

EXHIBIT LIST

Reference No: HOL/00575

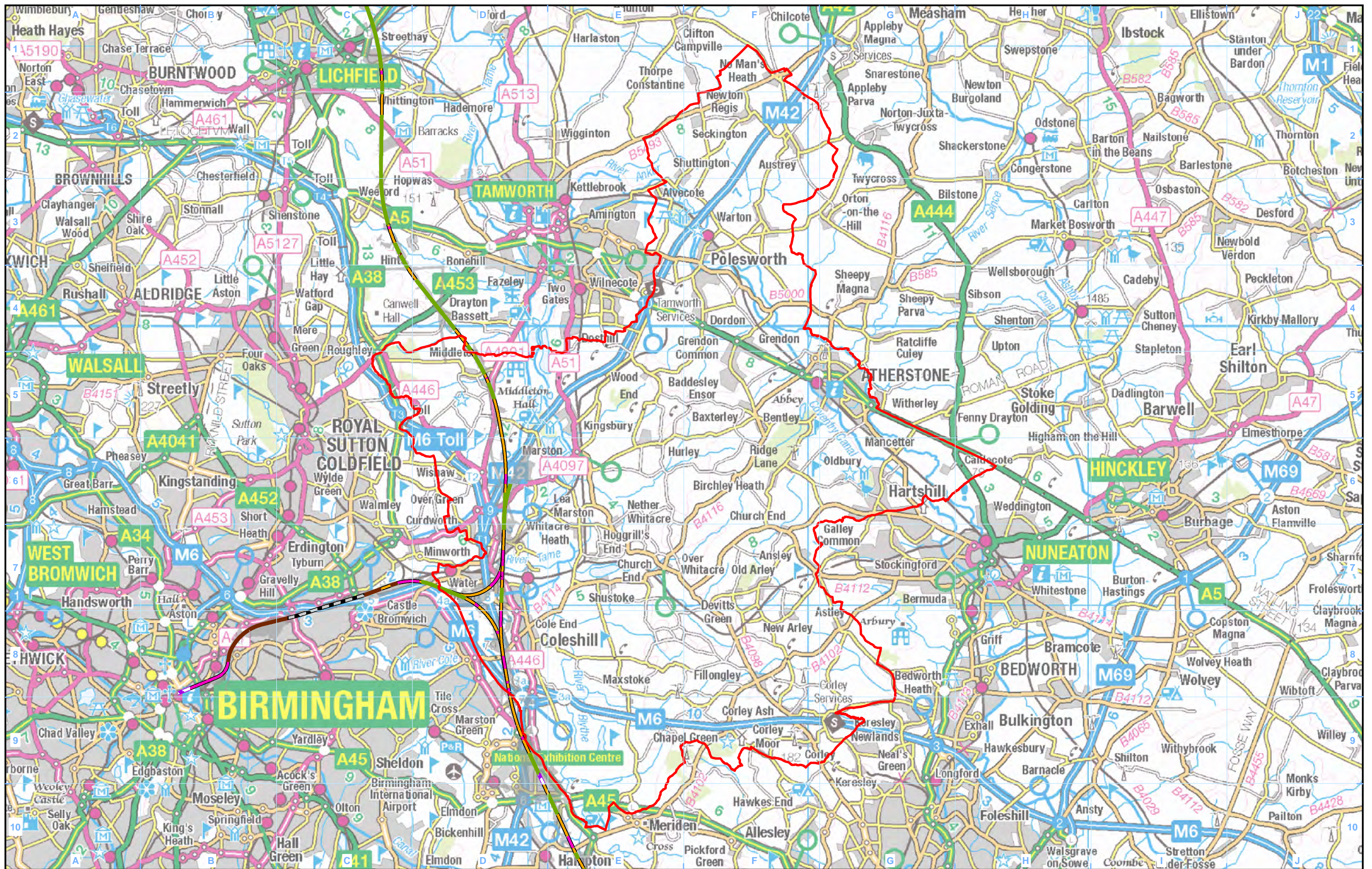
Petitioner: North Warwickshire Borough Council

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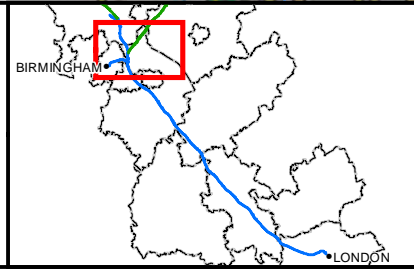




Legend

- Phase One SES3 and AP4 ES alignment October 2015**
- Bored Tunnel
 - Cutting
 - Embankment
 - Retaining Wall

- Station
- Tunnel Portal
- Viaduct
- Indicative extent of petitioner(s) property
- Hybrid Bill Limits



High Speed Two
Petitioner Location Plan
Reference Drawing

SC-04-575

Petitioner
North Warwickshire Borough Council

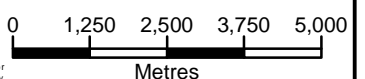
Petition number
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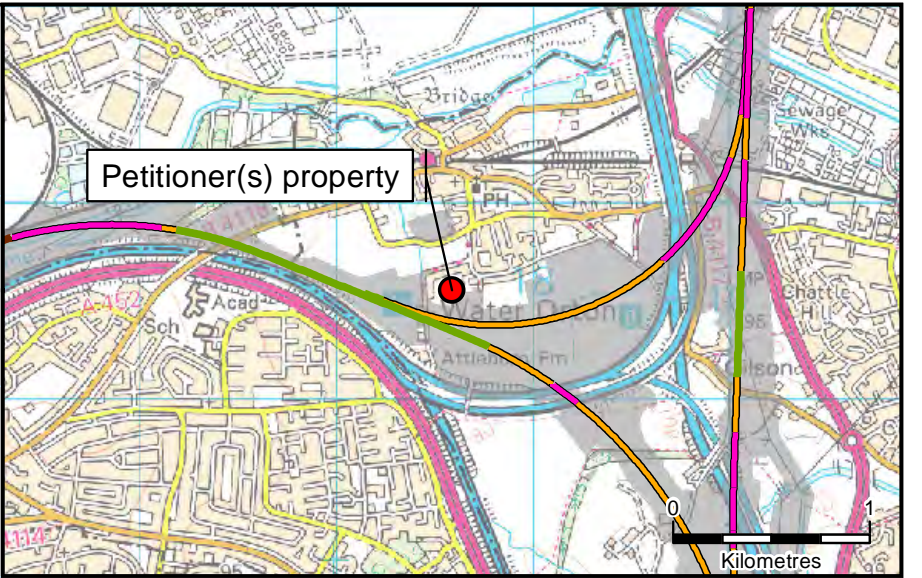
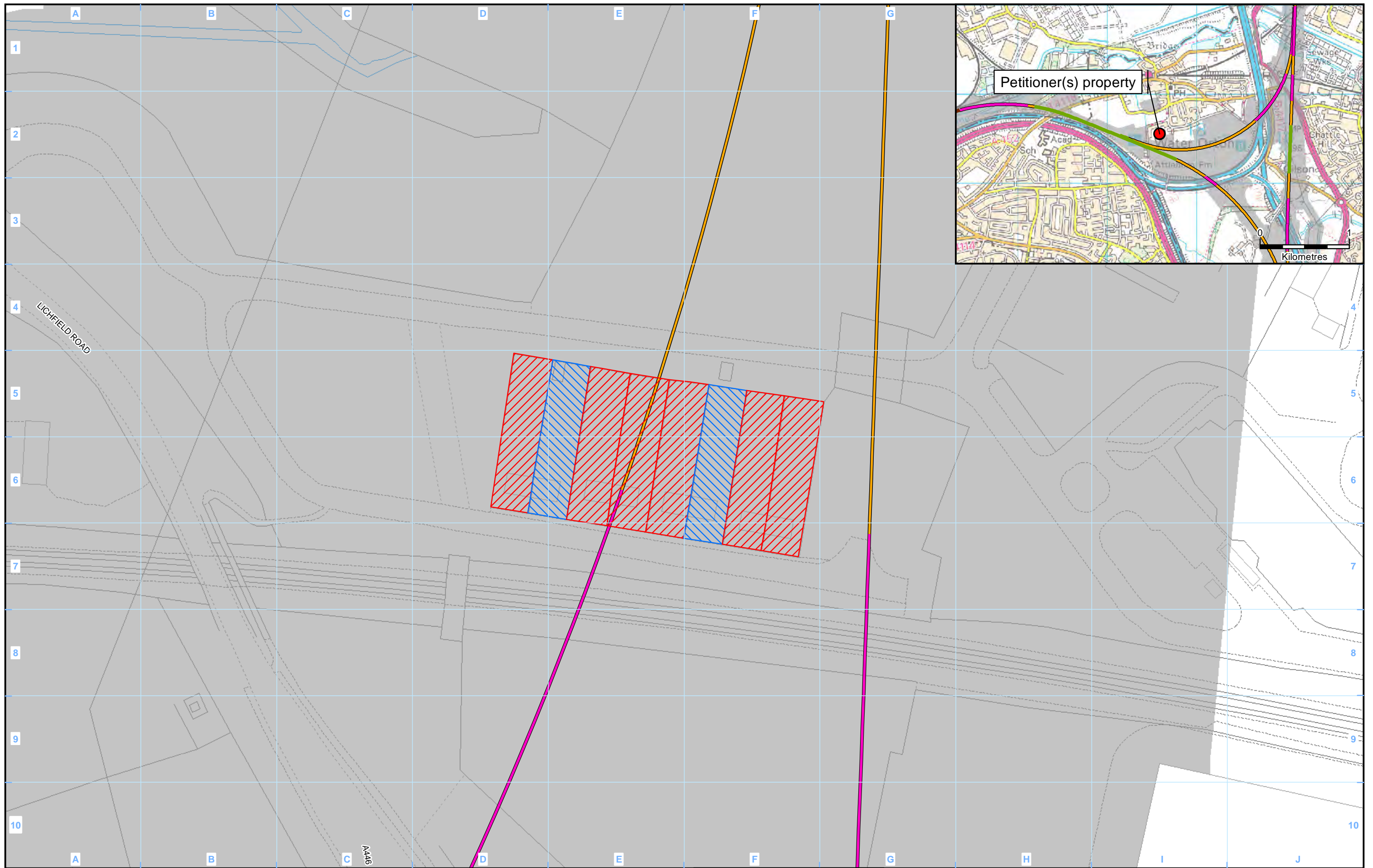


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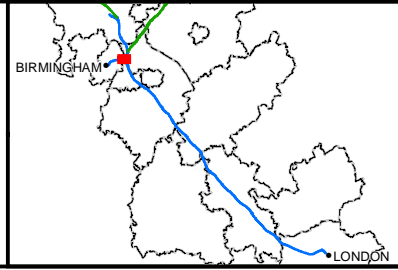
Legend

Phase One SES3 and AP4 ES alignment October 2015

- Cutting
- Embankment
- Retaining Wall
- Viaduct

Tenancy type

- Assured Shorthold Tenancy
- Regulated Tenancy
- Hybrid Bill Limits



**High Speed Two
Petitioner Location Plan
Reference Drawing**

SC-05-575

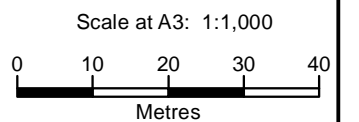
Petitioner
North Warwickshire Borough Council

