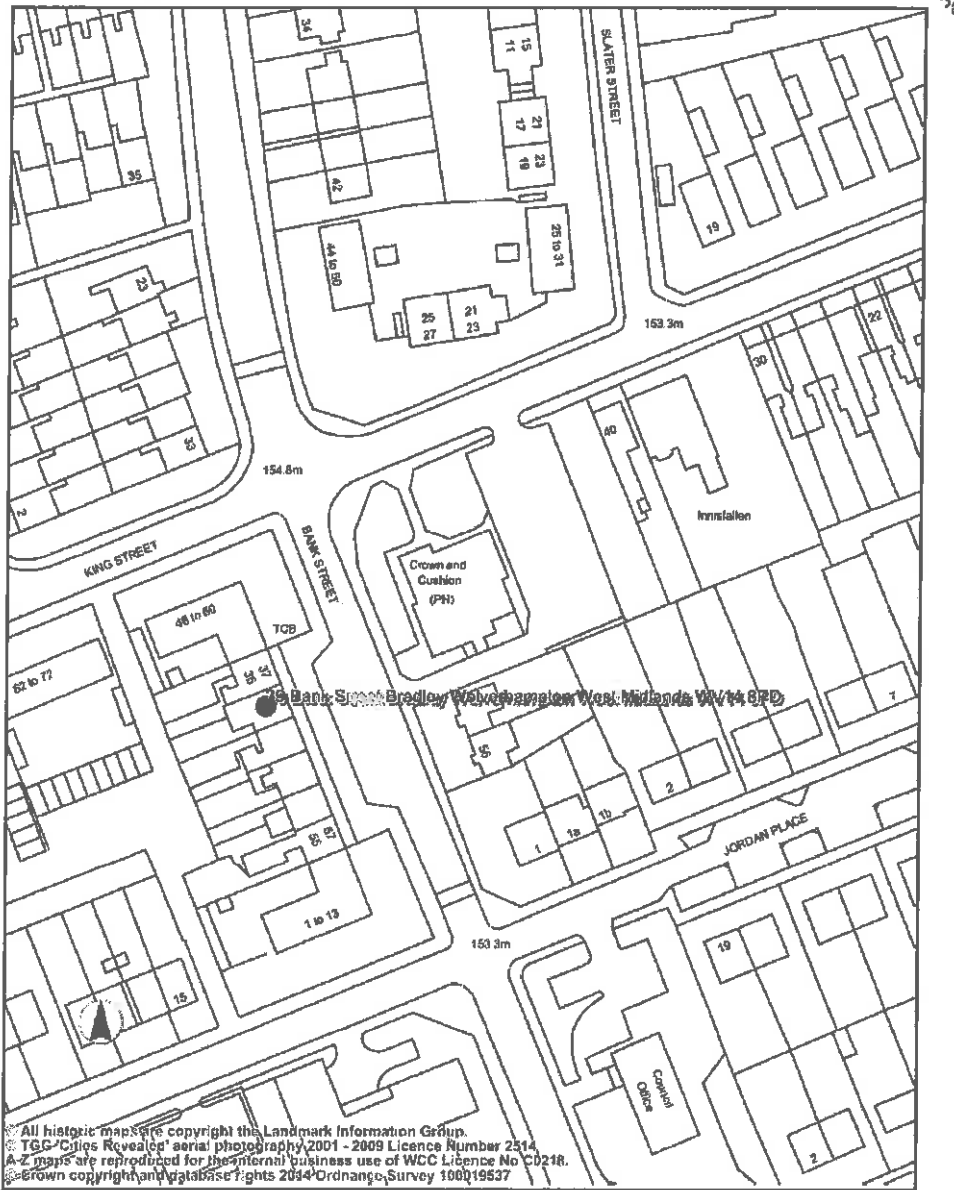
28.25m²
(304ft²)

5 years

£2,950

£767.15

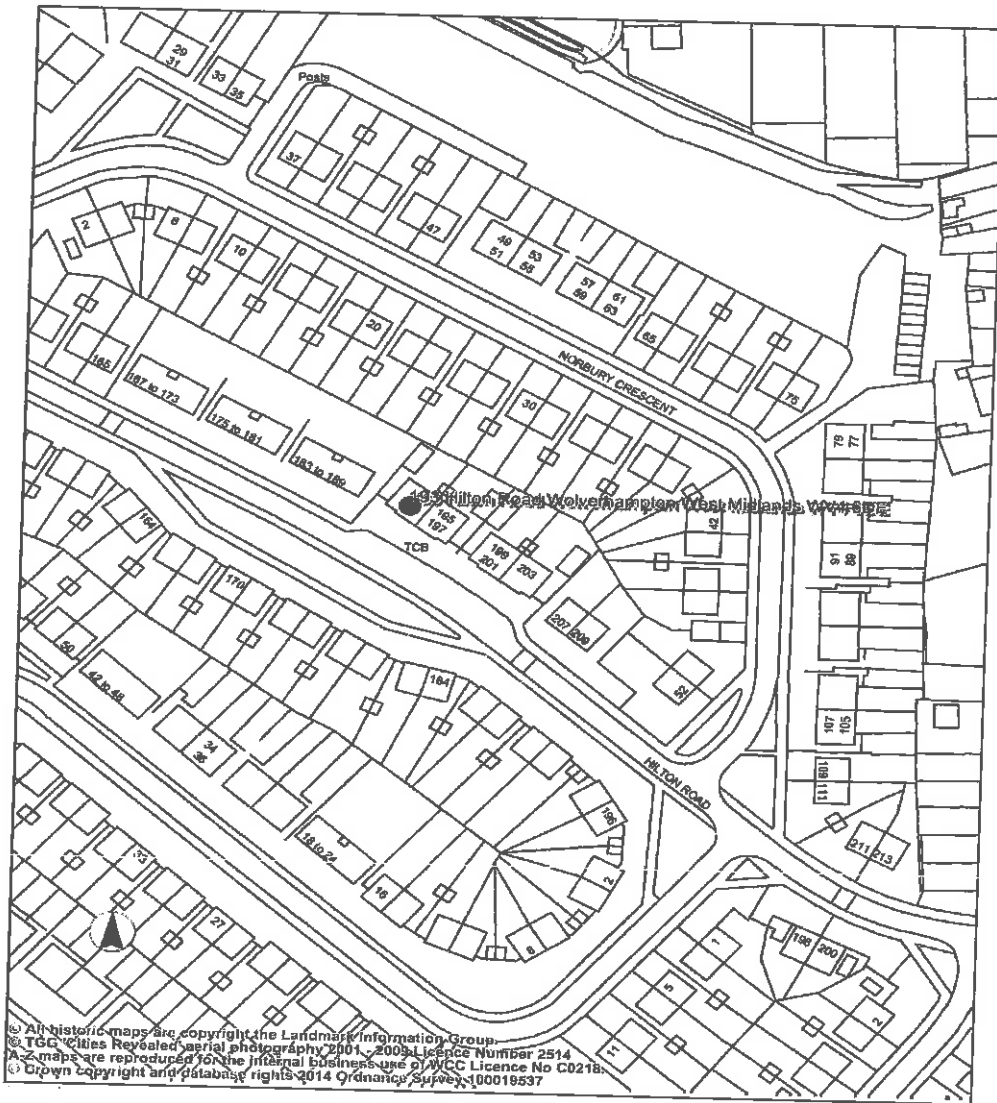
A1



**For further details, please contact Linda Trott on 01902 555572
(Wednesday-Friday only).**

193 HILTON ROAD, LANESFIELD, WOLVERHAMPTON WV4 6DE

| NO | AREA (APPROX) | TERM | RENT (p.a.) | RATES PAYABLE 2014/15 (p.a.) | USER |
|-----|--|---------|----------------|---------------------------------------|------|
| 193 | 19.60 m ² (211 ft ²) | 5 years | £2,500 | £790.05 | A1 |



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**For further details, please contact Linda Trott on 01902 555572
 (Wednesday-Friday only).**

