



Response to Request for Information

Reference EIR 081539
Date 7 August 2015

Himley Crescent

Request:

Could you please disclose all correspondence, emails decisions and minutes of meetings where you discussed the disposal of 14 Himley Crescent over any time period but particularly around the 27th June 2014 before and afterwards. I am interested in any documentary evidence you hold relating to the decision to dispose of this building

Response:

Our response is based on the assumption that you are referring to the intended disposal of the property during 2014/ 2015. An application was submitted to the Minister under a letter dated the 27th June 2014. Interested parties who had logged an interest were advised by Council Officers under a letter of the 13th August 2014 that title checks were still being completed and required before proceeding with the proposal to commence with the tender process for sale. The case was reviewed in September 2014 with the new case officer appointed in August 2014. The case was withdrawn from the disposal process. Specific surveys were then requested in relation to the proposal of granting a short term lease via an informal tender process.

Ministerial approval to the application submitted for disposal has yet to be received.

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, organizations 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 property management services 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.

DISPOSAL

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

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SECTION 8 Allotment Act

Jenny Dell

From: Jenny Dell
Sent: 30 April 2014 15:59
To: James Sherry
Subject: RE: NPM - The former Goldthorn Assembly Hall. Goldthorn - title search - Protect

Hello James

Thank you for your email.

I have read your memo in respect of the covenant and ask if you could investigate whether we would still require Secretary of State Consent because the building has been used as a Church/Nursery since 1981.

Can I also assume if, the allotment holders agreed to surrender part of the car parking used for the allotment, would this also require SoS consent?

I look forward to hearing from you.

Jenny Dell
Estate Surveyor, Education & Enterprise

Wolverhampton City Council

From: James Sherry
Sent: 30 April 2014 09:44
To: Jenny Dell
Subject: RE: NPM - The former Goldthorn Assembly Hall. Goldthorn - title search

Hello Jenny

Please find attached report on title plus plan referred to.

Hope this assists.

James Sherry
Chartered Legal Executive

AGA406/110279

Please note: these details do not constitute a digital signature.
Wolverhampton City Council does not accept service of documents by email or fax.
This email is sent on behalf of Wendy Trainor, Interim Chief Legal Officer and Solicitor to the Council

From: Jenny Dell
Sent: 25 April 2014 10:13
To: James Sherry
Subject: NPM - The former Goldthorn Assembly Hall. Goldthorn - title search

James

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As discussed please find revised plan.

Regards

Jenny Dell
Estate Surveyor, Education & Enterprise


Wolverhampton City Council

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Jenny Dell

From: Jenny Dell
Sent: 06 May 2014 12:18
To: Gary Swift
Subject: RE: NOT PROTECTIVELY MARKED - Himley Crescent

Thank you Gary.

Jenny Dell
Estate Surveyor - Delivery

[REDACTED]
Wolverhampton City Council

From: Gary Swift
Sent: 06 May 2014 12:01
To: Jenny Dell
Subject: NOT PROTECTIVELY MARKED - Himley Crescent

Hi Jen

I have gone through the historical mapping and all I can say is it was built between 1946 and 1959.

Regards

Gary Swift
Systems Support Officer, Education & Enterprise

[REDACTED]
Wolverhampton City Council



1
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Jenny Dell

From: Jenny Dell
Sent: 07 May 2014 12:56
To: Robert Baldwin
Cc: James Sherry, Martin Trott
Subject: RE: NPM - The former Goldthorn Assembly Hall. Goldthorn - title search - Protect
Attachments: RE: NOT PROTECTIVELY MARKED - Himley Crescent; Assembly Hall Himley Crescent adj 16.pdf

Hello Bob

I refer to your email below.

I understand the property was built between 1946 and 1959. Can I assume we do not need SoS consent?

I look forward to hearing from you.

Martin

Can you arrange to register the attached plan? This land is currently being marketed and the closing date will be around 20th June.

Please let me know how you get on.

Regards

Jenny Dell
Estate Surveyor, Education & Enterprise


Wolverhampton City Council

From: Robert Baldwin
Sent: 02 May 2014 12:28
To: James Sherry
Cc: Jenny Dell
Subject: RE: NPM - The former Goldthorn Assembly Hall. Goldthorn - title search - Protect

James,

When was the Assembly Hall built and what was its original purpose? It could possibly have been appropriated from allotments/Leisure to another service cluster. The problem is that in theory a local authority could build on allotment land and then sell of the land and buildings without the necessary consent, thereby subverting the legislation. If therefore the building has been constructed in the last say 20-30 years consent may be necessary. If however the building is substantially older and has had no connection with the allotments then there is an argument that consent is no longer needed.