Petition number
HS2-HS2-HY-PET-HOL-000575



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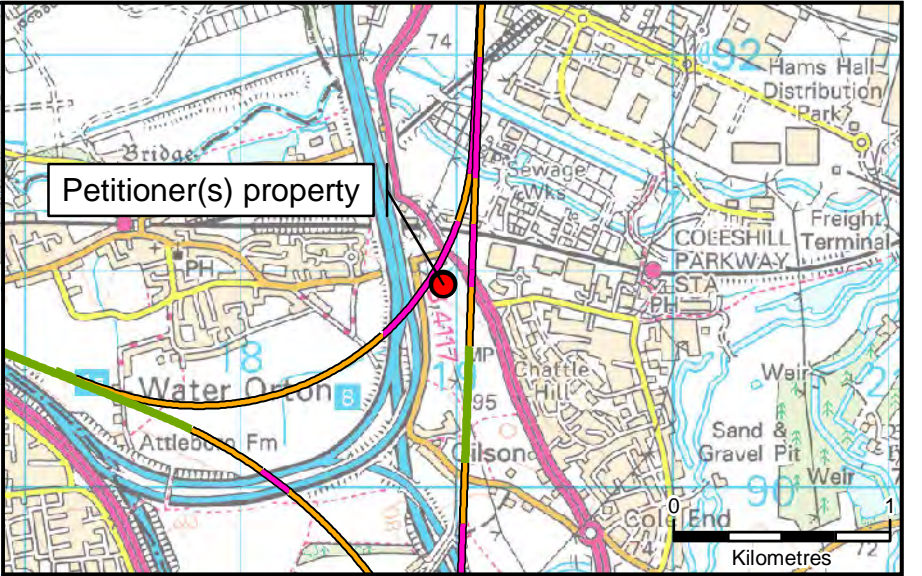
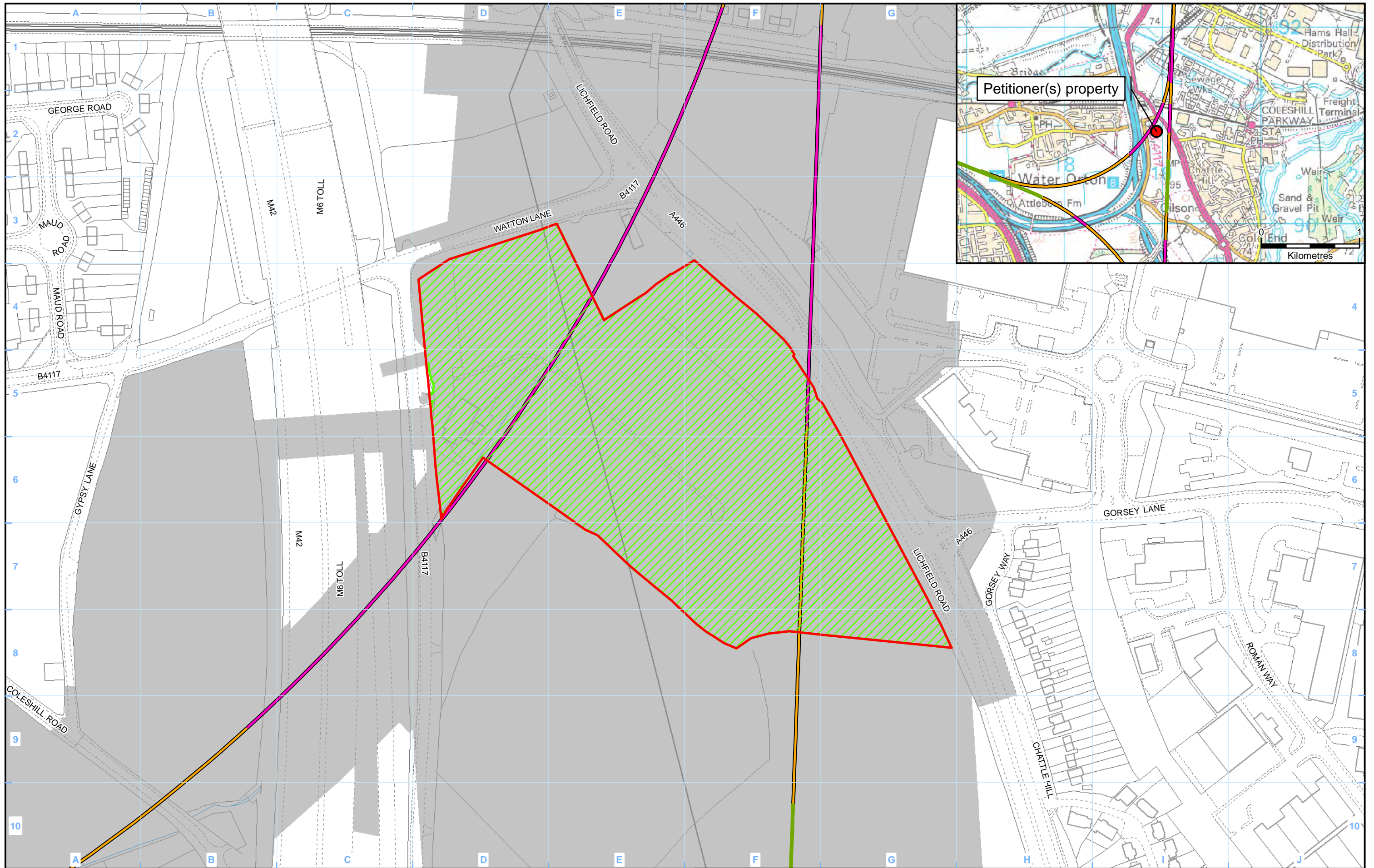
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HOL/00575/0003




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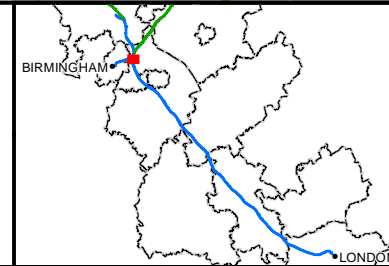


Legend

Phase One SES3 and AP4 ES alignment October 2015

-  Cutting
-  Embankment
-  Viaduct

-  Indicative extent of petitioner(s) property
-  Petitioner(s) land affected by Hybrid Bill
-  Hybrid Bill Limits



**High Speed Two
Petitioner Location Plan
Reference Drawing**

SC-04-575

Petitioner
North Warwickshire Borough Council: Old
Saltleians Rugby Football Club

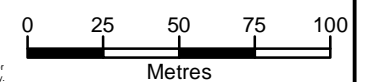
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Doc Number: PH1-HS2-HY-MAP-000-004890

HOL/00575/0004

Compensation for Business Rate Losses

The Promoter does not propose to provide any compensation to Local Authorities for losses in business rates which are asserted to be in connection with the construction or operation of Phase One of HS2, either as a result of reductions in rateable values, the relocation of businesses outside of a Local Authority's area or the demolition of commercial premises.

- Given the vagaries of the development market and the economy at large, it will always be the case that Local Authorities are at risk of experiencing some volatility in the income they receive from their retained share of business rates.
- No authority is dependent on the business rates retention scheme for more than a third of their overall revenue resources.
- The Government has always recognised that the rates retention scheme involves the transfer of greater risk to local authorities, alongside the potential for greater reward. A safety net in the rates retention scheme ensures that no authority's funding from the scheme drops by more than 7.5% below their baseline funding level.

Note to Select Committee on the impact of the Construction of HS2 on business rates revenue - February 2016

1. On 27 October 2014, the Committee heard from North Warwickshire Borough Council (NWBC) with regard to the potential impact of HS2 on their (and other local authorities') business rates income and the study conducted by Wilks Head & Eve on their behalf. The Committee requested on 28 October that DfT and HS2 Ltd look further into this issue. This note outlines the work that has been undertaken to explore this issue, and our concluding position.

Expected losses and gains

2. The Promoter has been worked closely with the Department of Communities and Local Government in order to explore the likely impacts of HS2 on local authority business rates income, using NWBC as a case study and as a local authority that will be potentially affected by both business rates losses and gains. Montagu Evans property consultants and rating specialists were appointed by HS2 Ltd to review the findings of the Wilks Head & Eve report. Montagu Evans produced an initial report giving their views on the potential impact of HS2 on the rateable value of NWBC's business properties and rates income. Following their initial report Montague Evans also provided an addendum report to provide an indication of the likely impacts on rateable values on an annual basis. The Montagu Evans report and addendum report has been shared with representatives from NWBC, Chiltern District Council and the London Borough of Camden.
3. Any assessment of the likely impact on rateable values should be treated with caution as until appeals are made the assessment of the rateable value impacts are subjective. The Montagu Evans report considered that the Wilks Head and Eve estimate of the impact of HS2 on rateable value (RV) losses in NWBC of £9 million to be overestimated. It instead found lower figures of between £1.8 million and £5.3 million. Although the actual rateable value impact cannot be predetermined, it is agreed there will be a loss of rateable value.
4. To understand the revenue impacts, Montague Evans produced an assessment of the annual impacts which showed a potential annual temporary loss between approx. £1m - £4m that would last a number of years, with a potential permanent loss of approx. £600k of rateable value from 2028/29 onward.
5. The assumptions took into account at the time of the report where it was known that certain businesses would be subject to demolition without relocation, and others that were expected to relocate within the Borough.
6. The actual losses will depend on the extent of mitigation measures implemented to limit disruption to businesses, particularly around Hams Hill Distribution Park and Coleshill Industrial Estate. Businesses required to relocate will be compensated through the Statutory Compensation Code and provided with practical assistance for relocation through an agency service.

Impact of HS2 development on income for NWDC

7. Any rateable value loss also needs to be converted into a loss of income. The 2019/20 loss compared to NWBC's current retained business rates could be between approx. £240k and £860K. Such a loss in business rates income is above NWBC baseline funding level and does not impact on DCLG's assessment of NWBC Core Spending Power¹ of £7m in 2019/20 or trigger a safety net payment.
8. It is not possible to predict the impact on NWBC income post 2020/21 until decisions are made over exactly how the 100% retained business rates proposal and the reset of the business rates retention system will be implemented.

Potential gains on income for NWDC from HS2 development

9. There are also a number of potential gains for NWBC in business rates income and wider economic growth as a result of HS2, although these are difficult to quantify and are not assessed in the income losses. Facilities provided elsewhere for relocated businesses may attract higher values. NWBC will also receive temporary increases in RV as a result of construction compounds. These are estimated to add in the region of £500,000 in rateable value for NWBC, which based upon the current system could equate to £100,000 in retained business rates. With Birmingham Interchange HS2 Station half a mile outside of NWBC's administrative area, it is likely that there will also be an increase in job opportunities and economic growth in the region.
10. In 2013/14, NWBC experienced alterations in business rates of a net £1.4m RV. Therefore, potential movement as a result of HS2 may be no greater than churn already experienced by NWBC, although clearly may increase churn overall. On the other hand, the maximum scenario above could see more substantial losses for NWBC.
11. As a rural borough council without a HS2 station inside its administrative area, these figures indicate the expected impact on one of the worst affected local authorities. Other authorities, such as Birmingham and Camden, are expected to see business rates increases as a result of HS2. Thus, the overall impact of HS2 on local authority business rates income is more balanced.

HS2's position on compensation

12. DfT, HS2 Ltd and DCLG have considered these figures and their potential implications for NWBC's income. The current Business Rates Retention Scheme is based on the principle that local authorities bear the risk of business rates decline and secure the rewards of growth. In line with that principle some local authorities are expected to see an increase in business rates from growth as a result of HS2. To provide a level of protection the system already has a safety net in place to guard against significant declines in local authority income. If a local authority's business rates income falls below 92.5% of the baseline funding level (the amount of an individual local authority's Start-Up Funding Assessment for 2013-14 at the start of current rates retention system), the system will automatically compensate up to that safety net level.
13. If HS2 causes a drop in business rates income below the 92.5% level, the retention scheme would automatically adjust to compensate. This 'safety net' will only apply if the anticipated fall in business rates income takes a local authority below their 13/14

¹ <https://www.gov.uk/government/publications/core-spending-power-provisional-local-government-finance-settlement-2016-to-2017>

funding baseline – it could reduce the growth they have experienced since then. In NWBC case they are still estimated to receive additional funding than their baseline, but not as much as they might have done without HS2 from 2018/19 to 2019/20.

14. By the end of this Parliament the Government has also announced that the local government sector will retain 100% of local taxes to spend on local government services. Over the coming months the Government will be consulting widely and openly in order to design a system that provides local authorities with the funding they need to deliver local services, and which provides the tools for councils to help grow their local economies.
15. The local authorities also queried whether business rates losses could be compensated through the New Burdens doctrine. DCLG have confirmed, however, that the New Burdens doctrine does not apply to changes in business rates income, except insofar as the Government makes changes to the tax regime which would reduce the amount of business rates that an authority could collect. Therefore, our assessment indicates that the New Burdens doctrine does not apply in this instance.
16. The Promoter recognises the above potential impacts on NWBC's business rates income and have discussed this in depth with DCLG, the actual impact on affected local authority incomes cannot be pre-determined. The rating consultants identified within NWBC a wide range of possible rateable value impacts, and given the need to consult widely on the form of the 100% Business Rates Retention Scheme in the future, there is uncertainty over the long term impact.
17. The Promoter's position is that it is therefore too early to come to a definitive position over whether HS2 funds should be used to provide a contribution towards mitigating losses in local authority revenues.
18. The Promoter is, however, mindful of the potential impacts on the business rates income of certain local authorities and commits to reviewing the situation from the start of 2018/19, which is at the end of the first year when the rating consultants identified a possible impact. This will allow us to assess what the revenue impacts actually are on local authority incomes before coming to a definitive position on how we respond to any revenue losses.
19. Our future consideration would need to take into account:
 - That we do not wish to undermine the principle of current business rates retention scheme that authorities bear the risk of business rates decline and secure the reward of growth; and
 - The precedent that could be created for future infrastructure projects.
20. DfT, HS2 Ltd, DCLG and Montagu Evans have met with representatives from local authorities (NWBC, Chiltern District Council, the London Borough of Camden and Wilks Head & Eve) on two occasions in March and July 2015 to discuss the findings from the Montagu Evans report, the likely implications of the business rates income reductions on NWBC's services and facilities, and to feed into the development of our position.

EN



EXECUTIVE SUMMARY OF BUSINESS RATES IMPLICATIONS

IN RESPECT OF

NORTH WARWICKSHIRE BOROUGH COUNCIL



5 BOLTON STREET

LONDON

W1J 8BA

MARCH 2015

1. CONTEXT

Montagu Evans LLP was approached by Steven Kidd of HS2 on 4th November 2014 to provide advice in respect of the potential Business Rates implications of the HS2 scheme with regards North Warwickshire Borough Council.