**FORMER GOLDTHORN ASSEMBLY HALL, HIMLEY CRESCENT,
WOLVERHAMPTON, WV4 5DA**

A single storey building adjacent to 16 Himley Crescent.
The property is suitable for D1 use classes such as Clinics, Health Centres, Places of Worship, Nursery/Crèche, Non-residential Education and Training Centres. The site comprises of approximately 270 sq.m of land with a building of GEA (118m²) 1270 ft²

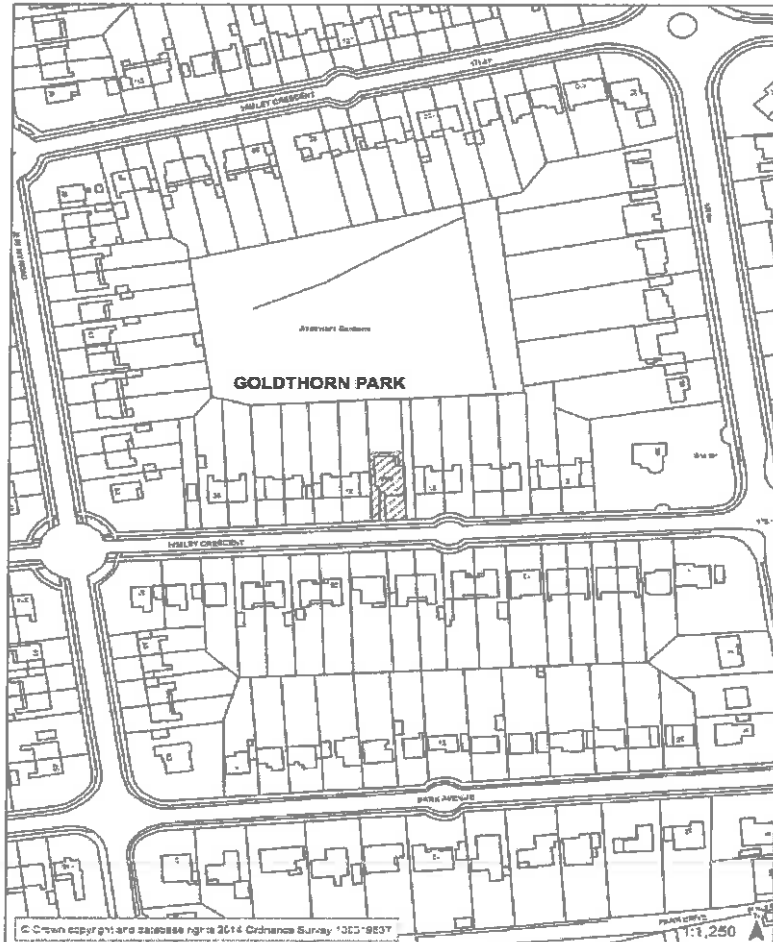
This property is to be Let by Informal Tender. A Full Repairing Business Lease for a term of 5 years with a 3 year break/3 year rent review is offered.

Interested parties are required to attend a Viewing on one of the two dates below:

17th February from 2.00 p.m. – 4.00 p.m

20th February from 9.00 a.m. – 11.00 am

Tender packs including the Draft Lease will be issued on the viewing dates above and tenders will be need to be returned to Reception 24, Civic Centre by **12.00 (noon) on 6th March 2015**



**For further information please contact
David Harris on 01902 555576.**

Commercial Properties

TO LET

May 2015

Wolverhampton
City Council

Wolverhampton City Council,
Civic Centre, St. Peter's Square,
Wolverhampton, WV1 1DA

01902 555582

email: open.enquiries@wolverhampton.gov.uk
www.wolverhampton.gov.uk/businessproperty

DATA SUBJECT COPY

Commercial Properties To Let:

Wolverhampton City Council is one of the largest owners of industrial and commercial property within Wolverhampton. Its portfolio is administered by Estate & Valuation and comprises a variety of premises including:-

- Over 140 Industrial Units
- Over 300 Shop Premises
- Over 2,500m² Office Space

We offer:-

- Flexible lease terms to meet individual requirements.
- Competitive rents.
- Varying lengths and types of agreement.
- "Break" clauses to facilitate expansion (or contraction) on some properties.

www.wolverhampton.gov.uk/businessproperty

Other Business Assistance:

Various forms of assistance may be available to business looking to locate or expand in Wolverhampton.

For further information, please contact one of the Council's Economic partnerships and Investments team:-

Mike Shields, Business Development Officer on 01902 323838

Black Country Growth Hub

The Growth Hub offers a variety of events, drop-in sessions and business services and information for businesses looking to grow. Additionally, there is customised support available designed to address manufacturing SMEs specific needs enabling them to compete and achieve sustainable growth. Details: <http://www.bcgrowthhub.com/>
Telephone: 01902 321272

Business Rates

** Where quoted, Small Business Rates Relief may be available subject to qualifying conditions being satisfied, please contact the Council's Business Rates Section on 01902 555802, for further details.