From memory the purpose of obtaining consent is to prevent the disposal of allotments generally, so I do think you need to be cautious in your approach. Other factors to be considered are the buildings planning designation. Also, is

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Jenny Dell

Wolverhampton
City Council



[REDACTED] (Trustee of
Himley Crescent Allotment Association)
30 Rosemary Avenue
Goldthorn Park
Wolverhampton
WV4 5BT

Delivery

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

CL/JRD/P Misc 6

11 June 2014

Dear [REDACTED]

Goldthorn Assembly Hall, Himley Crescent, Goldthorn Park

I refer to a recent telephone conversation in respect of the above mentioned property and write to advise that the Council proposes to sell the above mentioned property.

If you have any comments in respect of the above sale I look forward to hearing from you by 25 June 2014. Please feel free to share this information with other Trustees of Himley Crescent Allotment Association.

If you have any questions please do not hesitate to contact me on 01902 555566.

Yours sincerely

[REDACTED]
Jenny Dell
Estates Surveyor
Estates & Valuation

PUBLIC DISCLOSED COPY

Jenny Dell

From: Jenny Dell
Sent: 18 June 2014 12:07
To: 'npcu@communities.gsi.gov.uk'
Subject: Secretary of State Consent - Land/Building adj. to 16 Himley Crescent, Goldthorn Park, Wolverhampton - Not Protectively Marked

Good morning

The Council propose to dispose of the above mentioned property and I ask to request an application in respect of this.

Should you require any further information please do not hesitate to contact me.

I look forward to hearing from you.

Jenny Dell
Estate Surveyor, Delivery


Wolverhampton City Council

PUBLIC DISCLOSED COPY

Jenny Dell

From: Jenny Dell
Sent: 19 June 2014 10:41
To: [REDACTED]
Subject: RE: Secretary of State Consent - Land/Building adj. to 16 Himley Crescent, Goldthorn Park, Wolverhampton - Not Protectively Marked

[REDACTED]

As per our telephone conversation the land was acquired for use of allotments under Section 8 of Allotments Act 1925 stating that consent is required by the Secretary of State prior to the land/property being sold. However, as mentioned it has not been used for allotments use for well over 30 years.

Jenny

From: [REDACTED]@communities.gsi.gov.uk]
Sent: 19 June 2014 09:36
To: Jenny Dell
Subject: RE: Secretary of State Consent - Land/Building adj. to 16 Himley Crescent, Goldthorn Park, Wolverhampton - Not Protectively Marked

Jenny,

Thank you for the further details, unfortunately, I'm still not clear why disposal of the above property would require the Secretary of State's consent.

Thank you

[REDACTED]
Planning Casework Officer
National Planning Casework Unit
5 St Philips Place, Colmore Row
Birmingham, B3 2PW
[REDACTED]

From: Jenny Dell [REDACTED]
Sent: 19 June 2014 09:28
To: NPCU
Subject: RE: Secretary of State Consent - Land/Building adj. to 16 Himley Crescent, Goldthorn Park, Wolverhampton - Not Protectively Marked
Importance: High

Dear [REDACTED]

Thank you for your email.

The property hatched red on the attached plan has been used for over 30 years as community use and of recent has been hired out for 2 hours per week for community use. This property has proven to be too expensive to run and is therefore not viable for the Council to retain. It has therefore been recommended that the property is sold by private treaty, tender or auction.

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I look forward to hearing from you.

Jenny Dell
Estate Surveyor, Delivery



Wolverhampton City Council



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mycouncil@wolverhampton.gov.uk

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Jenny Dell

From: Jenny Dell
Sent: 19 June 2014 10:56
To: [REDACTED]
Subject: RE: Secretary of State Consent - Land/Building adj. to 16 Himley Crescent, Goldthorn Park, Wolverhampton - Not Protectively Marked

Hello [REDACTED]

Thank you for your email and the relevant links.

Regards

Jenny Dell
Estate Surveyor, Delivery

[REDACTED]
Wolverhampton City Council

From: [REDACTED]@communities.gsi.gov.uk]
Sent: 19 June 2014 10:31
To: Jenny Dell
Subject: RE: Secretary of State Consent - Land/Building adj. to 16 Himley Crescent, Goldthorn Park, Wolverhampton - Not Protectively Marked

Jenny,

Please see below a link to the allotments disposal documents, including the up to date guidance and the application form. Consultation with the National Allotment Society is one of the policy criteria, and is mentioned in the guidance in paragraph 3.7. A link to the National Allotments Society website, which includes contact details, is also below. If you have any further queries, or would like to discuss in any detail, please let me know.

<https://www.gov.uk/government/publications/allotment-disposal-guidance-safeguards-and-alternatives>

<http://www.nsaig.org.uk/>

Thank you

[REDACTED]
Planning Casework Officer
National Planning Casework Unit
5 St Philips Place, Colmore Row
Birmingham, B3 2PW
[REDACTED]

From: Jenny Dell [REDACTED]
Sent: 19 June 2014 09:28
To: NPCU
Subject: RE: Secretary of State Consent - Land/Building adj. to 16 Himley Crescent, Goldthorn Park, Wolverhampton - Not Protectively Marked
Importance: High

PUBLIC DISCLOSED COPY

Dear [REDACTED]

Thank you for your email.