This followed production of a report commissioned by North Warwickshire Borough Council and written by Wilks Head and Eve, dated October 2014. The report, entitled “Report to NWBC for the Estimation of the Effect on Business Rate Income due to the Construction and Operation of HS2”, sought to identify and quantify the potential effects on Business Rates revenue within the Borough. In particular, the report sought to *assess the likely direct impact on the local economy of the Borough and in turn on the finances of the Borough both in the short and long term.*

This summary of the main report has been produced by Mark Higgin BSc (Hons) FRICS FIRR V, an Equity Partner of the firm and Head of Business Rates, and Josh Myerson MSc MRICS IRR V (Hons), an Associate Partner in the Rating Department.

2. REVIEW OF WILKS HEAD & EVE REPORT

The report identifies a number of ways in which the construction of HS2 might impact on rateable value, as follows:

1. Total Loss as a result of demolition
2. Blight prior to construction
3. Temporary losses during construction
4. Permanent losses due to a permanent disability

A total Rateable Value of £9,037,031 has been identified as being “at risk”. This RV is divided between the four scenarios in the following manner:

1. Total Loss as a result of demolition	£3,136,600	34.7%
2. Blight prior to construction	£725,577	8.0%
3. Temporary losses during construction	£4,670,287	51.7%
4. Permanent losses due to a permanent disability	<u>£504,567</u>	<u>5.6%</u>
	£9,037,037	100.0%

In approaching our examination of the report, we have reviewed the rationale adopted in each of these categories of disturbance and undertaken an interrogation of both the data relied on by Wilks Head and Eve and conclusions drawn in terms of potential effect on Rateable Value.

We find it difficult to conclude that the foreseeable loss to RV within NWBC's boundary as a result of HS2 will be anywhere in the order of the figures set out above.

In particular, we understand that much of the RV identified as being lost through demolition will in reality not be lost. The report identifies £3,136,600 of rateable value attributable to some 66 hereditaments which will be lost through demolition. We have reviewed these hereditaments in detail and are unable to reach the same conclusions in terms of quantum to lost rateable value. To quantify the anticipated loss, we would suggest of the 66 hereditaments identified by the report:

Status	Result	Properties	RV
To be demolished	RV loss 100%	13	£ 79,435
Not to be demolished	No RV loss	29	£ 641,100
Part demolition	No net RV loss	5	£ 1,918,000
Part demolition	Potential RV Loss	4	£ 28,500
Demolition but relocation	No net RV loss	15	£ 469,565

We do not believe that ratepayers will be successful in arguing for a blight allowance in anticipation of the works, except in the most exceptional of circumstances. The merits of such an allowance are difficult to prove and the material day regulations will constrain the Valuation Officer in conceding allowances.

Properties will undoubtedly be affected negatively during the course of the works. However, we do not find that the level of RV loss will be as high as that cited in the report. We would further advise that it is likely that much of the possible loss could be mitigated by implementation of measures to limit disruption to business, especially in respect of Hams Hill Distribution Park and Coleshill Industrial Estate where much of the concern emanates from access issues.

There may be examples of properties that will see a permanent loss in value once HS2 becomes operational. However, as with blight prior to construction, these will have to be well evidenced and will likely only apply to exceptional circumstances. We have nonetheless, for the purpose of this report, maintained WH&E figures.

Based on the foregoing, we quantify the potential at risk RV as being:

1. Total Loss as a result of demolition	£107,935	2.04%
2. Blight prior to construction	£0	0.0%
3. Temporary losses during construction	£4,670,287	88.4%
4. Permanent losses due to a permanent disability	<u>£504,567</u>	<u>9.6%</u>
	£5,282,789	100.0%

Should efforts to mitigate access concerns in respect of Hams Hill Distribution Park and Coleshill Industrial Estate so that no allowance could be justified, the potential at risk RV would reduce to:

1. Total Loss as a result of demolition	£107,935	6.0%
2. Blight prior to construction	£0	0.0%
3. Temporary losses during construction	£1,195,089	66.1%
4. Permanent losses due to a permanent disability	<u>£504,567</u>	<u>27.9%</u>
	£1,807,591	100.0%

3. ANALYSIS OF NWBC ACCOUNTS AND ASSESSMENT OF SENSITIVITY TO CHANGES IN RATE REVENUE.

As detailed, WH&E identify £9,037,037 of “at risk” rateable value. They go on to adopt an assumed multiplier of 50p to arrive at a “predicted loss” of £4,517,539.

It is incorrect to infer that a £1 loss in rateable value would result in a 50p loss in revenue to NWBC, as the WH&E report appears to do. Any potential loss would be divided via the local and central share polices at the heart of the business rates retention model. Moreover, any exposure to lost revenue would be further mitigated by NWBC’s membership of the Coventry and Warwickshire Business Rate Pool as described earlier. Nevertheless, for the purpose of this exercise we adopt the same methodology.

Based on the foregoing, Montagu Evans believe £5,282,789 of RV to be at risk. If we broadly assume that a £1 loss in RV, would result in a 50p total loss in possible revenue the “at risk” RV identified would give a potential revenue loss of in the order of £2,641,394.40.

Should efforts to mitigate access concerns in respect of Hams Hill Distribution Park and Coleshill Industrial Estate so that no allowance could be justified, the potential at risk RV would reduce to £1,807,591, which corresponds to a loss in monetary terms of £903,795.50.

The total loss of revenue does not represent the total loss of revenue to NWBC. In the first instance, the loss is shared with central government via the 50/50 rates retention mechanism. Moreover, NWBC will share some loss with Warwickshire County Council who bear a 10% burden (and benefit from 10% of the rate increase). Finally, NWBC’s membership of the Coventry and Warwickshire Business Rate Pool further dilutes the impact by sharing the burden over 6 other Billing Authorities.

Figures in terms of actual loss to NWBC will be provided by DCLG.

4. EXPECTED SCOPE FOR EXTRA REVENUE FROM HS2 WORK SITES, RELOCATED PREMISES, ANY INCREASE IN RVs DUE TO PROXIMITY TO SCHEME AND BIRMINGHAM INTERCHANGE.

The Wilks Head and Eve report concludes that:

During the construction of HS2 there may be some betterment but very small in terms of Rateable Value for example contractor's huts and temporary contractors' facilities. There could be possible betterment in the future due to enhanced trade brought about due to HS2, i.e trade enhanced by the construction workforce but at the time of producing this report the added value is unquantifiable in terms of Rateable Value.

We do not reach the same conclusions in terms of the possible extra rateable value that might be created as a consequence of HS2.

There are two possible routes to RV creation:

1. Temporary RV created pursuant to construction
2. Long term RV appreciation following construction

Although very difficult at this early stage to quantify with any degree of certainty, it is likely that the presence of construction compounds, should they fall to be rateable, will attract a material rateable value that will go some way to offset the predicted losses.

It is likely that HS2 will lead to RV generation, both in the short and long term. Whilst it is unlikely that this will extinguish the projected loss through appeal or deletion, some of the loss could be mitigated. However, it is difficult to quantify.



REPORT ON BUSINESS RATES IMPLICATIONS

IN RESPECT OF

NORTH WARWICKSHIRE BOROUGH COUNCIL



5 BOLTON STREET

LONDON

W1J 8BA

FEBRUARY 2015

CONTENTS

1. Introduction
2. Main Review of WH&E report
3. Summary of local government finance regime, part played by business rates, and the localism point. Statement about upcoming and future reviews to RVs including comment on phasing of changes etc.
4. Analysis of NWBC accounts and assessment of sensitivity to changes in rate revenue.
5. Expected scope for extra revenue from HS2 work sites, relocated premises, any increase in RVs due to proximity to scheme and Birmingham Interchange.
6. Investigation into other options to mitigate loss of income aside from that already envisaged by the current legislation.

1. INTRODUCTION

Montagu Evans LLP were approached by Steven Kidd of HS2 on 4th November 2014 to provide advice in respect of the potential Business Rates implications of the HS2 scheme with regards North Warwickshire Borough Council.

This followed production of a report commissioned by North Warwickshire Borough Council and written by Wilks Head and Eve, dated October 2014. The report, entitled “Report to NWBC for the Estimation of the Effect on Business Rate Income due to the Construction and Operation of HS2”, sought to identify and quantify the potential effects on Business Rates revenue within the Borough. In particular, the report sought to *assess the likely direct impact on the local economy of the Borough and in turn on the finances of the Borough both in the short and long term.*

Montagu Evans have been asked to review the report and provide a critique of the conclusions drawn. As part of the brief, Montagu Evans will also provide a narrative to the statutory and legislative framework in which business rates, and the collection thereof, operate.

Montagu Evans is a firm of Chartered Surveyors established in 1921 and based in London’s Mayfair, with further offices in Manchester, Glasgow and Edinburgh. We have one of the UK’s largest dedicated Business Rates departments, providing valuation and liability advice to a range of landlords and occupiers from both the Private and the Public sector.

This report has been produced by Mark Higgin BSc (Hons) FRICS FIRR V, an Equity Partner of the firm and Head of Business Rates, and Josh Myerson MSc MRICS IRR V (Hons), an Associate Partner in the Rating Department.

2. MAIN REVIEW OF WILKS HEAD & EVE REPORT

- Detailed examination of the WH&E report, including verification of the rateable value data utilised, likely levels of reduction, the extent to which works in relation to HS2 will impact on hereditaments and the associated value implication thereon.
- Details of the appeal process.

We have been provided with a copy of Wilks Head and Eve’s report dated October 2014, together with relevant appendices. The report is entitled “Report to NWBC for the Estimation of the Effect on Business Rate Income due to the Construction and Operation of HS2” and seeks to *assess the likely direct impact on the local economy of the Borough and in turn on the finances of the Borough both in the short and long term.*

In so doing, the report identifies a number of ways in which the construction of HS2 might impact on rateable value (and thereby an implied direct and proportional effect on NWBC revenue). Four such scenarios are envisaged by the report, as follows:

1. Total Loss as a result of demolition
2. Blight prior to construction
3. Temporary losses during construction
4. Permanent losses due to a permanent disability

A total Rateable Value of £9,037,031 has been identified as being at risk. This RV is divided between the four scenarios in the following manner:

1. Total Loss as a result of demolition	£3,136,600	34.7%
2. Blight prior to construction	£725,577	8.0%
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4. Permanent losses due to a permanent disability	<u>£504,567</u>	<u>5.6%</u>
	£9,037,037	100.0%

In approaching our examination of the report, we have reviewed the rationale adopted in each of these categories of disturbance and undertaken an interrogation of both the data relied on by Wilks Head and Eve and conclusions drawn in terms of potential effect on Rateable Value.

We then review the relationship between Rateable Value and Billing Authority revenue, albeit this is covered in more detail in a subsequent section.

To provide some legislative context, Rateable Value is in broad terms intended to reflect the open market rental value of a defined hereditament at a particular valuation date. Rateable Value is defined by Schedule 6 of the Local Government Finance Act 1988 as follows:

- 1) The rateable value of a non-domestic hereditament none of which consists of domestic property and none of which is exempt from local non domestic rating] shall be taken to be an amount equal to the rent at which it is estimated the hereditament might reasonably be expected to let from year to year on these three assumptions—
 - (a) the first assumption is that the tenancy begins on the day by reference to which the determination is to be made;
 - (b) the second assumption is that immediately before the tenancy begins the hereditament is in a state of reasonable repair, but excluding from this assumption any repairs which a reasonable landlord would consider uneconomic;
 - (c) the third assumption is that the tenant undertakes to pay all usual tenant's rates and taxes and to bear the cost of the repairs and insurance and the other

In arriving at an assessment of rateable value, the act prescribes a dual date perspective, insofar as there is a valuation date and material date. For the purposes of the current Revaluation (being known as the 2010 List and with a currency of 1st April 2010 to 31st March 2017) that valuation date is 1st April 2008. Physical matters adopted within that valuation exercise are taken at the Material Date, which for the purposes compiled list appeals is 1st April 2010.

Where certain physical circumstances change during the currency of a rating list, legislation allows for these to be reflected in the assessment. Such circumstances fall to be considered material changes of circumstance which are to be considered at the relevant material date. They are defined in Schedule 6 of the LGFA 1988 as follows:

- (6) Where the rateable value is determined with a view to making an alteration to a list which has been compiled (whether or not it is still in force) the matters mentioned in sub-paragraph (7) below shall be taken to be as they are assumed to be on the material day.
- (6A) For the purposes of sub-paragraph (6) above the material day shall be such day as is determined in accordance with rules prescribed by regulations made by the Secretary of State.
- (7) The matters are—

- (a) matters affecting the physical state or physical enjoyment of the hereditament,
- (b) the mode or category of occupation of the hereditament,
- (c) the quantity of minerals or other substances in or extracted from the hereditament,
- (cc) the quantity of refuse or waste material which is brought onto and permanently deposited on the hereditament
- (d) matters affecting the physical state of the locality in which the hereditament is situated or which, though not affecting the physical state of the locality, are nonetheless physically manifest there, and
- (e) the use or occupation of other premises situated in the locality of the hereditament.