Wolverhampton
City Council



INDUSTRIAL UNITS

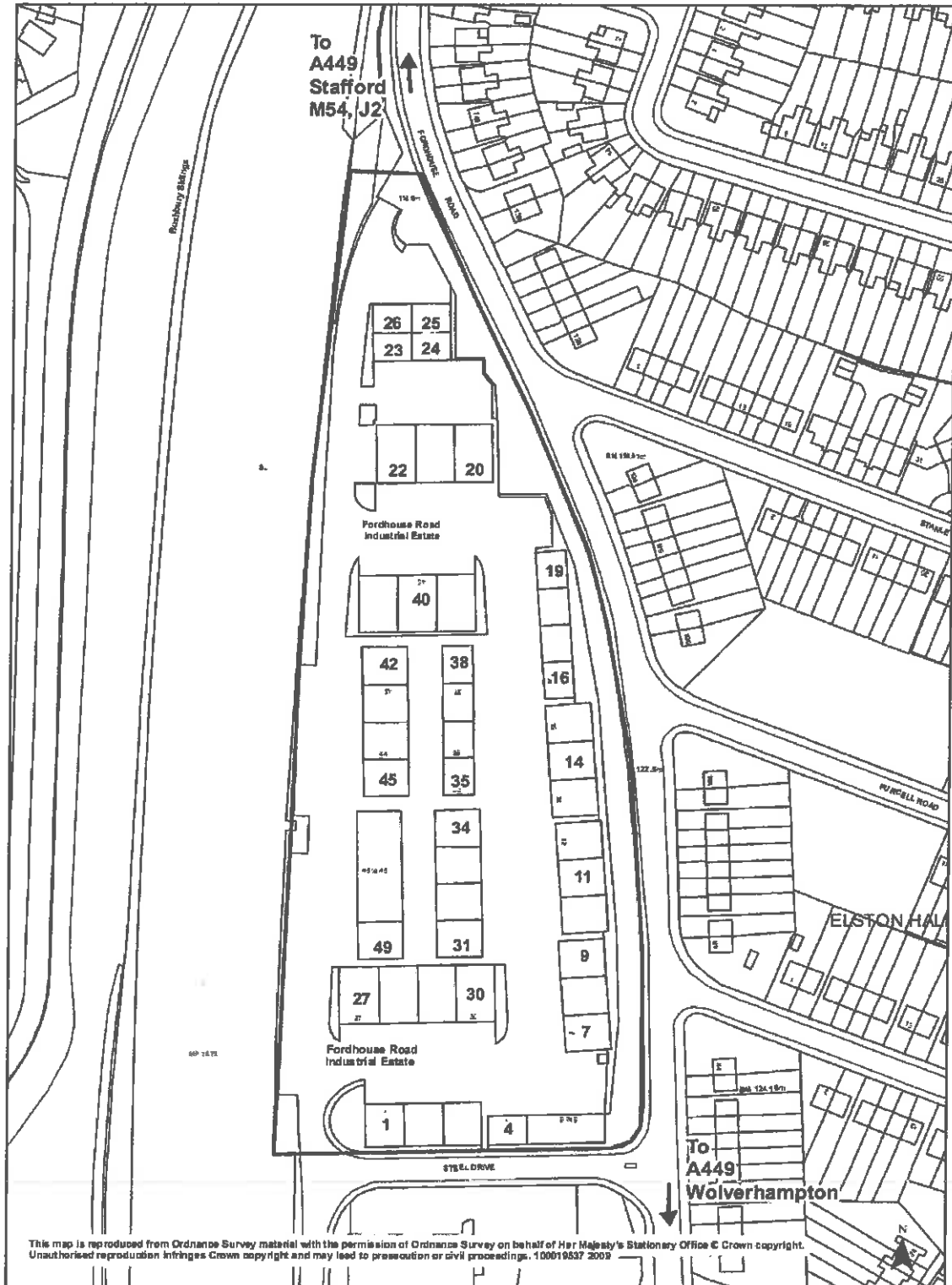
FORDHOUSE ROAD INDUSTRIAL ESTATE, STEEL DRIVE,
WOLVERHAMPTON, WV10 9XB

Modern Industrial Units available at competitive rents, flexible Lease terms and incentives including tenant break options are negotiable subject to status and on conditions to be agreed. Please call Tim Buddington on: 01902 555575 for more information or to arrange a viewing.

| Unit No | Size (approx. m²/ft²) | Rental (p.a.) | Rates** Payable 2014/15 (p.a.) | Service Charges 2014/15 (p.a.) |
|---------------------|--|--------------------------|---|---|
| 20 (Under Offer) | 216 m ² (2326 ft ²) | £9,250 | £4,615.80 | £2170.45 |
| 40 | 216 m ² (2326 ft ²) | £9,250 | £4,710.40 | £2170.45 |
| 46 | 162 m ² (1743 ft ²) | £7,900 | £3,532.50 | £1626.43 |

For further details, please contact Tim Buddington on 01902 555575

FORDHOUSE ROAD INDUSTRIAL ESTATE, STEEL DRIVE,
WOLVERHAMPTON, WV10 9XB



For further details, please contact Tim Buddington on 01902 555575

DATA SUBJECT COPY

**LANDPORT ROAD INDUSTRIAL ESTATE, LANDPORT RD,
WOLVERHAMPTON, WV2 2QJ**

Modern Industrial Units available at competitive rents. Flexible Lease terms and incentives including tenant break options are negotiable subject to status and on conditions to be agreed.

THIS ESTATE IS CURRENTLY FULLY LET

**LOXDALE PARK INDUSTRIAL ESTATE, NORTHCOTT ROAD,
BILSTON, WV14 0TP**

Industrial Units of 1000 sqft² available on FRI leases, negotiable rental terms and with the benefit of 'break' clauses.

THIS ESTATE IS CURRENTLY FULLY LET

NEW ENTERPRISE CENTRE, MONMORE ROAD,
WOLVERHAMPTON, WV1 2TZ

Units available on flexible lease terms and on FRI lease terms with the option of a monthly break clause.

A three month rent free period will be given to new business ventures.

| Unit No | Size (approx. m²/ft²) | Rental (p.a.) | Rates** Payable 2015/16 (p.a.) | Service Charges 2015/16 (p.a.) |
|---------------------|--|--------------------------|---|---|
| 10 (Under Offer) | 69.67 m2 | £3,800 (750 ft2) | £1440 | N/A |
| 18 | 55.74m2 (600 ft2) | £3,000 | £1248 | N/A |

For further details please contact Tim Buddington on 01902 555575

Wolverhampton Wholesale Market

Wholesale stands available on contracted out, flexible tenancies including tenant break options, subject to status and on conditions to be agreed. Please call Imran Anwar on: 01902 555579 for more information.

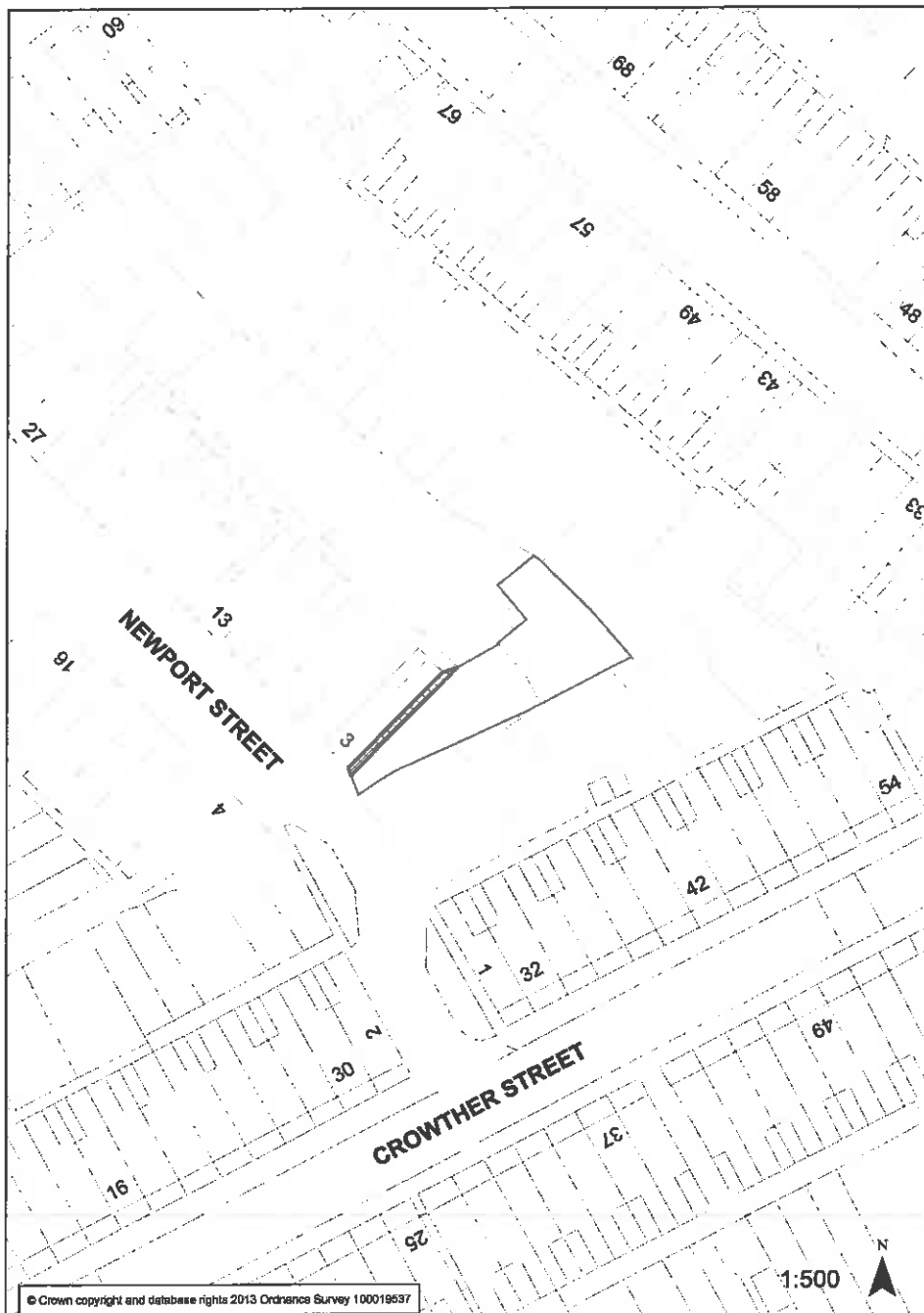
| NO | AREA (APPROX) | RENT (p.a.) | SERVICE CHARGES INC BUSINESS RATES |
|-------------------|--|------------------------|---|
| STANDS 16 & 17 | 1330 ft ² - Sales 383 ft ² - Office / Store | £8000 | £10,800.50 |

For further details, please contact Imran Anwar on 01902 555579 or
email: Imran.anwar@wolverhampton.gov.uk