The property hatched red on the attached plan has been used for over 30 years as community use and of recent has been hired out for 2 hours per week for community use. This property has proven to be too expensive to run and is therefore not viable for the Council to retain. It has therefore been recommended that the property is sold by private treaty, tender or auction.

I hope the above is of assistance and if you require any additional information please do not hesitate to contact me or alternatively I can be contacted on the number listed below.

I look forward to hearing from you.

Jenny Dell
Estate Surveyor, Delivery

[REDACTED]
Wolverhampton City Council

From: [REDACTED]@communities.gsi.gov.uk]

Sent: 19 June 2014 07:04

To: Jenny Dell

Subject: RE: Secretary of State Consent - Land/Building adj. to 16 Himley Crescent, Goldthorn Park, Wolverhampton - Not Protectively Marked

Jenny,

Could you provide us with a bit more detail, please, of what the authority proposes, and why an application to the Secretary of State would be required.

Thank you

[REDACTED]
Planning Casework Officer
National Planning Casework Unit
5 St Philips Place, Colmore Row
Birmingham, B3 2PW

From: Jenny Dell [REDACTED]

Sent: 18 June 2014 12:07

To: NPCU

Subject: Secretary of State Consent - Land/Building adj. to 16 Himley Crescent, Goldthorn Park, Wolverhampton - Not Protectively Marked

Good morning

The Council propose to dispose of the above mentioned property and I ask to request an application in respect of this.

Should you require any further information please do not hesitate to contact me.

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Jenny Dell

From: Jenny Dell
Sent: 19 June 2014 16:42
To: [REDACTED]
Subject: RE: Protected - Goldthorn Assembly Hall, Himley Crescent, Goldthorn Park, Wolverhampton

Thank you Holly
Jenny

From: [REDACTED]
Sent: 19 June 2014 16:37
To: Jenny Dell
Subject: FW: Protected - Goldthorn Assembly Hall, Himley Crescent, Goldthorn Park, Wolverhampton
Importance: High

Dear Jenny,

Thank you for your email. I have passed this on to our legal advisor and operations manager [REDACTED] who should get back to you shortly.

Kind Regards,

[REDACTED]
Administrator

 **The National Allotment Society**
National Society of Allotment and Leisure Gardeners Ltd

O'Dell House, Hunters Road, Corby NN17 5JF
[REDACTED]

Registered in 1930 under the Industrial and Provident Societies Acts NO: 11144R

From: Jenny Dell [REDACTED]
Sent: 19 June 2014 15:29
To: natsoc
Subject: Protected - Goldthorn Assembly Hall, Himley Crescent, Goldthorn Park, Wolverhampton
Importance: High

TO WHOM IT MAY CONCERN

Please see attached letter in respect of the above.

Regards

Jenny Dell
Estate Surveyor, Delivery
[REDACTED]

Wolverhampton City Council

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=====

Plans As Per **Jenny Dell**

Facsimile

File

Version

Wolverhampton
City Council



[Redacted]
Trustee of
Himley Crescent Allotment Association)
30 Rosemary Avenue
Goldthorn Park
Wolverhampton
WV4 5BT

Delivery

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

CL/JRD/P Misc 6

11 June 2014

De [Redacted]

Goldthorn Assembly Hall, Himley Crescent, Goldthorn Park

I refer to a recent telephone conversation in respect of the above mentioned property and write to advise that the Council proposes to sell the above mentioned property.

If you have any comments in respect of the above sale I look forward to hearing from you by 25 June 2014. Please feel free to share this information with other Trustees of Himley Crescent Allotment Association.

If you have any questions please do not hesitate to contact me on 01902 555566.

Yours sincerely

[Redacted]
Jenny Dell
Estates Surveyor
Estates & Valuation

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Jenny Dell



Wolverhampton
City Council



The National Allotment Society (NSALG Ltd)
O'Dell House
Hunters Road
Corby
Northampton
NN17 5JE

Delivery

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

By email and letter

CL/JRD/H 90/3
19 June 2014

Dear Sir/Madam

Proposal to dispose of the former Goldthorn Assembly Hall, adj. 16 Himley Crescent, Wolverhampton, WV4 5DA

The Council holds the Deeds for the above mentioned site dating back since 1951 and as part of the conveyancing Goldthorn Assembly Hall and the Allotment site were acquired for the use of allotments under Section 8 of the Allotments Act 1925 and requires Secretary of State Consent for any disposal. The adjoining site known as Himley Crescent Allotment have a 15 year lease with the City Council commencing 23 November 2010, however, this allotment site does not form part of the wider disposal proposal (see allotment site plan).

Despite Goldthorn Assembly Hall being used as community use dating back at least 30 years I write to advise, due to the building being economically unviability, the Council proposes to sell the freehold via private treaty, tender or auction (see plan hatched in red attached).

With this in mind, I write to ask if you have any objections in relation to the disposal.