Subsections 7 (a) and (d) provides avenues by which the construction of HS2 may lead to a value-significant material change of circumstance to hereditaments in the vicinity of the development, either where the construction directly affects the physical enjoyment of the hereditament (and where such physical enjoyment is detrimentally effected, so would the value potentially reduce) or where the construction affects the physical state of the locality in which the hereditament is situated or which, though not affecting the physical state of the locality, are nonetheless physically manifest there. This would cover a situation where, although the construction itself may be distant from the hereditament in question, the effects of that construction can nonetheless be shown to be physically manifest.

Wilks Head and Eve's report contends that the construction of HS2 will result in value-significant material changes of circumstances to some hereditaments located within North Warwickshire Borough Council and that such MCCs will have the result of reducing Rateable Values. It seeks to quantify such reductions in Rateable Value terms.

1. Total Loss as a result of demolition

In order to enable the construction of HS2, it will be necessary to demolish a number of NNDR hereditaments. Such demolition will result in the deletion of those hereditaments from list, leading to a total extinguish of the associated rateable value.

The report identifies £3,136,600 of rateable value attributable to some 66 hereditaments.

The report has assumed that all of the 66 identified hereditaments will be demolished, resulting in a full extinguishment of the associated Rateable Value. Wilks Head & Eve note that they have “assumed that all of these properties will be demolished as it is unclear which ones will be kept and which ones will not” at the time of writing their report.

We have reviewed the 66 identified hereditaments in details and are unable to reach the same conclusions in terms of quantum to lost rateable value.

We identify 13 hereditaments that, at the time of writing, are likely to be subject to demolition and that will not be subject to relocation. These assessments amount to £79,435 of RV.

A further 15 hereditaments with a total RV of £469,565 are identified, at the time of writing, as being likely to be subject to demolition but which are likely to also be subject to relocation within the Borough. We consider it inappropriate to suggest that this rateable value will be lost in the long term. Indeed, facilities provided elsewhere may attract higher values on the basis that they will be newer (albeit it is conceded that, at this stage, such propositions are difficult to quantify).

Nine hereditaments will be subject to part demolition. These account for £1,946,500 of the identified RV. Of these, we have been able to review detail the intentions in respect of £1,918,000 of RV and conclude that there will be no long term loss.

We have been advised that the remaining 29 hereditaments identified in the WH&E report will not be subject to demolition, albeit it may be considered appropriate for them to benefit from short term disturbance allowances. The current RV of these hereditaments totals £641,100.

A significant proportion of the rateable value attributed to the 66 hereditaments (£2,353,333 / 75.03%) relates to six hereditaments with live assessments in excess of £100,000 RV. The future of these six sites will therefore significantly affect the ultimate loss of rateable value through demolition and we consider it appropriate to review these six in greater detail, as follows:

i. IM House, South Drive Coleshill – RV £435,000

IM House is a large office building extending to some 3,226 sq m (NIA) and located adjacent to the Colehill Manor Office Campus, which is nestled between the M6 and the M42. The report prepared on behalf of NWBC cites a full demolition and total RV loss.

We understand that the building in its current form will be demolished as part of the HS2 project. However, we further understand that IM Group hold a planning permission which would potentially allow for reconfiguration for the site through development. There is a strong possibility of RV creation, either through IM seeking to reconfigure the site for their own purposes or to unlock revenue through development for third parties, should they seek to relocate their business elsewhere (beyond the Borough boundary).

NWBC will undoubtedly want to ensure vitality of the area and would hopefully work together with developers to maximise opportunities which, as a direct albeit unrelated consequence, would lead to RV creation to mitigate (either in part or whole) the loss of RV.

Conclusion: RV of current hereditament will be lost but high possibility of creation of RV to mitigate loss through reconfiguration and redevelopment of the site.

ii. The Garden & Leisure Group Ltd, Melbick Nurseries, Chester Road, Coleshill– RV £420,000

The Garden & Leisure Group Ltd occupy a 12,662 sq m garden centre located on the A446 close to Junction 7 of the M42. The report prepared on behalf of NWBC cites a full demolition and total RV loss.

We understand that the building will not be demolished. Instead, only part of the car park is required to facilitate the scheme. Car parking facilities lost to construction would be replaced via reconfiguration and such reconfiguration would be carried out in such a way to ensure that new spaces are provided in advance of other spaces being removed. Car parking is, in any event, implicitly reflected in the hereditament's valuation. The proximity of construction to the property may warrant a disturbance allowance.

Conclusion: RV of the current hereditament would not be lost. There may be some RV loss as a result of a successful appeal for disturbance but such a loss would be marginal.

iii. Severn Trent Water, Sewage Works, Lichfield Road Coleshill – RV £310,000

iv. Severn Trent Water, Sludge Destruction, Lichfield Road Curdworth – RV £310,000

These two hereditaments make up a large water treatment and sewage works to the east of the M42 in close proximity to the Coleshill Industrial Estate and the Hams Hall Distribution Park.

We have been advised that construction of HS2 would necessitate the reconfiguration of the site but that works will remain open. We conclude that reconfiguration would be unlikely to lead to a long term loss of rateable value on the basis that the site would need to continue to serve the same demographic.

Conclusion. No foreseeable long term loss of RV.

v. Aston Villa FC Training Ground, Bodymoor Heath Lane, Middleton, Tamworth – RV £375,000

The property comprises Aston Villa’s Premiership training ground and youth academy, sandwiched between the M42 to the east and the Belfry Golf Club to the west.

We have been advised that construction of HS2 will not result in the demolition of the site and total RV loss. Instead, we understand that the scheme would necessitate the loss of some of the youth training pitches. The main buildings and the higher value Premiership training pitches would be unaffected. The lost pitches would be provided for elsewhere on site or via the purchase of adjoining land. The proximity of construction (and of the final route) may result in the application of an allowance to disturbance. However, HS2 are sympathetic to concerns and we have been assured by HS2 that they are working closely with the occupier to ensure optimal mitigation of disturbance.

Conclusion. No foreseeable long term loss of RV.

vi. International Automotive, Gorse Lane, Coleshill – RV £670,000

This hereditament comprises a large industrial unit on the edge of the western edge of the Coleshill Industrial Estate, to the south of the Severn Trent Water referenced above.

The report cites a total loss of RV. However, we have been advised that construction only requires demolition of part of the building. Indeed the part of the building concerned comprises an extension of the property that was completed 2014, pursuant to a planning application granted by NWBC in April 2012. It would appear that this extension, amounting to some 6,675 sq m, does not appear in the live assessment for the building. On that basis, we allow for no RV loss. A short term allowance for disturbance may be warranted.

Conclusion: No foreseeable long term loss of RV.

Conclusion

The report cites £3,136,600 of RV lost through demolition pursuant to the construction of HS2. We find that the true anticipated loss of RV is far less. Where demolition is required, it is likely that much of the RV will be replaced via relocation within the borough. Where this relocation results in the construction of an improved hereditament, it is likely that the resultant increase in RV would go some way to mitigate the loss where relocation is not envisaged.

To quantify the anticipated loss, we would suggest of the 66 hereditaments identified by the report:

Status	Result	Properties	RV
To be demolished	RV loss 100%	13	£ 79,435
Not to be demolished	No RV loss	29	£ 641,100
Part demolition	No net RV loss	5	£ 1,918,000
Part demolition	Potential RV Loss	4	£ 28,500
Demolition but relocation	No net RV loss	15	£ 469,565

2. Blight Prior to Construction

WH&E notes that “once the order for HS2 has been confirmed it is possible that occupiers may appeal their assessments before any construction works commence on the assumption that rental values (and therefore RV) have been blighted by the scheme”, arguing that this is on the basis that “the Statutory definition of Rateable Value... states that ‘the property might reasonably be expected to let from year to year’ which could have an effect on value”

They identify properties with a total RV of £16,422,286 that may qualify for such blight allowances and that such allowances would result in a reduction in rateable value of some £725,577.

In order to constitute a material change of circumstance that can be correctly reflected in a property’s rateable value, Schedule 6 states that such a change must either physically affect the locality or, though not itself physically affecting the locality, its consequences are nonetheless physically manifest there.

Although the construction will not have started, case law provides precedent for examples where hereditaments subject to a compulsory purchase order have been altered to reflect the existence of such an order, where such an order is confirmed during the currency of a List [Prodorite Ltd -v- Clark (VO), [1993] RA 197 (LT)]. However, where such an order exists as at the AVD in confirmed form (not merely draft) its existence ought already to be reflected in prevailing rental values of hereditaments subject to it. Only where the order is confirmed at a later date would there be an effect on value.

Discussion of lost RV through blight prior to construction is therefore complicated given the fact that we are using 2010 Rateable Values as an indicative measure of lost future lost value. Where a discount in value is considered appropriate due to the existence of the order, this ought to already be reflected and the re-basing of an Authority’s pool would capture it. Given the timetable for construction is still some way from today, mounting a successful and evidenced case against the VOA to seek blight allowances would be difficult.

We would note that of the £16,422,286 of rateable value identified by WH&E as being possible recipients of a blight allowance, £10,563,500 (64.3%) is limited to the Hams Hall Distribution Park and the Coleshill Industrial Estate (known in the report as Industrial 2 hereditaments). These properties have been singled out within the WH&E report on the basis that they have concluded, whilst relatively distant from the construction project itself, these locations are particularly sensitive to issues surrounding access, the consequences of which may be physically manifest in the location. They state that they *believe that Hams Hall and Coleshill Industrial Estate will be most affected*, albeit we would note that they have adopted lower allowances than the other industrial hereditaments. Industrial 2 properties have been award a 5% allowance across the board, resulting in an “at risk” RV of £528,178 (72.8% of the total £725,577 RV “at risk”). We would anticipate that HS2 would seek to work closely with occupiers to ensure the minimum access to the road network.

Notwithstanding the above, we do not reach the same conclusion in terms of loss in advance of construction.

3. Temporary losses during construction

Loss of Rateable Value through successful appeals that seek an allowance during the period of the construction works represents the principle threat to revenue (£4,670,287 of the total “at risk” RV of £9,037,031 [51.7%]).

The Wilks Head and Eve report identifies properties with a total rateable value of £37,795,651 which may have a cause to be awarded an allowance during the works. The adoption of the allowances suggested in the report would result in a reduction of £4,670,287 of rateable value (an average reduction of 12.36% over the hereditaments identified).

In arriving at the potentially allowances to be adopted, WH&E make the following comment:

We then looked in detail at each Valuation Office description code and produced a table showing the 72 Description types that would be affected by HS2. We then analysed how many properties were in each description code and what the total Rateable value was per code - See Appendix 2.

We then grouped together the description codes in a logical order to arrive at six description categories: Offices, Retail, Industrial, Leisure, Non-Residential Institution and Miscellaneous.

On further reflection we believed that in the Industrial Category Hams Hall and Coleshill Industrial Estate could be affected due to possible access problems if problems were encountered during the construction of HS2 and therefore a further Industrial 2 category has been created - See Appendix 3.

We then used our expertise and Valuation knowledge of the Rating system to arrive at a set of possible scale of reductions that we believe could be achieved on each class of property.

We have been provided with a detailed breakdown of the hereditaments identified and would summarise as follows:

Total Hereditaments	730	£ 46,666,495	
Of which:	Offices	221	£ 4,254,025 9.1%
	Retail	133	£ 2,191,450 4.7%
	Industrial (1)	91	£ 3,240,425 6.9%
	Industrial (2)	150	£ 29,603,950 63.4%
	Miscellaneous	71	£ 3,401,120 7.3%
	Leisure	43	£ 3,354,525 7.2%
	D2	21	£ 621,000 1.3%
		£ 46,666,495	100.0%

Of these hereditaments, they conclude that the following would be candidates for disturbance allowances which they go on to quantify:

Description	Total RV	Scale	RV after Scale	%
Offices	£ 3,244,700	12.50%	£ 405,588	8.68%
Retail	£ 1,535,340	7.50%	£ 115,150	2.47%
Industrial	£ 2,650,000	15.00%	£ 397,500	8.51%
Industrial 2	£ 25,742,211	13.50%	£ 3,475,198	74.41%
Leisure	£ 3,045,400	6.50%	£ 197,951	4.24%
D2	£ 256,550	5.00%	£ 12,828	0.27%
Miscellaneous	£ 1,321,450	5.00%	£ 66,072	1.41%
	£ 37,795,651		£ 4,670,287.00	100%

It should be noted that around 400 of the identified hereditaments currently qualify for some form small business rate relief. For the current rate year, properties with RVs of below £6,000 receive 100% of relief. Properties with RVs of between £6,000 and £11,999 received between 100% and 0% relief on a sliding scale. We arrive at a total RV of circa £800,000 in respect of properties that we believe qualify for 100%. A further c.150 properties with an aggregate RV of £1.25m may qualify for relief on a sliding scale. Adopting an average of 50% relief would reduce the identified RV by around £625,000, to give a total RV of £1.425m to be removed from the above table. However, at on 3.77% of the total RV identified, allowing for a margin of error, we adopt WH&E's figures as a starting point.