LAND ADJACENT TO 3 NEWPORT STREET, PARK VILLAGE, WV10 9AQ

Offers invited

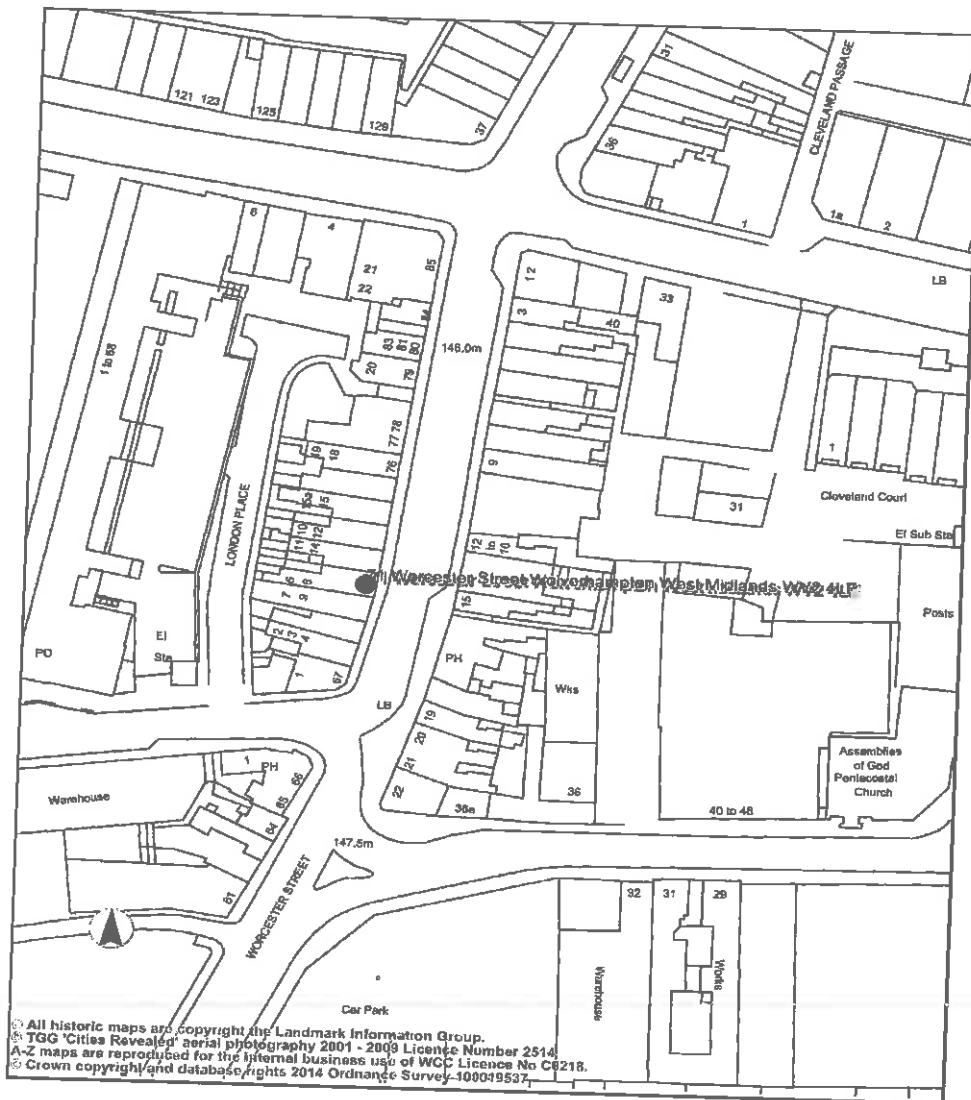
Approx 234 m² of Land available to let subject to Planning Consent.



For further details, please contact David Harris on 01902 555576.

SHOPS NOW AVAILABLE

| NO | AREA (APPROX) | RENT (p.a.) | RATES PAYABLE 2014/15 (p.a.) | USER | Service Charges 2014/15 (p.a.) | |
|--------------------|--|---|------------------------------|-----------|--------------------------------|-----|
| 71 | Worcester Street Wolverhampton WV2 4LE | 423.88 ft ² - ground floor retail 426.19 ft ² - basement | £6,500 | £2,590.50 | A1 | N/A |
| UNDER OFFER | | | | | | |



For further details, please contact Tim Buddington on 01902 555575

10 HAMPTON ROAD, OXLEY, WV10 6UX

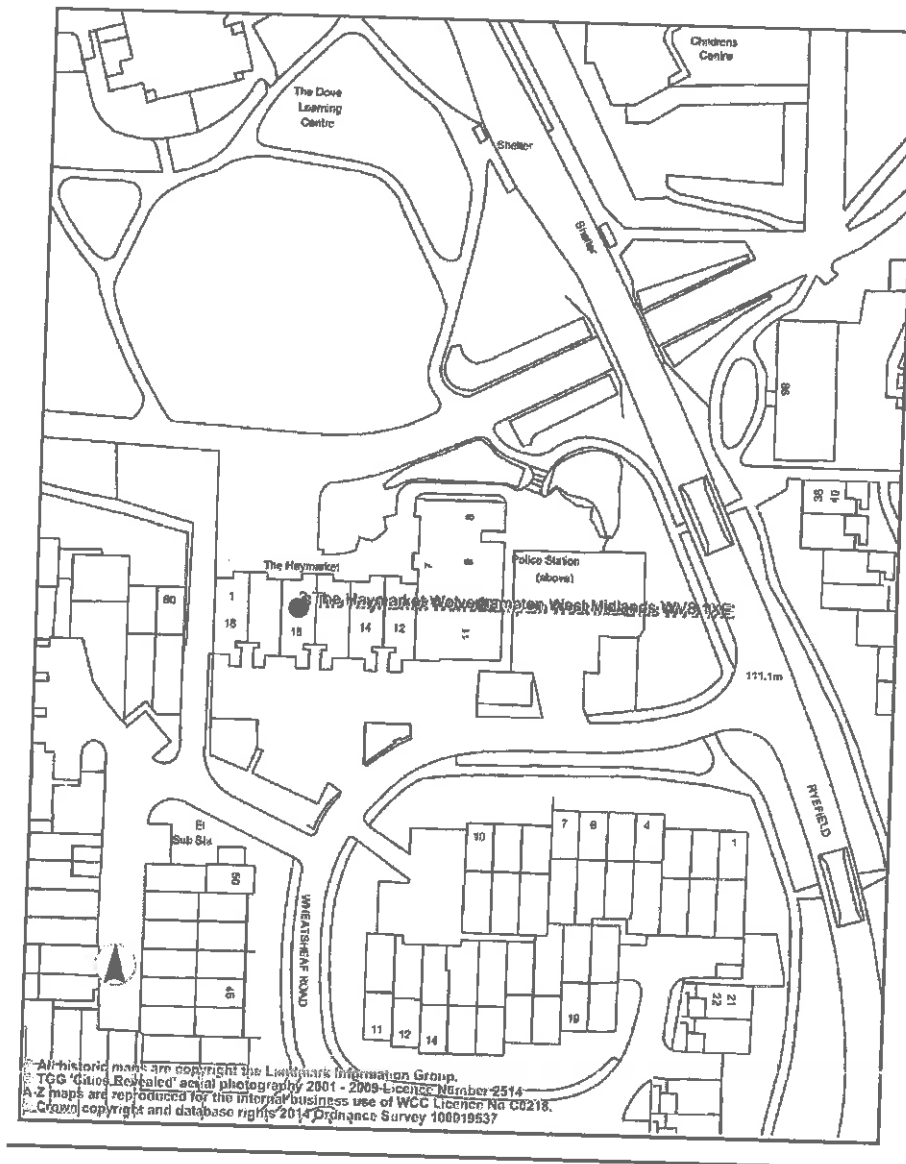
| NO | AREA (APPROX) | TERM | RENT (p.a.) | RATES PAYABLE 2014/15 (p.a.) | USER |
|---------------------|---|---------|----------------|---------------------------------------|-------|
| 10 (under offer) | 33.4 m ² (359 ft ²) | 5 years | £3,450 | £ 1,180.90 | A1/A2 |