I look forward to hearing from you in respect of the above, however, if you require any further information in respect of this please to do not hesitate to contact me or alternatively you can give me a call on 01902 555566.

Yours faithfully



Jenny Dell
Estates Surveyor
Estates & Valuation
Corporate Landlord

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Himley Crescent Allotment Site Sedg2

HIMLEY CRESCENT

001

28

98

Plan 1

PLAN A

Allotment Gardens

GOLDTHORN PARK

PW

26

18

12

HIMLEY CRESCENT

37

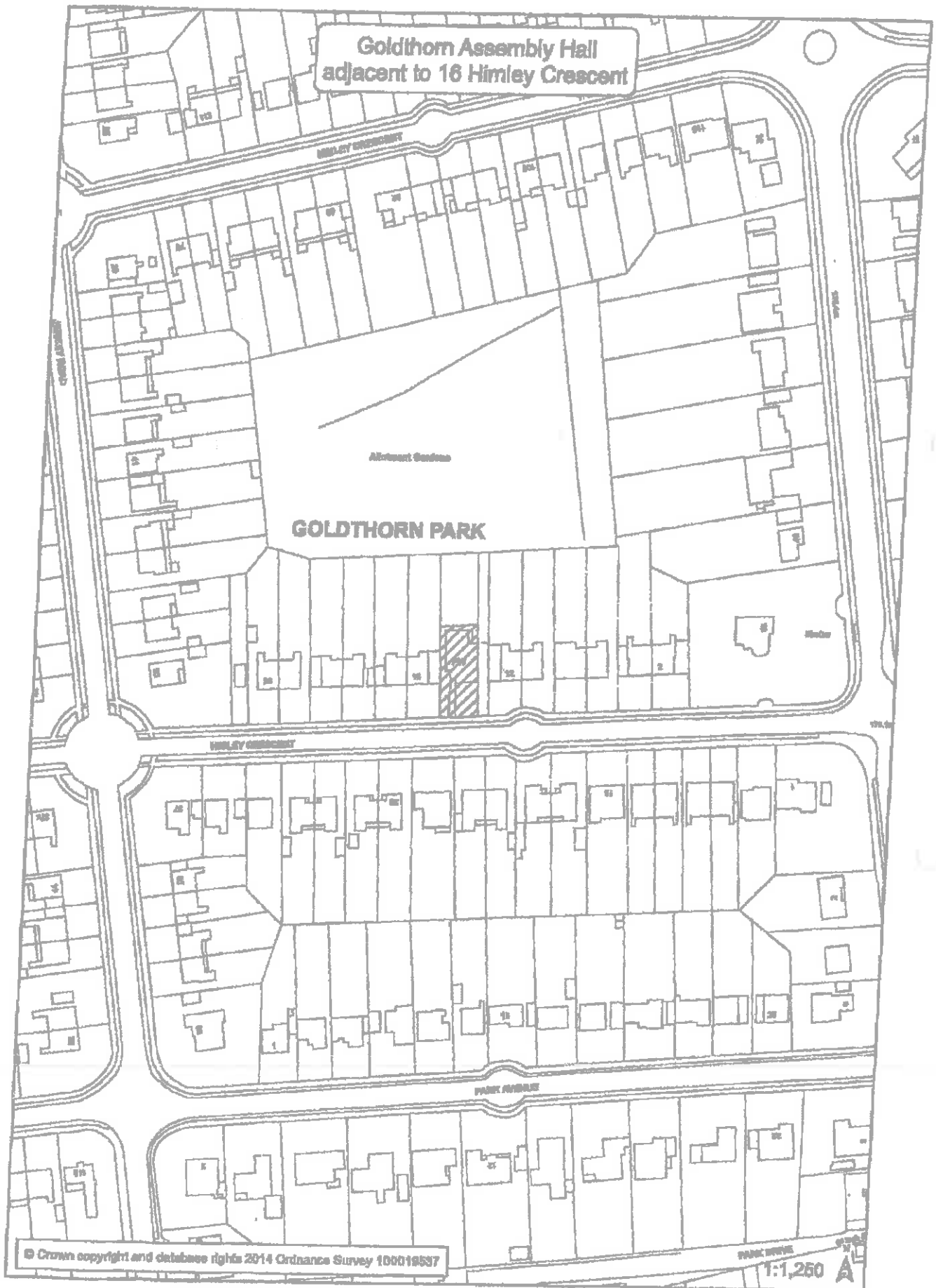
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13



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PLAN B



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3. The authority has actively promoted and publicised the availability of sites and have consulted the National Allotment Society

Q23. Which of the following have you done to actively promote and publicise the availability of allotment sites across the council area?

a) web sites or other social media (eg Twitter)

b) Distributed leaflets

c) Displayed posters

d) Placed an announcement in newspapers/ specialist press or on local radio station?

e) None of the above

Select all that are appropriate.

If you would like to provide more information about your answer, please do so here.

n/a

If you have answered (e), please explain what alternative methods you have used to promote and publicise allotment sites in your borough.