Unlike the loss of rateable value following a deletion, which is absolute, reductions in assessment following a material change of circumstance are evidence based. As set out earlier, rateable value is intended to broadly reflect rental value of a property, or part of a property. At the commencement of a rating list, the valuation is taken assuming rental values at the antecedent valuation date with physical circumstances as they stand at the start of that List (i.e. 1st April 2008 and 1st April 2010 for the 2010 Rating List). Where a material change of circumstance occurs after the compilation of the rating list, where that change can be taken into account under Schedule 6 of the LGFA 1988, the assessment can be altered to reflect that change. Such an alteration can result in a decrease or increase in value.

For material changes that turn on a perceived detrimental effect on a property's rental value as a result of disturbance emanating from an external source, market practice is for that property's assessment to include an end allowance (say 5% or 10%). This allowance is intended reflect the reduction in rental value. However, it is rare for such an allowance to be based on actual reductions evidenced in the rental market on the basis that rent reductions are rarely granted. Instead, evidence for the quantum of an allowance is derived from settlements of comparable assessments.

WH&E adopt a similar rationale in their report, cited that they have “used our expertise and Valuation knowledge of the Rating system to arrive at a set of possible scale of reductions that we believe could be achieved on each class of property”.

We cannot find fault with this approach. However, we have concerns as to the level of allowances that have been suggested, which range from 5% to 15%.

In particular, we have concerns with the allowances suggested in respect of the offices, retail and industrial hereditaments (12.5%, 7.5%, 13.50-15% respectively).

For example, it has been suggested that retail properties will benefit from an average allowance of 7.5%. As a very rough rule of thumb, such an allowance would follow evidence that turnover had been negatively affected in the order of 15%. Such a downturn must be linked to the material change cited and, where the originator of the MCC is distant from the appeal property, the effects of the change must be physically manifest in the locality. These properties are predominantly located in Coleshill (High Street, Coventry Road, Parkfield Road), Middleton (Middleton Hall) and Water Orton (Birmingham Road). These locations are quite distant from the construction works themselves and so there must be the assumption that physically manifest disruption will follow in the town centre as a consequence of the nearby works. On the basis of an indirect nature of the disruption, we would suggest that the average 7.5% put forward appears optimistic. Implementation of measures to lessen disruption would have a material effect on the justification for allowances of this order.

However, the allowances proffered on the offices, retail and industrial 1 properties account for only 20% of “at risk” RV. 74.4% of the “at risk” RV relates to industrial 2 hereditaments, being properties located on the Hams Hill Distribution Park and the Coleshill Industrial Estate. Whilst relatively small in number (150), the hereditaments in these two locations represent some of the largest properties that might be affected by HS2 (a few of which have RVs of several million pounds). Although relatively distant from the path of the line, it is claimed that the disturbance would materialise in the form of impinged access. WH&E suggest an average allowance across these hereditaments of 13.50%. We regard this to be a significant allowance.

We further understand that HS2 are conscious of concerns raised by occupiers of these two estates surrounding issues of access. We understand that HS2 intend to put measures into place with a view to mitigating any disruptions to these properties in terms of access etc. Should these measures prove successful, the case for a reduction through disturbance would be severely weakened and may indeed be fully extinguished.

Similar measures in respect of the other identified hereditaments are likely to go some way to lessen the justification for allowances.

As an aside, WH&E suggests that these allowances will be in place across all of the identified hereditaments for a period of 7-10 years. However, it is highly unlikely that all the hereditaments will be affected to the same degree for the duration of the project. Some areas will be more affected at one time and others.

4. Permanent losses due to a permanent disability

The report identifies a number of properties that are particularly close to the path of the line and which therefore may suffer ongoing disturbance from the operation of the HS2 route. Such disturbance is described as amounting to noise, dust and general disturbance and the allowances are quantified as follows:

Description	Total RV	Scale	RV after Scale	
Offices	£ 1,482,000	3.50%	£ 51,870	10.28%
Retail	£ 720,617	5.00%	£ 36,000	7.13%
Industrial	£ 1,256,540	15.00%	£ 188,481	37.35%
Industrial 2	£ 1,045,678	12.50%	£ 130,710	25.91%
Leisure	£ 2,496,500	2.00%	£ 49,900	9.89%
D2	£ 20,300	2.00%	£ 406	0.08%
Miscellaneous	£ 1,180,000	4.00%	£ 47,200	9.35%
	£ 8,201,635		£ 504,567	

As with temporary allowances, any allowances that may be due on the basis of permanent disabilities will need to be evidence based. It may be that these properties will indeed continue to suffer from the operation of HS2 and that such suffering would have a material impact on the properties' rental values. However, it is equally possible that the properties would see some benefit from the implementation of HS2 (covered in more detail in a later section).

We would suggest that the proffered allowances seem generous, especially in respect of the industrial hereditaments which one might expect would less disturbed by external noise and dust give the mode and category of their own occupations.

Conclusions

The Wilks Head and Eve report identifies the follow RV as being “at risk”:

1. Total Loss as a result of demolition	£3,136,600	34.7%
2. Blight prior to construction	£725,577	8.0%
3. Temporary losses during construction	£4,670,287	51.7%
4. Permanent losses due to a permanent disability	<u>£504,567</u>	<u>5.6%</u>
	£9,037,037	100.0%

We find it difficult to conclude that the foreseeable loss to RV within NWBC’s boundary as a result of HS2 will be anywhere in the order of the figures set out above.

In particular, we understand that much of the RV identified as being lost through demolition will in reality not be lost.

We do not believe that ratepayers will be successful in arguing for a blight allowance in anticipation of the works, except in the most exceptional of circumstances. The merits of such an allowance are difficult to prove and the material day regulations will constrain the Valuation Officer in conceding allowances.

Properties will undoubtedly be affected negatively during the course of the works. However, we do not find that the level of RV loss will be as high as that cited in the report. We would further advise that it is likely that much of the possible loss could be mitigated by implementation of measures to limit disruption to business, especially in respect of Hams Hill Distribution Park and Coleshill Industrial Estate where much of the concern emanates from access issues.

There may be examples of properties that will see a permanent loss in value once HS2 becomes operational. However, as with blight prior to construction, these will have to be well evidenced and will likely only apply to exceptional circumstances. We have nonetheless, for the purpose of this report, maintained WH&E figures.

Based on the foregoing, we quantify the potential at risk RV as being:

1. Total Loss as a result of demolition	£107,935	2.04%
2. Blight prior to construction	£0	0.0%
3. Temporary losses during construction	£4,670,287	88.4%
4. Permanent losses due to a permanent disability	<u>£504,567</u>	<u>9.6%</u>
	£5,282,789	100.0%

Should efforts to mitigate access concerns in respect of Hams Hill Distribution Park and Coleshill Industrial Estate so that no allowance could be justified, the potential at risk RV would reduce to:

1. Total Loss as a result of demolition	£107,935	6.0%
2. Blight prior to construction	£0	0.0%
3. Temporary losses during construction	£1,195,089	66.1%
4. Permanent losses due to a permanent disability	<u>£504,567</u>	<u>27.9%</u>
	£1,807,591	100.0%

3. SUMMARY OF LOCAL GOVERNMENT FINANCE REGIME, PART PLAYED BY BUSINESS RATES, AND THE LOCALISM POINT. STATEMENT ABOUT UPCOMING AND FUTURE REVIEWS TO RVs INCLUDING COMMENT ON PHASING OF CHANGES ETC.

Business Rates Retention

Until recently, Business Rates have represented a Treasury tax. Whilst the Billing Authorities were tasked with collecting the liability from ratepayers, this was on behalf of Central Government. Business rates were collected by the Billing Authorities, pooled centrally by the Government and then redistributed back to the Billing Authorities via a system of formula grant.

This process changed materially with effect from 1st April 2013 with the introduction business rates retention via the Local Government Finance Act 2012, and subsequent regulatory amendments. Rate retention gave Billing Authorities the ability to retain half of the addition revenue created by Rateable Value creation, effectively splitting the additional income received by Billing Authorities into two discrete streams, known as the local share and the central share. Half of the increase would be retained and half would be passed onto Central Government and redistributed back to other Billing Authorities in the form of revenue support (similar to formula grant).

The intention of the policy was to incentivise Billing Authorities to promote development so that they might benefit from increased revenue. The Policy Statement notes:

The rates retention scheme will provide a strong incentive for local authorities to promote growth, while ensuring all local authorities have adequate resources to provide services to local people. It will give councils every possible reason to use the influence they have over planning, investment in skills and infrastructure and their relationship with local businesses to create the right conditions for local economic growth.

Economic analysis highlights that the incentive for growth introduced through these reforms could add approximately an additional £10 billion to the national economy over the next seven years

However, as a trade-off, Billing Authorities are also expected to absorb half of the potential loss in rate revenue via Rateable Value lost as a consequence of Rating List changes (appeals, material changes of circumstance etc.).

In very simplistic terms, this would mean that for every pound of liability lost would result in a decrease in Billing Authority revenue of 50p. With the UBR broadly 50p in the pound, this would translate to a 25p loss of revenue for every pound of Rateable Value lost from the List. In reality, the actual calculations are more complicated as there is a system of tariffs and top ups, together with payments to major precepting authorities.

Whilst it was hoped that any loss in revenue through RV reduction would be offset by increases in revenue from RV creation, the Government sought to protect Billing Authorities from significant downwards fluctuations in revenue received and incorporated a number of measures to achieve this including:

1. Safety Net

The Government has incorporated a safety net procedure in an attempt to mitigate exposure to significant reductions in business rates income. This safety net is set at a threshold of -7.5%. Where actual revenue falls below 92.5% of the baseline funding level, Billing Authorities will receive a safety net payment to redress.

2. Volatility Measures

In addition to the safety net procedures, Government has introduced a further measure to limit exposure to volatile revenue returns, via a calibration adjustment that seeks to “allow for historic differences between local authority forecast estimates and final outturn figures (where the latter have tended to be lower than the former). As the adjustment will be made to the aggregate, the same percentage reduction will apply to all authorities. In the 2012/13 forecast of business rates (set by the Office for Budget Responsibility), the adjustment was 5%”. Moreover “the Government has decided to make a further downwards adjustment to the estimated business rates aggregate to reflect the aggregate cost to local authorities of losses incurred as a result of successful appeals against the rating list which are still outstanding.”

3. Pooling

Pooling is a mechanism by which Billing Authorities can pool their business rates for the purposes of the retention/grant calculations. These allows for a number of smaller Authorities to band together, both sharing any positional increase in rate revenue through the rate retention scheme as well as sharing the burden of risk to revenue loss. The Policy Statement notes:

[Pooling gives Billing Authorities] scope potentially to generate additional growth through collaborative effort, and to smooth the impact of volatility in rates income across a wider economic area.

We would note that NWBC is a member of the Coventry and Warwickshire Business Rate Pool along with six other Local Authorities (Coventry City Council, Nuneaton and Bedworth Borough Council, Rugby Borough Council, Stratford-on-Avon District Council, Warwick District Council and Warwickshire County Council). Any potential loss to income would be shared among the pool members. Moreover, there is an opportunity to NWBC to benefit from additional income as a result of rateable value increases resulting from HS2’s wider positive impact on the local area. We understand that the Local Pool agreed a safety net

provision at a 5% loss of baseline funding, which would benefit the Council in the event that business rates fall.

The foregoing is intended to provide a very simplistic outline of the policies and procedures surrounding business rate retention. It is important to note, however, that a £1 pound reduction in rate liability lost via appeal would not result in a £1 loss in revenue to the Billing Authority in which the appeal hereditament is located. The burden of risk is shared with central government and can be further mitigated through pooling. In the event of a catastrophic reduction in rate income, a safety net is in place to shield Billing Authorities from the true loss in revenue.

Interaction of Business Rates Revaluation

As part of this section, we have also been asked to provide an explanation of the Revaluation process, particularly in relation to the forthcoming 2017 Revaluation and the likely impact on future values and revenues.

Section 2 of this report discusses the possible loss of rateable value as a direct consequence of the HS2 construction project. As with the Wilks Head & Eve report, such discussion is couched in 2010 terms: i.e. what would the potential loss of rateable value be if the project were to commence tomorrow. In reality, the project is not due to commence for several years and as such any loss in rateable value will not be realised until that point.

The current revaluation period (which has resulted in the 2010 List) is due to come to an end on 31st March 2017, with the compilation of the 2017 List on 1st April 2017. At this point, all properties will be revalued having regard to rental values at the revised antecedent valuation date of 1st April 2015 and assuming physical circumstances as at the material date of 1st April 2017.

As such, any potential Rateable Value loss through HS2 will be in respect of the 2017 compiled values, which may be higher or lower than the current values. With material changes of circumstances as a result of disturbance generally being based on a percentage reduction in original value, the percentages of reduction illustrated in Section 2 provide an indication of possible RV loss but do not directly translate into actual RV loss, and thereby actual loss of revenue to the Billing Authority. Should rateable values in NWBC fall following the 2017 revaluation, a 7.5% reduction in rateable value would not equate to such a loss as compared with 2010 values. This assumes a stable uniform business rate multiplier. Moreover, should the multiplier fall following the revaluation (due to an increase in the national aggregate rateable value and the need to maintain the take, save for inflation) then the loss in real terms would be further eroded.