For further details, please contact
Linda Trott on 01902 555572 (Wednesday-Friday only).
or Email: linda.trott@wolverhampton.gov.uk

3 THE HAYMARKET, PENDEFORD, WV8 1XE

| NO | AREA (APPROX) | TERM | RENT (p.a.) | RATES PAYABLE 2014/15 (p.a.) | USER |
|----|---|---------|-------------|------------------------------|-------|
| 3 | 74.34m ² (800ft ²) | 5 years | £4,300 | £1,419.80 | A1 |
| 5 | " | 5 years | £4,500 | £1,488.00 | A1/A5 |

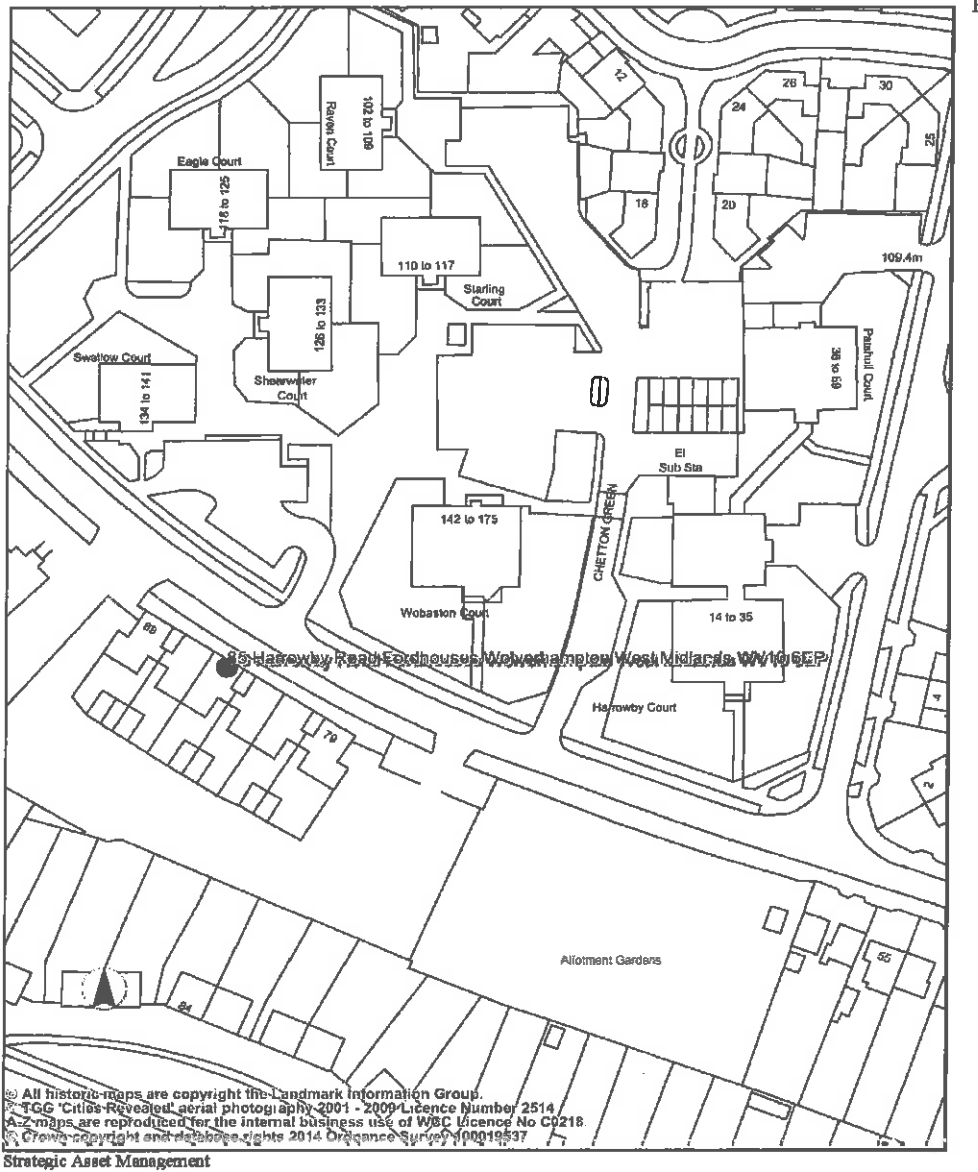


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For further details, please contact
 Linda Trott on 01902 555572 (Wednesday-Friday only).
 or Email: linda.trott@wolverhampton.gov.uk

85 HARROWBY ROAD, FORDHOUSES WV10 6EP

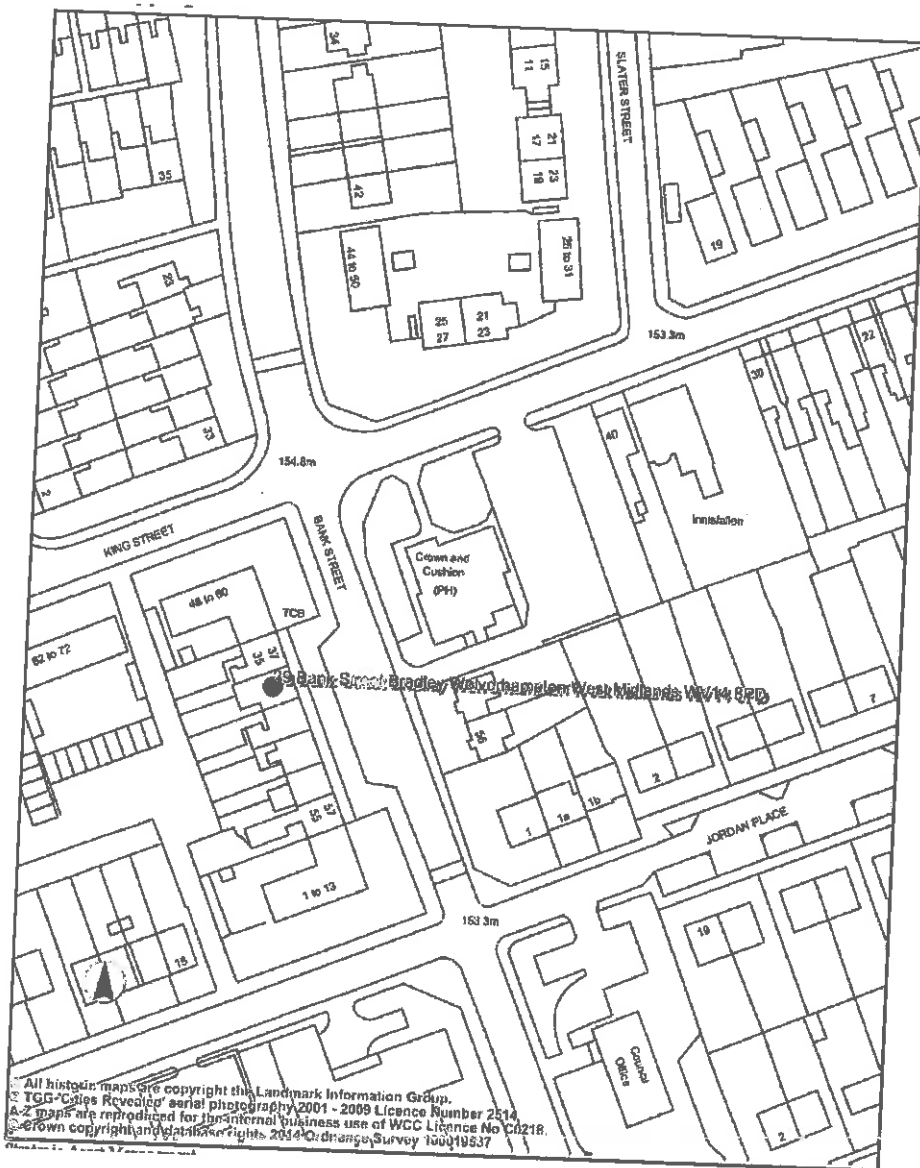
| NO | AREA (APPROX) | TERM | RENT (p.a.) | RATES PAYABLE 2014/15 (p.a.) | USER |
|----|--|---------|----------------|---------------------------------------|------|
| 85 | 33.36m ² (359ft ²) | 5 years | £3,750 | £1,351.10 | A1 |