None as the Assembly Hall is not part of the allotment site.

Q24. Have you consulted with the National Allotment Society?

Yes

Please provide copies of all correspondence with the Society

If you are claiming an exception to the criteria should apply, please provide your explanation here.

n/a

4. The implications of disposal for other relevant policies, in particular development plan policies, have been taken into account.

Q25. Is the existing allotment site specifically referenced in your council's agreed local or neighbourhood plan*?

No

If yes, please provide this section of the local or neighbourhood plan.

If there are any inconsistencies between the local plan and your intention to dispose of the existing allotment land, please explain below.

n/a

Q26. Will other council policies be affected by, or have they influenced, your decision to seek consent to dispose of the existing allotment land?

No

If yes, please provide more information.

Q27. Will any national Government policies be affected by, or have they influenced, your decision to seek consent to dispose of the existing allotment land?

No

If yes, please provide more information

n/a

If you are claiming an exception to the criteria should apply, please provide your explanation here.

n/a

*A neighbourhood plan is agreed when it has been voted for in a referendum.

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SECTION 4: CHECKLIST OF EVIDENCE AND SUPPORTING INFORMATION

The form below is intended to help speed up the decision making process with your application.

You can use it to check that you have provided all the information and evidence the NPCU will use when determining your application.

Question Number	Document	Relevant to provide	Provided
1	Map highlighting existing and alternative site	Yes	Yes
12	Copies of correspondence (letters, emails) showing objections/support for proposals	Yes	Yes
14	Evidence you've secured land for use as allotments	Yes	No
22	Correspondence showing reasons for refusing plot on existing site	Yes	No
23	Methods for publicising and promoting availability of allotment sites (information and copies)	Yes	No
24	Copies of correspondence with National Allotment Society	Yes	Yes
25	Relevant section of Local Plan	Yes	No
26	Other Council policies	Yes	No
27	National Government policies	Yes	No

Contact

National Planning Casework Unit
5 St Philips Place
Colmore Row
BIRMINGHAM
B3 2PW

Tel: 0303 44 48050
e-mail: npcu@communities.gsi.gov.uk

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If there is a difference, please explain why.

n/a

Q12. What is the distance, in miles, of the alternative site from the existing site? Distance of 4m

Please provide a map highlighting the existing site and the proposed alternative.

If the distance from the alternative site is more than ¼ mile from the existing site, please explain why.

n/a

Q13. Have you received objections from existing plot-holders or interested third parties? No

Q14. Is the alternative site currently:

a) Council owned land

b) Commercially owned land

Q15: What evidence have you obtained to show you have secured the use of the land for allotments?

n/a

SECTION 3: POLICY CRITERIA

1: The allotment in question is not necessary and is surplus to requirement

Q15: How many cultivated plots are there on the existing site? n/a

Q16. How many plots are currently occupied on the existing site n/a

Q17. How many people are there on the waiting list for the existing site? n/a

Q18. Has the waiting list been closed? No

If yes, at what number have you closed it?

If you are claiming an exception to the criteria should apply, please provide your explanation here.

2: The number of people on the Waiting List has been effectively taken into account

Q18. How many people are there on the waiting list/s for other sites in the Council's area? n/a

Q19. Have the waiting lists for any of these other sites been closed? N/A

If yes, at what number have these lists been closed?

If N/A, please explain why

See notes on Page 1 & 2

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Q19. Have any of the people on the other waiting list/s been offered a plot on the existing site? N/A

If no, please explain why not.

Q20. Did any of those offered a plot on the existing site accept? N/A

Q21. If so, how many? n/a

Q22. If people refused a plot on the existing site, what reason/s did they provide?

n/a

Please provide copies of this correspondence

If you are claiming an exception to the criteria should apply, please provide your explanation here.

There are no allotment plots affected from this because in addition to the allotment site there is an adjoining car park which forms part of the lease terms (see Plan A attached). A letter has been sent to the Allotment Association advising them that the Council proposes selling the property and asking that they put their comments in writing (if applicable). To date I have not received any communication in respect of this. (see attached letter dated 11 June 2014).

Application for Secretary of State Consent to Dispose of Statutory Allotment Land - Allotment Act 1925

YOUR DETAILS

Local Authority Name: Wolverhampton City Council
Your Name: Jenny Dell
Telephone Number: [REDACTED]
Email Address: [REDACTED]
Postal Address: Civic Centre
St Peter's Square
Wolverhampton Post Code WV1 1RL

Alternative Contact Details (if required)

Name: Robert Baldwin

Email: [REDACTED]

Postal Address: Civic Centre, St Peter's Square, Wolverhampton Post Code: WV1 1RL

SECTION 1: GENERAL INFORMATION ABOUT YOUR APPLICATION

Name of Allotment Site to be disposed of (including any name by which it is locally known)

Himley Crescent Allotment Site, Himley Crescent, Goldthorn Park

Q1. What is the nature of the disposal?