However, this is conjecture. We are only able to provide an indicative illustration of HS2's potential impact.

Supplementary forms of income collected under the business rates regime

We are asked to identify any other income collected under the wider business rates regime that might be affected by HS2.

The primary revenue stream would be that of Business Improvement District (BID) Levy. A BID levy is an additional charge over and above rating liability that are created in particular area with the aim of improving that area. BID are administered separately from Local Authorities via BID companies. BID levies can be calculated in a number of ways but generally seek to levy a charge in the order of 1% of rateable value on qualifying hereditaments. Often there are rateable value threshold to ensure that only business of a certain size fall liable (eg. 1% of RV for hereditaments with RVs in excess of £50,000).

We are not aware of any BIDs currently operating in NWBC.

We would further note that often BID levy calculations do not take into account changes to RV as a result of material changes of circumstance. Instead, the calculation is often based on a percentage of the rateable value as it appeared in the List at a particular date. Therefore loss of RV would not necessarily have an effect on BID Levy take. Moreover, the revenue is ring fenced for spending and would not be included in the Billing Authority's revenue.

4. ANALYSIS OF NWBC ACCOUNTS AND ASSESSMENT OF SENSITIVITY TO CHANGES IN RATE REVENUE.

As per Section 2 of this report, WH&E identify the following “at risk” rateable value:

1. Total Loss as a result of demolition	£3,136,600	34.7%
2. Blight prior to construction	£725,577	8.0%
3. Temporary losses during construction	£4,670,287	51.7%
4. Permanent losses due to a permanent disability	<u>£504,567</u>	<u>5.6%</u>
	£9,037,037	100.0%

They go on to adopt an assumed multiplier of 50p to arrive at a “predicted loss” as follows:

1. Total Loss as a result of demolition	£1,568,300	34.7%
2. Blight prior to construction	£361,800	8.0%
3. Temporary losses during construction	£2,335,144*	51.7%
4. Permanent losses due to a permanent disability	<u>£252,295</u>	<u>5.6%</u>
	£4,517,539	100.0%

*this loss appears as £2,184,383 elsewhere in the report

In terms of the potential “at risk” RV, which we explore in detail in Section 2, we arrive at figures substantially less than those proffered above, especially in respect of total loss through demolition. We anticipate that much of the potential RV at risk as a result of temporary disturbance could be mitigated by proactive measures undertaken by HS2 to reduce impact. This is especially true in respect of the identified Industrial 2 hereditaments (Hams Hall Distribution Park and Coleshill Industrial Estate), which account for 74.41% of the identified at risk RV.

In the context of Section 3 of this report, it is incorrect to infer that a £1 loss in rateable value would result in a 50p loss in revenue to NWBC, as the WH&E report appears to do. Any potential loss would be divided via the local and central share policies at the heart of the business rates retention model. Moreover, any exposure to lost revenue would be further mitigated by NWBC’s membership of the Coventry and Warwickshire Business Rate Pool as described earlier.

Nevertheless, we seek to place the anticipated loss into a wider context. For the purposes of this exercise, we adopt our analysis of the total RV at risk via demolition and blight but maintain the figures proffered by Wilks Head and Eve in respect of short and long term effects. This is on the basis that estimating potential allowances that might be adopted as a consequence of HS2 is a matter of valuer opinion. Whilst we do not necessarily agree with the quantum of allowances adopted by WH&E in their report, it may be the case that disturbance is perceived to be so great by the VOA

that they elect to adopt allowances of this order. The analysis below therefore represents a “worst case scenario” and that we would anticipate that HS2 would seek to find ways in which to most effectively mitigate any potential impact.

Based on the foregoing, the following RV at risk has been adopted:

1. Total Loss as a result of demolition	£107,935	2.04%
2. Blight prior to construction	£0	0.0%
3. Temporary losses during construction	£4,670,287	88.4%
4. Permanent losses due to a permanent disability	<u>£504,567</u>	<u>9.6%</u>
	£5,282,789	100.0%

If we broadly assume that a £1 loss in RV, would result in a 50p total loss in possible revenue the “at risk” RV identified would give a potential revenue loss of in the order of £2,641,394.40

Should efforts to mitigate access concerns in respect of Hams Hill Distribution Park and Coleshill Industrial Estate so that no allowance could be justified, the potential at risk RV would reduce to:

1. Total Loss as a result of demolition	£107,935	6.0%
2. Blight prior to construction	£0	0.0%
3. Temporary losses during construction	£1,195,089	66.1%
4. Permanent losses due to a permanent disability	<u>£504,567</u>	<u>27.9%</u>
	£1,807,591	100.0%

Adopting the same assumption that a £1 loss in RV, would result in a 50p total loss in possible revenue the “at risk” RV identified would give a potential revenue loss of in the order of £903,795.50

As at the date of this report, the Local Rating List contains some 2,250 hereditaments that fall within NWBC’s boundary. These hereditaments had an aggregate RV of some £98,441,048. Adopting the 2014/15 UBR and small business multiplier, this would result in a total take of £47,336,214 (before the application of exemptions and reliefs). In 2013/14, they collected a total of £39,230,000 against a possible take of £46,273,794, suggesting a 15.2% loss to reliefs and exemptions. Assuming a similar profile for 2014/15 would give a net collection fund of £40,130,699. Based on the two scenarios set out above, total income may be effected by a factor of between 2.25% and 6.58%, far less than the 11.5% inferred in the WH&E report.

Of course, the total loss of revenue does not represent the total loss of revenue to NWBC. In the first instance, the loss is shared with central government via the 50/50 rates retention mechanism. Moreover, NWBC will share some loss with Warwickshire County Council who bear a 10% burden (and benefit from 10% of the rate increase). Finally, NWBC’s membership of the Coventry and

Warwickshire Business Rate Pool further dilutes the impact by sharing the burden over 6 other Billing Authorities.

Whilst the calculation of actual income to Billing Authorities is very complex, given the tariff/top-up mechanism, we conclude that the actual impact to NWBC revenue will be far less than inferred by the WH&E report.

It has been suggested that HS2 will create RV loss above and beyond that envisaged by the safety net provision included in the rate retention scheme. To place the total loss into context, we have reviewed List alterations that took place between 1st April 2013 and 31st March 2014.

There were 400 such list alterations in NWBC and would comment as follows:

- 48 were simple address changes.
- 81 were MCCs to reflect the opening of a Morrisons superstore resulting in circa £42,900 of RV loss (the assessment entered the List the previous year with an RV of £229,000)
- 46 new hereditaments were created with a total RV gain of £3,361,979 (including £2.96m in respect of an Ocado Distribution Centre)
- 40 hereditaments were removed from the List with a total RV of £541,105
- The remaining 146 alterations were a mixture of reductions, increases and reconstitutions. The net RV change as a result was a loss of £4,173,625

RV Loss:	£4,757,630
<u>RV Gain:</u>	<u>£3,361,979</u>
Net:	(£1,395,651) RV Loss

This would suggest that the potential RV losses outlined earlier are not significantly greater than what has previously been experienced. Moreover, should NWBC continue to see RV creation, either related or unrelated to the HS2 project, much of the potential impact could be mitigated.

5. EXPECTED SCOPE FOR EXTRA REVENUE FROM HS2 WORK SITES, RELOCATED PREMISES, ANY INCREASE IN RVs DUE TO PROXIMITY TO SCHEME AND BIRMINGHAM INTERCHANGE.

The Wilks Head and Eve report concludes that:

During the construction of HS2 there may be some betterment but very small in terms of Rateable Value for example contractor's huts and temporary contractors' facilities. There could be possible betterment in the future due to enhanced trade brought about due to HS2, i.e trade enhanced by the construction workforce but at the time of producing this report the added value is unquantifiable in terms of Rateable Value.

We do not reach the same conclusions in terms of the possible extra rateable value that might be created as a consequence of HS2.

There are two possible routes to RV creation:

1. Temporary RV created pursuant to construction
2. Long term RV appreciation following construction

Temporary RV created pursuant to construction

To facilitate the construction, it will be necessary to create a network of satellite construction compounds along the route. So long as these compounds satisfy the primarily tenets of rateable occupation (occupation that is actual, beneficial, exclusive and not too transient) they may fall to be rateable and will be entered into the rating list for the duration of their existence.

We understand that 74 such compounds will be required within Warwickshire. Most of these compounds will remain in existence for a minimum of 12 months and some will be in existence for considerable longer (e.g. Main area administration and support compounds).

According to the HS2 Environmental Impact Statement, all main site compounds would contain space for the storage of bulk materials (aggregates, structural steel, steel reinforcement), an area for the fabrication of temporary works equipment and finished goods, fuel storage, plant and equipment storage and necessary operational parking. Buildings would be generally temporary modular units and layout would maximise construction space and limit land required. Hard standing areas would be installed at all site compounds. Primary main construction compounds would provide office and welfare accommodation.

Although varying in size, some of these compounds will clearly be significant and will attract a rateable value. Whilst we do not suggest that the creation of RV will extinguish RV loss through appeal and demolition, it is conceivable that some of the loss will be mitigated.

We have attempted to provide an indication of likely RV generation as a result of the assessment of the construction compounds.

We have undertaken a detailed review of the proposed route and of the 74 compounds that will be located in Warwickshire, we have identified 43 which will be located within the NWBC boundary. Of these, we conclude that 40 may fall to be rateable.

There is very limited information currently available with regards to what these compounds will comprise, aside from the generic narrative provided by the Environment Impact Statements, as quoted above. Therefore, we have roughly estimated the size of each of the compounds having regard to the construction phase map books published by HS2 and have then grouped the compounds into four categories (Small, Medium, Large, Very Large). To three of these four categories, we have applied RV spot figures based on an estimate of the likely layout and configuration of those compounds, having regard to comparable compounds associated with similar schemes.

For the small, medium and large compounds, we arrive at an estimated aggregate RV of £250,000

There is one very large compound, known as the Kingsbury Road Railhead. This is a significant facility that will act as the main construction compound on this section of the route and which will serve the various satellite compounds. As with the smaller compounds, we have very little information in terms of what this facility will comprise. However, having regard to the Construction Phase Map Books, we are aware that this will be a sizeable and semi-permanent facility likely to attract a not-insignificant rateable value. Having regard to what may be included on site and have regard to comparable facilities on similar scheme, an RV of £250,000 would not be unrealistic.

Conclusion

Although very difficult at this early stage to quantify with any degree of certainty, it is likely that the presence of construction compounds, should they fall to be rateable, will attract a material rateable value that will go some way to offset the predicted losses.

Long term RV appreciation following construction

HS2 represents a major infrastructure project which is intended to bring wide-ranging benefits to various parts of the country. Whilst there are no plans to position a new station within NWBC's boundary, the new Birmingham Interchange station is in very close proximity, being just over the border in Solihull. It is conceivable that such proximity to a major new interchange station would have an indirect benefit on rental values in neighbouring NWBC which might, either via revaluation or material change, result in increased rateable values.

However, such benefits will not be seen until after construction is complete and it is not possible to quantify such a benefit in real terms.

Conclusion

It is likely that HS2 will lead to RV generation, both in the short and long term. Whilst it is unlikely that this will extinguish the projected loss through appeal or deletion, some of the loss could be mitigated. However, it is difficult to quantify.

6. INVESTIGATION INTO OTHER OPTIONS TO MITIGATE LOSS OF INCOME ASIDE FROM THAT ALREADY ENVISAGED BY THE CURRENT LEGISLATION

The valuation of property for rating purposes is not concerned with politics. The statutory framework on which the valuation is based is relatively straightforward. A valuer seeks only to ascertain what rent a particular property, or part of a property, would be able to be let for at a particular date. Where it can be shown that a property's true rental value has been negatively effected by an event, and where such an event can correctly be taken into account in ascertaining the hypothetical rental value, then the assessment must be reduced.

Therefore, if it can be shown that properties' assessment should be reduced because of disturbance emanating from HS2, then the Valuation Officer must reduce those assessments and the Billing Authority must recalculate the ratepayer's liability based on the revised value.

Where a Billing Authority finds that its rate take is materially impeded, current legislation provides for a safety net to ensure that the BA does not have to carry the fully burden of that loss. Schemes such a pooling go further to mitigate the risk. These measures have been explored in an earlier sections

It has been suggested that the safety net and other associated measures do not go far enough to protect BAs from loss of income. However, we are unaware of any other procedures currently in place which could be used to mitigate the loss of income. We are further unaware of any steps previously taken by Central Government to compensate Local Government for the loss of rate income based on major infrastructure projects (eg. HS1 and Crossrail), albeit we would note that these were prior to the implementation of rate retention.

Should it be considered appropriate to compensate Billing Authorities, we can see three ways in which it might be achieved.