For further details, please contact
 Linda Trott on 01902 555572 (Wednesday-Friday only).
 or Email: linda.trott@wolverhampton.gov.uk

39 BANK STREET, BRADLEY WV14 8PD

| NO | AREA (APPROX) | TERM | RENT (p.a.) | RATES PAYABLE 2014/15 (p.a.) | USER |
|---------------------|--|---------|-------------|------------------------------|------|
| 39 | 28.25m ² (304ft ²) | 5 years | £2,950 | £767.15 | A1 |
| 55 (under offer) | 25.01m | 5 years | £3450 | £871.35 | A1 |



For further details, please contact
 Linda Trott on 01902 555572 (Wednesday-Friday only).
 or Email: linda.trott@wolverhampton.gov.uk

193 HILTON ROAD, LANESFIELD, WOLVERHAMPTON WV4 6DE

| NO | AREA (APPROX) | TERM | RENT (p.a.) | RATES PAYABLE 2014/15 (p.a.) | USER |
|-----|--|---------|----------------|---------------------------------------|------|
| 193 | 19.60 m ² (211 ft ²) | 5 years | £2,500 | £790.05 | A1 |

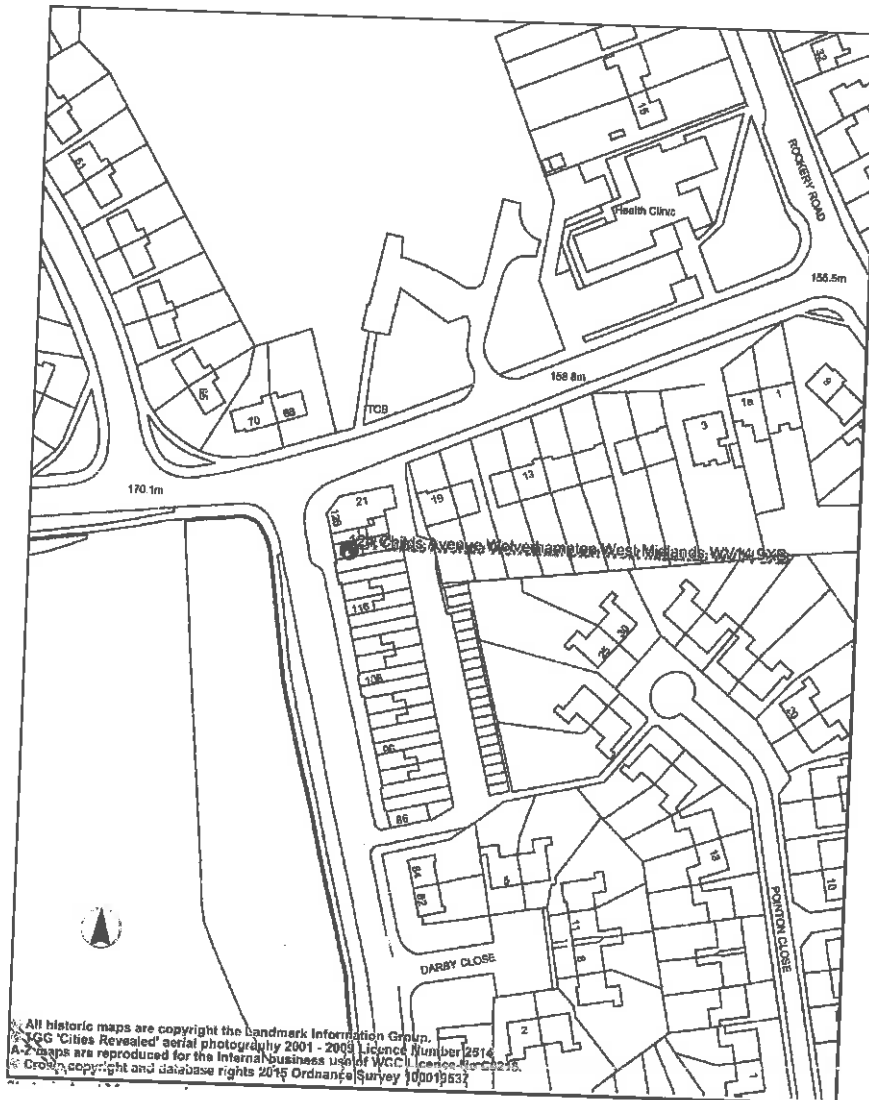


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For further details, please contact
 Linda Trott on 01902 555572 (Wednesday-Friday only).
 or Email: linda.trott@wolverhampton.gov.uk

124 CHILDS AVENUE, WOODCROSS, WOLVERHAMPTON WV14 9XB

| NO | AREA (APPROX) | TERM | RENT (p.a.) | RATES PAYABLE 2014/15 (p.a.) | USER |
|-----|--|---------|----------------|---------------------------------------|------|
| 124 | 27.88 m ² (300 ft ²) | 5 years | £2,700 | £840.00 | A1 |

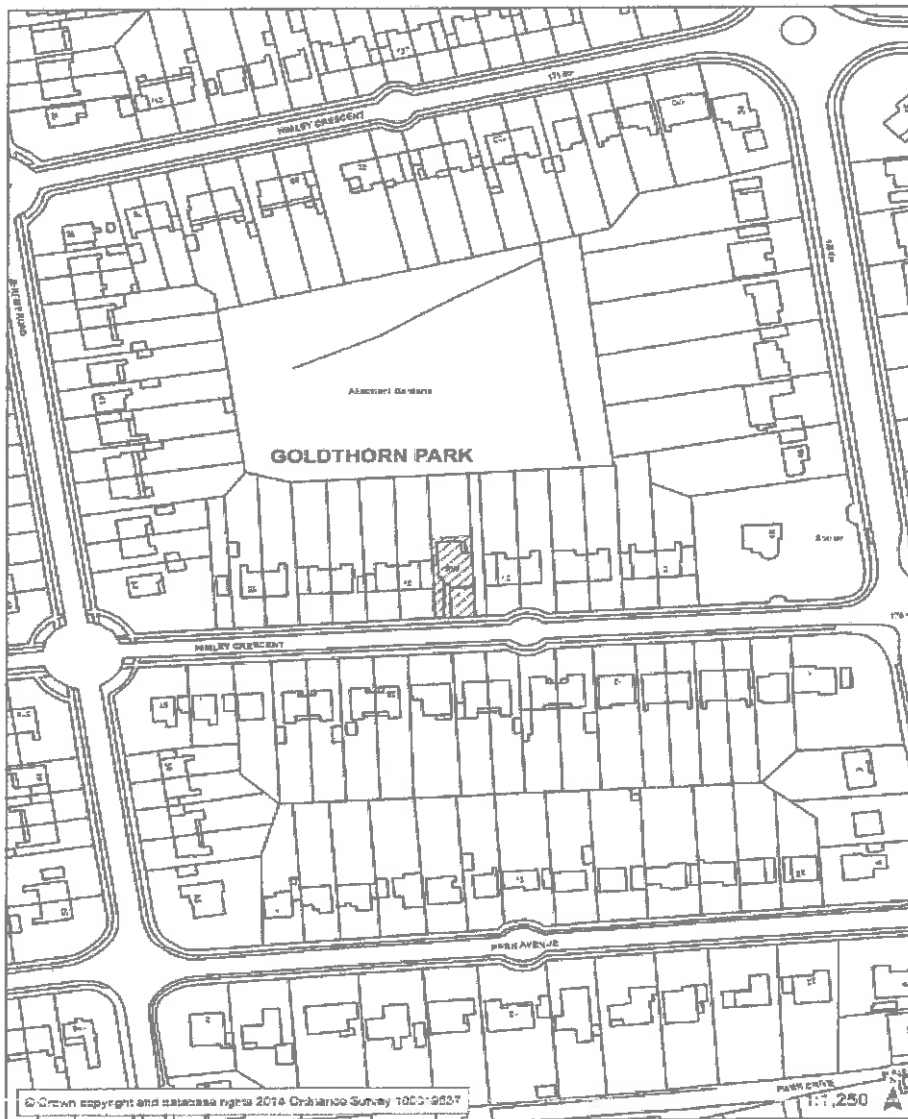


For further details, please contact
 Linda Trott on 01902 555572 (Wednesday-Friday only).
 or Email: linda.trott@wolverhampton.gov.uk