- a) Sale
- b) Lease
- c) Change of use

Please provide more information if you feel this would be helpful.

The Council holds the Deeds for the above mentioned site by virtue of a conveyance dated 31 October 1951 between the Earl of Dudley and others and Sedgley Urban District Council. Wolverhampton City Council is the successor authority to the Urban District Council. Part of the allotment site comprises Goldthorn Assembly Hall and the whole of the Allotment site was acquired for the use of allotments under Section 8 of the Allotments Act 1925 and requires Secretary of State Consent for any disposal. An adjoining site known as Himley

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Crescent Allotment have the benefit of a 15 year lease with the City Council commencing 23 November 2010, however, this allotment site does not form part of the disposal proposal (see allotment site plan A attached). As far as the Council is aware, Goldthorn Assembly Hall has never been used at part of the allotments and as part of the Council's rationalisation of the land and property assets has been earmarked for disposal on the open market (see plan B).

Q2. What are your reasons for disposing of the site/this part of the site?

- a) Redevelopment
- b) Redistributing supply
- c) Soil contamination
- d) Lack of demand

Please provide more information if you feel this would be helpful. See notes of 2nd and 3rd page. It is not the intention to dispose of any of the allotment site only the building which has not been used for allotments use since the property was built which I understand was between 1946 and 1959.

SECTION 2: STATUTORY CRITERIA

Adequate alternative provision will be made for displaced plot holders or that such provision is not necessary or is impracticable

Q3. Are you seeking to dispose of:

- a) Whole site
- b) Part of the site

Q4. How many plots are you intending to dispose of?

n/a

Q5. How many plot holders will be affected by the disposal if consent is granted?

n/a

Q6. What is the size, in hectares, of the area to be disposed of?

270m²

Q7. Have you secured alternative allotment provision?

No

If no, please explain why not.

Q8. What is the size, in hectares, of the alternative site?

n/a

Q9. How many plots will there be on the alternative site?

n/a

Q10. What is the size, in square metres of the plots on the existing site?

n/a

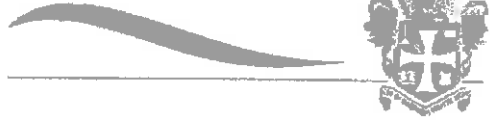
Q11. What is the size, in square metres, of the plots on the alternative site?

n/a

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Mobile Tel No	Jenny Dell
Direct Line	[REDACTED]
Fax	[REDACTED]
E-mail	[REDACTED]
Minicom	[REDACTED]

Wolverhampton City Council



Delivery

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

National Planning Casework Unit
5 St Philips Place
Colmore Row
Birmingham
B3 2PW

By email and letter

CL/JRD/H 90/3
27 June 2014

Dear Sir/Madam

**Proposal to dispose of the former Goldthorn Assembly Hall, adj. 16 Himley Crescent,
Wolverhampton, WV4 5DA**

Please find attached an application in respect of the above. I have also emailed this to [REDACTED] at your organisation on 26 June 2014.

I look forward to hearing from you.

Yours faithfully

[REDACTED]
Jenny Dell
Estates Surveyor
Estates & Valuation

PUBLIC DISCLOSED COPY

Jenny Dell

From: Jenny Dell
Sent: 02 July 2014 11:36
To: [REDACTED]
Cc: [REDACTED]
Subject: Not protectively Marked: SoS consent for Goldthorn Assembly Hall, Himley Crescent, Wolverhampton

Importance: High

Hello [REDACTED]

I refer to the above application that was sent to you last week. I was wondering if you would be in a position to indicate a timescale for the process.

Kind Regards

Jenny Dell
Estate Surveyor, Delivery

[REDACTED]
Wolverhampton City Council

1
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Jenny Dell

From: Jenny Dell
Sent: 03 July 2014 16:42
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Not protectively Marked: SoS consent for Goldthorn Assembly Hall, Himley Crescent, Wolverhampton

Thank you [REDACTED]

Hello [REDACTED]

I am on leave from today until 10th July. Is it possible if you could indicate the timescale to deal with this matter please?

Regards

Jenny Dell
Estate Surveyor, Delivery

[REDACTED]
Wolverhampton City Council

From: [REDACTED]@communities.gsi.gov.uk]
Sent: 03 July 2014 09:38
To: Jenny Dell
Subject: RE: Not protectively Marked: SoS consent for Goldthorn Assembly Hall, Himley Crescent, Wolverhampton

Jenny,

This application has been passed to my colleague [REDACTED] who will be in touch once he has had an opportunity to look at the application documents. He can be contacted directly on [REDACTED] or [REDACTED]

Thank you

[REDACTED]
Planning Casework Officer
National Planning Casework Unit
5 St Philips Place, Colmore Row
Birmingham, B3 2PW
[REDACTED]

From: Jenny Dell [REDACTED]
Sent: 02 July 2014 11:36
To: [REDACTED]
Cc: [REDACTED]
Subject: Not protectively Marked: SoS consent for Goldthorn Assembly Hall, Himley Crescent, Wolverhampton
Importance: High

Hello [REDACTED]

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I refer to the above application that was sent to you last week. I was wondering if you would be in a position to indicate a timescale for the process.