1. Amendment to the safety net threshold
Changes to the safety net threshold. Perhaps specifically to protect smaller BAs whose budgets might be more effected by losses in revenue.
2. Ring-fencing and reimbursing loss
Identify loss suffered as a direct result of HS2 impact appeals and provide a mechanism for removing this loss from the rate retention calculation so that it falls fully in the central share.
3. Changes to top-up/tariff calculations
Alter the top-up/tariff calculation to create a net neutral provision for BAs affected by loss through HS2 impact appeals

In the event that BAs benefit from RV creation, either shorter through construction hereditaments being entered into the List or more long term rental appreciation, the possibility of claw back provisions could be investigated. However, such measures might prove very complicated to implement.



ADDENDUM TO REPORT ON BUSINESS RATES IMPLICATIONS

IN RESPECT OF

NORTH WARWICKSHIRE BOROUGH COUNCIL



5 BOLTON STREET

LONDON

W1J 8BA

JUNE 2015

HS2 Addendum Report

This addendum report has been produced by Mark Higgin BSc (Hons) FRICS FIRRV, an Equity Partner of the firm and Head of Business Rates, and Josh Myerson MSc MRICS IRRV (Hons), a Partner in the Rating Department.

As part of our initial report, and in response to the original report prepared on behalf of North Warwickshire Borough Council (NWBC) by Wilks Head and Eve (WH&E), we were asked to comment on the likely quantum of temporary allowances that may be conceded on hereditaments adversely affected by the construction of the HS2 line.

WH&E arrived at the following figures (in rateable value terms):

1. Total Loss as a result of demolition	£3,136,600	34.7%
2. Blight prior to construction	£725,577	8.0%
3. Temporary losses during construction	£4,670,287	51.7%
4. Permanent losses due to a permanent disability	<u>£504,567</u>	<u>5.6%</u>
	£9,037,037	100.0%

In common with WH&E, we identified those properties which might suffer disturbance sufficient to warrant a reduction in rateable value and adopted appropriate levels of allowance (principally maintaining the levels of allowances set out in the WH&E report). The exercise was an attempt to provide an indication of the potential loss of rateable value (and therefore rate liability income).

In conclusion to our original report, we provided two scenarios. One amounted to our opinion of worst case position and a second which assumed there would be sufficient mitigation measures implemented by HS2 to negate the access issue to Hams Hall and Coleshill Industrial Estate.

These scenarios arrived at the following anticipated losses of rateable value via temporary disturbance appeals:

Scenario 1

1. Total Loss as a result of demolition	£107,935	2.04%
2. Blight prior to construction	£0	0.0%
3. Temporary losses during construction	£4,670,287	88.4%
4. Permanent losses due to a permanent disability	<u>£504,567</u>	<u>9.6%</u>
	£5,282,789	100.0%

Scenario 2

1. Total Loss as a result of demolition	£107,935	6.0%
2. Blight prior to construction	£0	0.0%
3. Temporary losses during construction	£1,195,089	66.1%
4. Permanent losses due to a permanent disability	<u>£504,567</u>	<u>27.9%</u>
	£1,807,591	100.0%

However, the approach adopted was unable to take into account the fact that not all of the identified properties would be disturbed at the same time; instead providing a snapshot that assumed all construction took place at the same time. Given the nature of the construction project, some sections of the route would be subject to more intensive works at particular periods of time and it is reasonable to assume that the properties would warrant allowances (and especially the level of allowances identified in the report) only whilst the works were ongoing.

We have therefore been instructed to carry out a follow-up exercise which seeks to take the temporal nature of the works into account. It is hoped that this exercise would be better placed to provide an indication of likely impact on rateable values on an annual basis.

In order to achieve this, we have had regard to information provided by HS2 which sets out the anticipated construction timetable. It should be noted that plans are at a very preliminary stage and details in terms of construction programme provide a skeleton outline only. Nevertheless, we consider there to be available to us sufficient information necessary to carry out an initial analytical exercise.

We have taken hereditaments identified as part of the initial report and have again geocoded their locations onto maps. From there, we have also plotted the various phases on construction as identified by HS2. In this way, we have been able to estimate which hereditaments would be adversely affected for certain periods over the course of the construction timetable.

This data has been presented via postcode. Each postcode contains a number of assessments with each of those assessments having an allowance adopted depending on their mode of occupation. In this way, we have produced a blended allowance showing the net effect within each postcode.

We have maintained the allowances suggested in the original report, which were allowances based on the assumption that works were ongoing, but have only adopted those allowances whilst works are ongoing. For periods of dead time, when construction in a particular location has ceased or is yet to get underway, no allowance has been adopted.

Given the early stage at which the plans are currently, we have only been able to model this analysis on a quarterly basis, but this has nevertheless allowed us to build up a year by year picture.

It is necessary to add to each of these scenarios the rateable value that has been identified as at risk as a result of demolition. We maintain that the level of rateable value, as identified in our original report, provides a fair assessment of the quantum of this rateable value. We have assumed that the demolitions have been carried out as part of the enabling works and therefore are incorporated from the beginning of the construction period.

The permanent losses identified in the report have been invaded following the final year of construction on the basis that they are assumed to reflect operational disturbance and it would be inappropriate to include them at an earlier stage.

We present this data in an appended Gantt format for ease of understanding but confirm the following annual effects on rateable value based on the two scenarios:

Scenario 1 - Previous exercise showed £5,282,789

Year	RV Loss via temp disturbance	RV loss through demolition	Permanent RV loss	Total Annual RV Loss
2017/18	£ 3,433,581.09	£ 107,935	£ -	£ 3,541,516.09
2018/19	£ 4,088,890.66	£ 107,935	£ -	£ 4,196,825.66
2019/20	£ 4,200,916.10	£ 107,935	£ -	£ 4,308,851.10
2020/21	£ 4,031,839.11	£ 107,935	£ -	£ 4,139,774.11
2021/22	£ 4,226,312.50	£ 107,935	£ -	£ 4,334,247.50
2022/23	£ 4,076,457.35	£ 107,935	£ -	£ 4,184,392.35
2023/24	£ 4,031,253.74	£ 107,935	£ -	£ 4,139,188.74
2024/25	£ 587,114.38	£ 107,935	£ -	£ 695,049.38
2025/26	£ 587,114.38	£ 107,935	£ -	£ 695,049.38
2026/27	£ 587,114.38	£ 107,935	£ -	£ 695,049.38
2027/28	£ 587,114.38	£ 107,935	£ -	£ 695,049.38
2028/29	£ -	£ 107,935	£ 504,567	£ 612,502.00

Maximum Annual Disturbance - £4,334,247

Average Annual Disturbance - £2,874,999

Scenario 2 - Previous exercise showed £1,807,591

Year	RV Loss via temp disturbance	RV loss through demolition	Permanent RV loss	Total Annual RV Loss
2017/18	£ 458,542.08	£ 107,935	£ -	£ 566,477.08
2018/19	£ 907,434.80	£ 107,935	£ -	£ 1,015,369.80
2019/20	£ 1,088,265.85	£ 107,935	£ -	£ 1,196,200.85
2020/21	£ 1,125,605.71	£ 107,935	£ -	£ 1,233,540.71
2021/22	£ 1,320,079.10	£ 107,935	£ -	£ 1,428,014.10
2022/23	£ 1,170,223.95	£ 107,935	£ -	£ 1,278,158.95
2023/24	£ 1,125,020.34	£ 107,935	£ -	£ 1,232,955.34
2024/25	£ 587,114.38	£ 107,935	£ -	£ 695,049.38
2025/26	£ 587,114.38	£ 107,935	£ -	£ 695,049.38
2026/27	£ 587,114.38	£ 107,935	£ -	£ 695,049.38
2027/28	£ 587,114.38	£ 107,935	£ -	£ 695,049.38
2028/29	£ -	£ 107,935	£ 504,567	£ 612,502.00

