

APPENDICES

BRIERLEY HILL AREA COMMITTEE

DATE: 16 MARCH 2004

REQUEST FOR: LICENCE TO OCCUPY

LOCATION: 74 PARK ROAD (ADJOINING STEVENS PARK) QUARRY BANK
(As shown on the plan attached)

BACKGROUND

A request has been received by the Police to use a room at 74 Park Road Quarry Bank as an operational base and to conduct interviews. The Police consider this to be an ideal site to use as a base to deal with incidences in the locality, as it would enable them to react in a more efficient manner. This property is attached to the Stevens Park, Quarry Bank.

74 Park Road is currently used by the Green Care maintenance staff as a base and mess room facilities and as a changing room by football teams. There are enough rooms in the building to accommodate the current users, and to allocate a room for the police to use exclusively.

The police would like to use the downstairs changing rooms as an operational base to work from, make themselves a cup of tea and have a warm when it's cold. Additionally they would also hold surgeries and interviews. Times of use would be from 9.00 am until approximately 7.00 pm or possibly later, which will necessitate them securing the building after each shift. Their occupation of the building would be of a great benefit to the park and the local neighbourhood, as their presence should lead to a reduction of crime in the area.

The property is held under The Stevens Trust, and as it forms part of the park, is under the control of the Directorate of the Urban Environment.

COMMENTS

All of the relevant Council Directorates have been consulted and no objections have been received, and the Directorate of the Urban Environment (Cultural & Community Services) wish to register their full support for the application. However, the Directorate of Law & Property advise that the property forms part of the Stevens Trust and there are provisions within the Deed of Gift which govern permitted use. As the request to occupy has been made by the Police in order to serve the community and to reduce vandalism in the park, then their request would fall within the provision of the Deed of Gift.

The Deed of Gift further requires that the Council does not assign underlet or part with possession of any part of the land or buildings. Care must therefore be taken to ensure that the Council complies with the Deed of Gift. If this application is

supported, then a Licence to Occupy which clearly allows the Council to terminate as and when necessary would comply with the restrictions imposed by the Deed of Gift.

The Directorate of Law & Property also advise that a charge should be paid to reflect the benefit to the applicant, even if it is only a contribution to costs.

PROPOSAL

That the Brierley Hill Area Committee advises the Lead Member for Leisure to approve the application for a Licence to Occupy which clearly allows the Council to terminate as and when necessary, (in order to comply with the terms of the Deed of Gift) with a contribution to costs, and on terms and conditions to be negotiated and agreed by the Director of Law & Property.

BACKGROUND PAPERS

1. Emails & memos from Council Directorates

Contact Officer: Janice Rogers, Property Manager, Ext. 5321