Kind Regards

Jenny Dell
Estate Surveyor, Delivery



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Jenny Dell

From: Jenny Dell
Sent: 15 July 2014 13:56
To: Nicola Bailey
Subject: RE: Not Protectively Marked: Goldthorn Assembly Hall, Himley Crescent

Not at the moment Nicola.

I have spoken with [REDACTED] and he should be having a meeting today and will update me thereafter.

Jenny

From: Nicola Bailey
Sent: 15 July 2014 13:16
To: Jenny Dell
Subject: RE: Not Protectively Marked: Goldthorn Assembly Hall, Himley Crescent

Jenny,

Thanks for your email. I will prepare a draft transfer.

Have you heard any more about the SoS consent?

Regards

Nicola

Nicola Bailey
Solicitor
Tel. [REDACTED]
Email [REDACTED]

Legal Services
Wolverhampton City Council
Civic Centre
St Peters Square
Wolverhampton
WV1 1RG

CSA005591/137392

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This e-mail is sent by or on behalf of Kevin O'Keefe, Chief Legal Officer and Solicitor to the Council.

From: Jenny Dell
Sent: 11 July 2014 09:04
To: Nicola Bailey
Cc: Robert Baldwin
Subject: RE: Not Protectively Marked: Goldthorn Assembly Hall, Himley Crescent

Hello Nicola

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Please can you confirm if you will be preparing the transfer in advance of gaining approval from the SoS. As discussed we will exchange within 28 days of exception of their bid with a view of completing within 2 weeks. A copy of the particulars is attached for your perusal.

I look forward to hearing from you.

Jenny Dell
Estate Surveyor, Delivery



Wolverhampton City Council

Jenny Dell

From: Jenny Dell
Sent: 16 July 2014 14:51
To: [REDACTED]@nsalg.org.uk
Cc: Nicola Balley
Subject: Protected: Golthorn Assembly Hall, Himley Crescent, Goldthorn Park, Wolverhampton
Attachments: Sp10354414071613480.pdf; RE: Protected - Goldthorn Assembly Hall, Himley Crescent, Goldthorn Park, Wolverhampton

Importance: High

Dear Sir/Madam

I refer to the letter attached which was acknowledged on 19 June 2014 and was wondering if you were in a position to respond.

I look forward to hearing from you or alternatively if you wish to discuss this matter please feel free to contact me on the number listed below.

Kind regards

Jenny Dell
Estate Surveyor, Delivery

[REDACTED]
Wolverhampton City Council

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Jenny Dell

From: Jenny Dell
Sent: 01 August 2014 15:10
To: [REDACTED]@communities.gsi.gov.uk
Subject: Goldthorn Assembly Hall, Himley Crescent, Goldthorn Park, Wolverhampton
Importance: High

Hi [REDACTED]

I refer to recent correspondence in respect to the above.

I was wondering if you were in a position to update me on the progress in respect of the application for Secretary of State Consent?

I look forward to hearing from you.

Jenny Dell
Estate Surveyor, Delivery

[REDACTED]
Wolverhampton City Council

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Jenny Dell

From: Jenny Dell
Sent: 06 August 2014 14:45
To: [REDACTED]@nsalg.org.uk
Subject: Not protectively Marked; Goldthorn Assembly Hall, Himley Crescent, Goldthorn Park

Importance: High

Hello [REDACTED]

I refer to an email that I sent to you on 17 July in respect of the above. You were kind enough to advise that a lady name [REDACTED] was dealing with this matter. I do not have a contact number for her and was wondering whether there was any progress in respect of the above mentioned site.

I look forward to hearing from you.

Jenny Dell
Estate Surveyor, Delivery

[REDACTED]
Wolverhampton City Council

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Allotments Act SECTION 8

Jenny Dell

From: Jenny Dell
Sent: 15 August 2014 09:17
To: [REDACTED]@nsalg.org.uk
Cc: David Harris (Property Services)
Subject: FW: Not protectively Marked; Goldthorn Assembly Hall, Himley Crescent, Goldthorn Park

Importance: High

Hello [REDACTED]

I refer to my email below.

Please note that I will be leaving the authority today therefore all future correspondence should be emailed to David Harris at [REDACTED]

Regards

Jenny Dell
Estate Surveyor, Delivery

[REDACTED]
Wolverhampton City Council

From: Jenny Dell
Sent: 06 August 2014 14:45
To: [REDACTED]@nsalg.org.uk
Subject: Not protectively Marked; Goldthorn Assembly Hall, Himley Crescent, Goldthorn Park
Importance: High

Hello [REDACTED]

I refer to an email that I sent to you on 17 July in respect of the above. You were kind enough to advise that a lady named [REDACTED] was dealing with this matter. I do not have a contact number for her and was wondering whether there was any progress in respect of the above mentioned site.