**FORMER GOLDTHORN ASSEMBLY HALL, HIMLEY CRESCENT,
WOLVERHAMPTON, WV4 5DA**

A single storey building adjacent to 16 Himley Crescent.
The property is suitable for D1 use classes such as Clinics, Health Centres, Places of Worship, Nursery/Crèche, Non-residential Education and Training Centres. The site comprises of approximately 270 sq.m of land with a building of GEA (118m²) 1270 ft²

This property is to be Let on a Full Repairing Business Lease for a term of 5 years with a 3 year break / 3 year rent review.



For further information please contact
David Harris on 01902 555576 & david.harris2@wolverhampton.gov.uk

Jenny Dell

From: Jenny Dell
Sent: 06 March 2014 15:55
To: David Harris (Property Services)
Cc: David Garner
Subject: Protected: Goldthorn Assembly Hall, Himley Crescent

David

I have just spoken with Dave Garner in the Elections team in respect of declaring the above mentioned property Surplus to Requirements. He has advised me that there are some community premises that form part of a larger review to be used as a Polling Station for next year and ideally he would like clarification of these.

In view of this prior to declaring any of these premises surplus to requirements could you please let him know what premises have been identified in order that he can check to see they appear on his list.

Many thanks

Jenny Dell
Estate Surveyor, Education & Enterprise

[REDACTED]
[REDACTED]
Wolverhampton City Council

Jenny Dell

From: Jenny Dell
Sent: 26 March 2014 08:58
To: Ian Culley
Cc: David Harris (Property Services)
Subject: RE: Goldthorn Assembly Hall: Not Protectively Marked

Thank you Ian.

Jenny Dell
Estate Surveyor, Education & Enterprise

[REDACTED]
Wolverhampton City Council

From: Ian Culley
Sent: 25 March 2014 12:27
To: Jenny Dell
Subject: Goldthorn Assembly Hall

Hi Jenny,

We spoke a few minutes ago about the above following your request for planning guidance on the potential use of the site.

The site is in two parts – the Assembly Hall at the front and car parking associated with the allotment gardens to the rear. The Assembly Hall is within Use Class D1 and alternative uses within Class D1 – for example clinics, health centres and places of worship would not require planning permission.

In terms of uses outside Class D1, both the Assembly Hall and Car Park are afforded protection for community uses by Policy C3 of the Unitary Development Plan. Proposals for alternative uses will only be permitted where there is no longer a need for the facility, there are other facilities in the local area or the proposal involves a replacement facility in the local area. I understand that the Assembly Hall is only used one hour per week and that there are alternative venues for the existing group to use, and so Policy C3 is likely to be able to be satisfied.

However the car park is in active use and is integral to the allotments. I understand there are no alternative car parking facilities in the local area and the loss of this site will displace car parking onto the adjacent highway network. At this stage it is difficult to see how Policy C3 could be satisfied for this part of the site.

If the car park issue can be resolved and the whole of the site were to be assembled, then the most suitable use would be residential.

I trust you find this helpful and please contact me if you require any further information.

Regards

Ian

Ian Culley
Section Leader, Education & Enterprise

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Wolverhampton City Council



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Jenny Dell

From: Jenny Dell
Sent: 09 April 2014 09:30
To: Harpreet Kaur
Subject: Not protectively Marked: St Jude's Offices & Goldthorn Assembly Hall

Harpreet

We spoke last week in respect of arranging EPCs for the above mentioned property. Please can you confirm if you have already placed instructions?

Many thanks

Jenny Dell
Estate Surveyor, Delivery


Wolverhampton City Council

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Jenny Dell

From: Jenny Dell
Sent: 10 April 2014 11:49
To: [REDACTED]
Subject: RE: Protected: Former Goldthorn Assembly Hall, Himley Crescent. Goldthorn

Thanks Phil.
Jenny

From: [REDACTED]
Sent: 10 April 2014 11:05
To: Jenny Dell
Cc: [REDACTED]
Subject: RE: Protected: Former Goldthorn Assembly Hall, Himley Crescent. Goldthorn

Hi Jenny
The church group has been advised, but I think they do have their PA in there. I will continue trying to contact them to get it removed. I will bring the keys this afternoon.

Thanks
[REDACTED]

From: Jenny Dell [REDACTED]
Sent: 10 April 2014 09:29
To: [REDACTED]
Cc: [REDACTED]
Subject: Protected: Former Goldthorn Assembly Hall, Himley Crescent. Goldthorn

[REDACTED]

I refer to recent emails in respect of the above. As you will appreciate the property was Declared Surplus to Requirements on 8 April 2014 and the responsibility for the building now lies with Asset Management. In view of this is it possible to bring the other set of keys to you when we meet this afternoon? I am assuming the Church group have been advised of this and all of their equipment has now been removed?

I hope the above is of assistance.

Jenny Dell
Estate Surveyor, Delivery

[REDACTED]

Wolverhampton City Council

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Jenny Dell

From: Jenny Dell
Sent: 14 April 2014 11:58
To: David Garner
Cc: Emma Kennerley; Suky Hira
Subject: Protected: Goldthorn Assembly Hall, Himley Crescent, Goldthorn

Hello David

The above mentioned property was Declared Surplus to Requirements on 8 April 2014. The keys for the premises are with the Asset Management Team. Please be aware that the electricity has been switched off from the mains and if it is the intention to use this premises for the Elections you will need to let the appropriate officer who will be working at the premises know (subject to whether you require the storage heaters switched on). The building is usually operated by electric storage heaters and if you require heating on the said day arrangements we will need to be made for this to be switched on the night prior to the Elections. Please let me know if you require the storage heaters switched on by contacting me no later than 9th May.

NB

If you do not require the storage heaters switch on the electricity will remain switched off but is located in the main hall on the right hand side as you walk in.

I hope the above is of assistance, however, if you require any further information please do not hesitate to contact me.

Jenny Dell
Estate Surveyor, Delivery


Wolverhampton City Council

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DISPOSAL

Jenny Dell

From: Jenny Dell
Sent: 18 June 2014 09:06
To: David Harris (Property Services)
Subject: FW: Future use of Assembly Hall Himley Crescent Goldthorn Park - Not Protectively Marked

Importance: High

FYI

How should I respond to this? As mentioned I have many interest for this property and the adjoining neighbour is also interested for residential use (which I have advised to make their own enquiry).

I welcome your thoughts

Jenny

From: Councillor John Rowley
Sent: 17 June 2014 16:24
To: Jenny Dell
Cc: Councillor Judith Rowley; Councillor Harbans Bagri
Subject: Future use of Assembly Hall Himley Crescent Goldthorn Park

Dear Jenny

This e mail is sent on behalf of John Rowley, Judith Rowley and Harbans Bagri, the three councillors for the Blakenhall Ward.

Subject to a financially satisfactory agreement, we would like to express our strong support for the use of the Assembly Hall for the training of adults with learning disabilities in conjunction with the allotment site to the rear of the building, as envisaged by Timken.

As you are aware, off road parking is non existent in this area, but use of the building in conjunction with the allotments would furnish the proposed project with a modicum of parking. Possibly tidying up and 'white lining' of the existing car park would generate a couple more parking spaces..

WE feel this proposal would be a very beneficial project for the individual trainees and for the local community and thus well worthy of support.