I look forward to hearing from you.

Jenny Dell
Estate Surveyor, Delivery

[REDACTED]
Wolverhampton City Council

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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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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]

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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

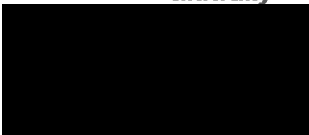
Former Goldthorn Assembly Hall, adl. 16 Himley Crescent, Wolverhampton, WV4 5DA

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.

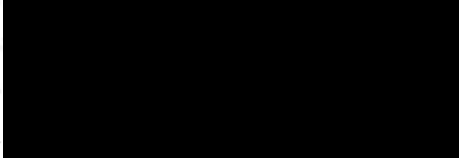
Yours faithfully



Jenny Dell
Estates Surveyor
Estates & Valuation

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Jenny Dell

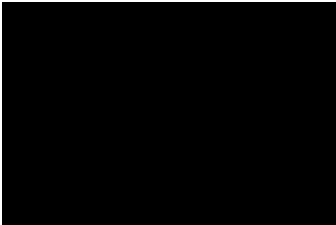


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Website www.wolverhampton.gov.uk



CL/JRD/H 90/3
3 July 2014

Dear Sir

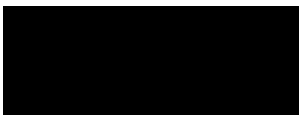
Former Goldthorn Assembly Hall, adj. 16 Himley Crescent, Wolverhampton, WV4 5DA

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Yours faithfully

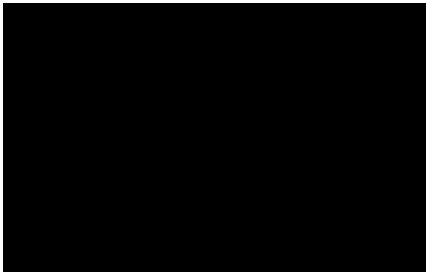
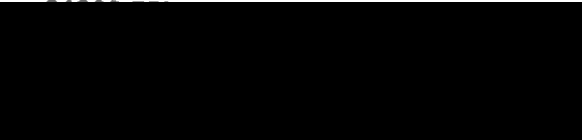


Jenny Dell
Estates Surveyor
Estates & Valuation

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Jenny Dell

Direct 01902 556556



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Website www.wolverhampton.gov.uk

CL/JRD/H 90/3
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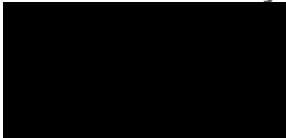
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Yours faithfully



Jenny Dell
Estates Surveyor
Estates & Valuation

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Jenny Dell

Wolverhampton
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Civic Centre, St Peter's Square
Wolverhampton, WV1 1RL
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Website www.wolverhampton.gov.uk

CL/JRD/H 90/3
3 July 2014

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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

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CL/JRD/H 90/3
3 July 2014

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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



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Civic Centre, St Peter's Square
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Former Goldthorn Assembly Hall, adj. 16 Himley Crescent, Wolverhampton, WV4 5DA

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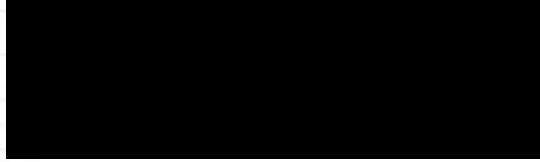
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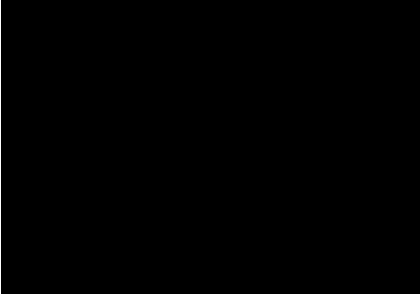
Jenny Dell
Estates Surveyor
Estates & Valuation

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Jenny Dell



Madam.



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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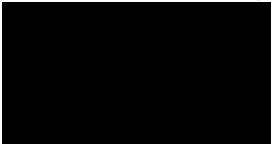
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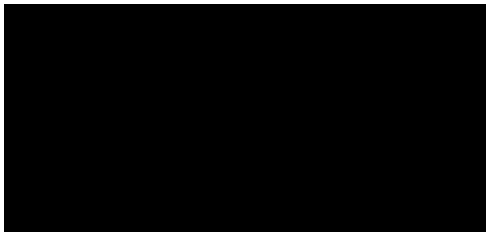
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Jenny Dell

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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Jenny Dell



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Timkin Training Centre
Upper Villiers Street
Blakenhall
Wolverhampton
WV2 4NP

CL/JRD/H 90/3
13 August 2014

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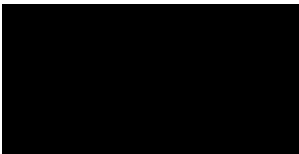
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