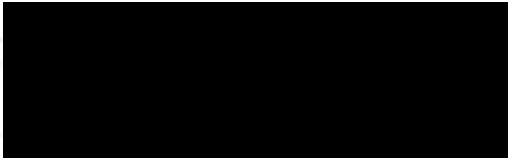
Kind regards

John Rowley Judith Rowley Harbans Bagri



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Jenny Dell



Timkin Training Centre
Upper Villiers Street
Blakenhall
Wolverhampton
WV2 4NP

Wolverhampton
City Council



Delivery

Civic Centre, St Peter's Square
Wolverhampton, WV1 1RL
Main Switchboard (01902) 556556
Website www.wolverhampton.gov.uk

CL/JRD/H 90/3
3 July 2014

Dear Sir

Former Goldthorn Assembly Hall, adl. 16 Himley Crescent, Wolverhampton, WV4 5DA

I refer to your recent site visit in respect of the above mentioned property and can confirm that Council is still awaiting title checks before we can dispose of this property.

As you will appreciate the property will be marketed by Informal Tender with a closing date and in view of this I will not be in a position to send out any details until the search has been completed.

I hope the above is of assistance and will of course send out further details in due course.

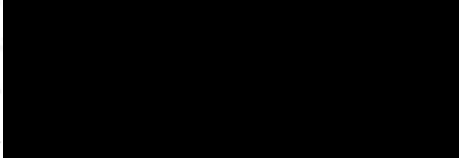
Yours faithfully



Jenny Dell
Estates Surveyor
Estates & Valuation

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Jenny Dell

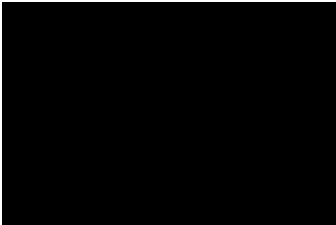


Wolverhampton
City Council



Delivery

Civic Centre, St Peter's Square
Wolverhampton, WV1 1RL
Main Switchboard (01902) 556556
Website www.wolverhampton.gov.uk



CL/JRD/H 90/3
3 July 2014

Dear Sir

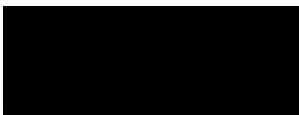
Former Goldthorn Assembly Hall, adj. 16 Himley Crescent, Wolverhampton, WV4 5DA

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Yours faithfully

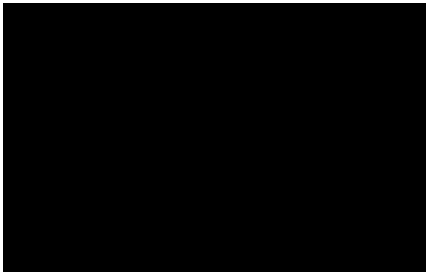
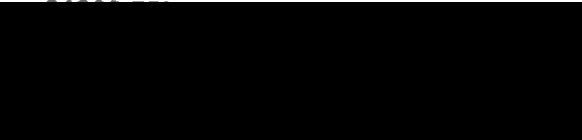


Jenny Dell
Estates Surveyor
Estates & Valuation

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Jenny Dell

Direct 01902 556556



Wolverhampton
City Council



Delivery

Civic Centre, St Peter's Square
Wolverhampton, WV1 1RL
Main Switchboard (01902) 556556
Website www.wolverhampton.gov.uk

CL/JRD/H 90/3
3 July 2014

Dear Sir

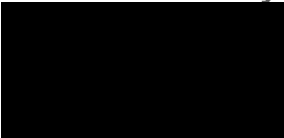
Former Goldthorn Assembly Hall, adj. 16 Himley Crescent, Wolverhampton, WV4 5DA

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Yours faithfully



Jenny Dell
Estates Surveyor
Estates & Valuation

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Jenny Dell

Wolverhampton
City Council



Delivery

Civic Centre, St Peter's Square
Wolverhampton, WV1 1RL
Main Switchboard (01902) 556556
Website www.wolverhampton.gov.uk

CL/JRD/H 90/3
3 July 2014

Dear Sir

Former Goldthorn Assembly Hall, adj. 16 Himley Crescent, Wolverhampton, WV4 5DA

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Yours faithfully

Jenny Dell
Estates Surveyor
Estates & Valuation

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Jenny Dell

2.000

1.000

Wolverhampton
City Council



Delivery

Civic Centre, St Peter's Square
Wolverhampton, WV1 1RL
Main Switchboard (01902) 556556
Website www.wolverhampton.gov.uk

CL/JRD/H 90/3
3 July 2014

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Jenny Dell
Estates Surveyor
Estates & Valuation

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Jenny Dell

Wolverhampton
City Council



Delivery

Civic Centre, St Peter's Square
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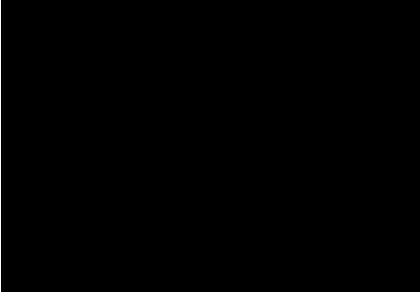
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Madam.



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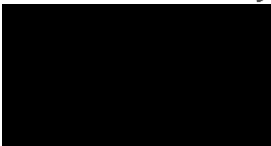
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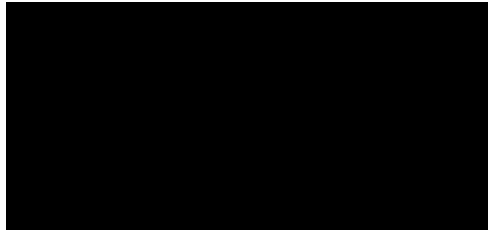
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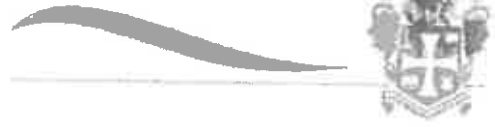
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Jenny Dell

From: David Harris (Property Services)
Sent: 18 July 2014 14:30
To: Councillor John Rowley
Cc: Jenny Dell
Subject: RE: Assembly Hall Himley Crescent

Good afternoon Councillor

Jenny has forwarded your enquiry to me on the basis that she will shortly be leaving the Council and conduct of this matter will be transferred to me.

In terms of an update I can report that as part of the due diligence work required to formulate the legal pack prior to tender, a statutory requirement has come to light which requires the Council to obtain Secretary of State approval before we are in a position to dispose of this particular surplus asset. The requisite application has been made but we are still awaiting the necessary approvals required for Legal Services to finalise their legal pack that would go out to prospective bidders as part of any tender exercise.

I have instructed Jenny to maintain an open dialogue with interested parties so that they will all be advised of when they can expect to receive further information in respect of the legal pack and ultimately the tender deadline for offers. I'll endeavour to make sure that these lines of communication remain open following Jenny's departure.

Should you have any further queries please do not hesitate to contact me direct.

Kind regards

David Harris
Section Leader, Estates & Valuation

[REDACTED]
[REDACTED]
Wolverhampton City Council

From: Councillor John Rowley
Sent: 18 July 2014 10:12
To: Jenny Dell
Subject: Assembly Hall Himley Crescent

Hi Jenny

Could you advise me if a determination has been achieved on the disposal and future use of the Assembly Hall?

I have received various inquiries.

Thanks

JJR on behalf of Blaakenhall councillors

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Fostering for Wolverhampton

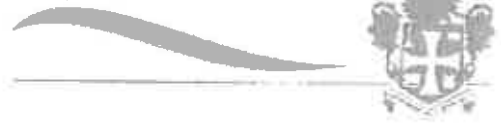
[click here for details](#) 

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Timkin Training Centre
Upper Villiers Street
Blakenhall
Wolverhampton
WV2 4NP

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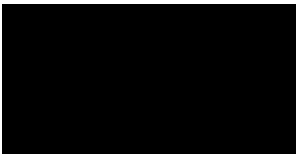
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