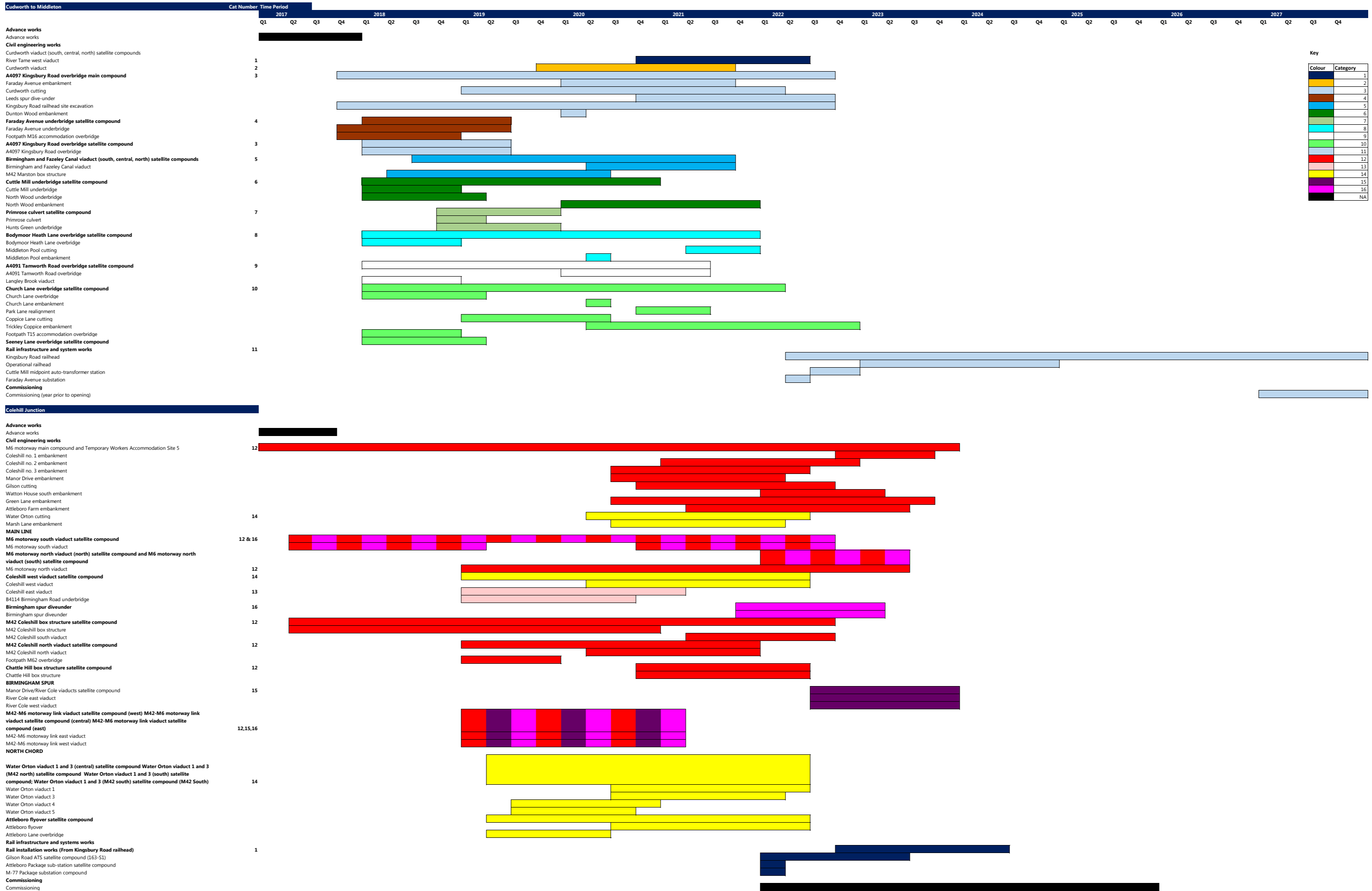
Maximum Annual Disturbance - £1,428,014

Average Annual Disturbance - £975,537

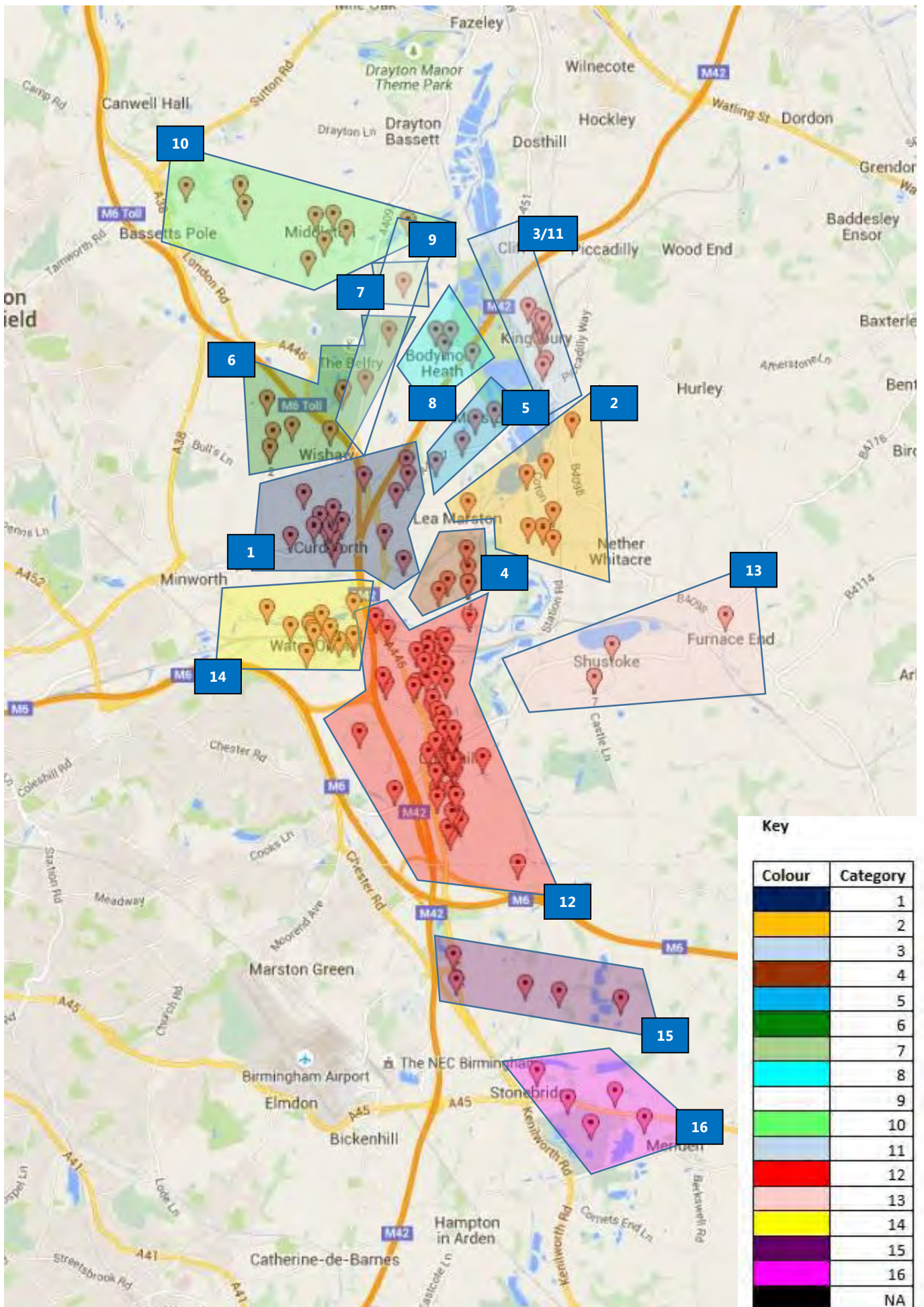
It can be seen that by modelling the likely impact on an annual basis, the maximum disturbance seen in any one year in our worst case scenario decreases by 18% (21% on best case scenario), with the average impact lessened by some 46% (also 46% on the best case scenario).

The average annual disturbance of £975,537 identified in Scenario 2 is substantially less than the £9,037,037 set out in the WH&E report.

HS2 Gantt Table In Line with HS2 Disturbance Map



HS2 RV Disturbance – Curdworth to Middleton



Key

Colour	Category
Dark Blue	1
Yellow	2
Light Blue	3
Brown	4
Cyan	5
Green	6
Light Green	7
Teal	8
Light Blue	9
Light Green	10
Light Blue	11
Red	12
Pink	13
Yellow	14
Purple	15
Magenta	16
Black	NA

H52 Timeline



Year	RV Loss via temp distribution	RV loss through amortisation	Permanent RV loss	Total Annual RV Loss
2017/18	£ 3,933,911	£ 107,935	£ -	£ 4,041,846
2018/19	£ 4,088,891	£ 107,935	£ -	£ 4,196,826
2019/20	£ 4,200,916	£ 107,935	£ -	£ 4,308,851
2020/21	£ 4,031,839	£ 107,935	£ -	£ 4,139,774
2021/22	£ 4,226,312	£ 107,935	£ -	£ 4,334,247
2022/23	£ 4,076,457	£ 107,935	£ -	£ 4,184,392
2023/24	£ 4,031,254	£ 107,935	£ -	£ 4,139,189
2024/25	£ 587,114	£ 107,935	£ -	£ 695,049
2025/26	£ 587,114	£ 107,935	£ -	£ 695,049
2026/27	£ 587,114	£ 107,935	£ -	£ 695,049
2027/28	£ 587,114	£ 107,935	£ -	£ 695,049
2028/29	£ 587,114	£ 107,935	£ 504,567	£ 612,502



Year	RV Loss via temporary disturbance	RV loss through demurrage	Permanent RV loss	Total Annual RV Loss
2017/18	158,453	107,935	0	266,388
2018/19	907,435	107,935	0	1,015,370
2019/20	1,088,496	107,935	0	1,196,431
2020/21	1,125,606	107,935	0	1,233,541
2021/22	1,130,079	107,935	0	1,238,014
2022/23	1,170,204	107,935	0	1,278,139
2023/24	1,125,000	107,935	0	1,232,935
2024/25	587,114	107,935	0	695,049
2025/26	587,114	107,935	0	695,049
2026/27	587,114	107,935	0	695,049
2027/28	587,114	107,935	0	695,049
2028/29	587,114	107,935	504,567	612,502

Report to
North Warwickshire Borough Council for the
Estimation of the effect on business rate income due
to the construction and operation of HS2

Wilks Head and Eve

October 2014

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APPENDICES

- Appendix 1. Property information downloaded from the Valuation Office website.
- Appendix 2. Property by 72 description code and total RV.
- Appendix 3 Property by Category and total RV.

HS2 North Warwickshire –Estimated effect on Business Rate Income

1) Wilks Head and Eve

Wilks Head and Eve have been a highly respected partnership since its inception in 1972 from a merger of long established practices dating back to 1820. The Practice has built a reputation for providing expert specialist advice in particular areas of surveying and valuation including rating valuation.

All our partners and associates are professionally qualified and have substantial experience in their fields including some who have previously held senior posts with the Valuation Office Agency and with Local Authorities.

2) Introduction

In January 2012, the Government gave the go ahead for the creation of Britain's second high-speed rail link known as HS2. It is to be developed in two phases; Phase 1 will go from London Euston to Lichfield with a spur into Birmingham's Curzon Street station with construction expected to begin in 2017 and open to passengers in 2026. Phase 2 will extend the line from Birmingham northwards to split off to both Manchester and Leeds.

This report looks at the potential adverse impact on business premises as a result of the construction of the line both temporarily and permanently. This report will assess the likely direct impact on the local economy of the Borough and in turn on the finances of the Borough both in the short and long term.

It is suggested that HS2 poses a potential threat to private sector investment and regeneration in the Borough due to demolition, delays and uncertainty associated with HS2 and therefore to North Warwickshire's economy in terms of growth and job creation.

3) Instructions

We were instructed by Chris Brewer of NWBC on 23 September 2014. The date of this report is October 2014, and we have relied on information available as at that date including the hereditaments / valuations appearing at that date in the rating list.

4) Source of Information

We have had regard to information provided by Chris Brewer and colleagues of North Warwickshire Borough Council, and information currently contained in the Valuation Office rating list which is publically available information on the internet. Wilks Head and Eve have provided their opinion of the likely possible effect of HS2 on these existing rateable values.

5) Methodology

The Statutory definition of Rateable Value is as follows:

‘the amount equal to the rent at which the property might reasonably be expected to let from year to year if the tenant undertook to pay all the usual tenant rates and taxes and bear the cost of repairs and insurance and other expenses (if any) necessary to maintain the property in a state to command that rent.

If a hereditament is affected by factors such as adjoining building works or other external factors that may have an effect on the hypothetical rental value of the property it is normal “custom and practice” in the absence of any actual rental evidence to apply a percentage reduction to the Rateable Value to reflect any disabilities which in hypothesis may affect rental values which we have done in this exercise.

We were provided with a list of addresses by NWBC which they considered could be “affected” by HS2. We plotted all these properties on to Ordnance Survey sheets (provided by the client) to ascertain their location in relation to the track bed. We then looked in detail at the location of these properties and considered whether they would be affected by the

construction and future use of HS2. We removed properties that we believe were remote from the construction.

We then looked at surrounding properties that we believed would be affected and added these to provide a comprehensive list of properties.

We were also provided with a property list of business premises/properties that could be demolished. These were again plotted on to the Ordnance Survey sheets. On plotting these properties it came to our attention that five properties are outside of the safeguarding zone and we believe there is only a slight chance of them being affected by the construction of HS2 and these have been removed from the list.

On our detailed analysis of the Ordnance plans we believe more properties could be identified as being at risk as they were surrounded by the safeguard area. The sites identified would become island sites surrounded by the safeguard area and therefore we believe could be at risk. We were therefore able to produce a list of properties that we believe could be affected by the construction of HS2.

We have then undertaken the following:

- In respect of every address that we identified – we have identified the 2010 Rating List assessment.
- Once identified we have collated the following information from the Valuation Office website:
 - Assessment number
 - Address
 - Postcode
 - Description
 - Rateable Value
 - Identified if appealed

- In appendix 1 we have attached the list showing the above information.
- From our analysis of this data we have determined a series of scales and allowances to reflect possible potential disability depending on location / description / extent of “disability.”

6) Scales of allowances adopted to reflect “disabilities”

We then looked in detail at each Valuation Office description code and produced a table showing the 72 Description types that would be affected by HS2. We then analysed how many properties were in each description code and what the total Rateable value was per code - See Appendix 2.

We then grouped together the description codes in a logical order to arrive at six description categories: Offices, Retail, Industrial, Leisure, Non-Residential Institution and Miscellaneous.

On further reflection we believed that in the Industrial Category Hams Hall and Coleshill Industrial Estate could be affected due to possible access problems if problems were encountered during the construction of HS2 and therefore a further Industrial 2 category has been created - See Appendix 3.

We then used our expertise and Valuation knowledge of the Rating system to arrive at a set of possible scale of reductions that we believe could be achieved on each class of property. From our knowledge of the rating system we believe that approximately 75% of occupiers may appeal their Rating assessments.

A) Total Loss as a result of demolition – 100% loss of RV following demolition

Description	Total RV	Scale	RV after Scale	Actual £ loss
Offices	£1,027,550	100%	£1,027,550	£513,775
Retail	£420,000	100%	£420,000	£210,000
Industrial	£804,760	100%	£804,760	£402,380
Industrial 2	£0	0	£0	£0
Leisure	£401,600	100%	£401,600	£200,800
Non-Residential Institution	£3,650	100%	£3,650	£1,825
Miscellaneous	£479,040	100%	£479,040	£239,520
				£1,568,300

B) Blight (prior to construction)

Description	Total RV	Scale	RV after Scale	Actual £ loss
Offices	£1,402,000	3.50%	£49,070	£24,535
Retail	£684,786	2.50%	£17,120	£8,600
Industrial	£1,236,450	7.50%	£92,734	£46,365
Industrial 2	£10,563,550	5.00%	£528,178	£264,100
Leisure	£2,496,500	1.50%	£37,500	£17,725
Non-Residential Institution	£39,000	2.50%	£975	£488
Miscellaneous	£0	0.00%	£0	£0
				£361,800

C) Temporary Losses (during construction)

Description	Total RV	Scale	RV after Scale	Actual £ loss
Offices	£3,244,700	12.50%	£405,588	£202,794
Retail	£1,535,340	7.50%	£115,150	£57,575
Industrial	£2,650,000	15.00%	£397,500	£198,750
Industrial 2	£25,742,211	13.50%	£3,475,198	£1,737,599
Leisure	£3,045,400	6.50%	£197,951	£98,976
Non-Residential Institution	£256,550	5.00%	£12,828	£6,414
Miscellaneous	£1,321,450	5.00%	£66,072	£33,036
				£2,335,144

D) Permanent / disability Losses (due to permanent disability)				
Description	Total RV	Scale	RV after Scale	Actual £ loss
Offices	£1,482,000	3.50%	£51,870	£25,900
Retail	£720,617	5.00%	£36,000	£18,000
Industrial	£1,256,540	15.00%	£188,481	£94,240
Industrial 2	£1,045,678	12.50%	£130,710	£65,355
Leisure	£2,496,500	2.00%	£49,900	£25,000
Non-Residential Institution	£20,300	2.00%	£406	£200
Miscellaneous	£1,180,000	4.00%	£47,200	£23,600
				£252,295

7) Conclusions

A) Total loss

Permanent loss of business rates through demolition of commercial premises as a result of construction of HS2.

The total RV of the properties found is £3,136,600 We have assumed that all of these properties will be demolished as it is unclear which ones will be kept and which ones will not at the time of writing this report. The total lost predicted is £1,568,300.

B) Blight

Once the order for HS2 has been confirmed it is possible that occupiers may appeal their assessments before any construction works commence on the assumption that rental values (and therefore RV) have been blighted by the scheme. This is due to the Statutory definition of Rateable Value which we have quoted in the Methodology which states that 'the property might reasonably be expected to let from 'year to year' which could have an effect on value. The total lost predicted is £361,800.

c) Temporary Rateable value loss during construction works.

A number of businesses will suffer disruption to their business as a result of the construction phase of HS2 and will seek a reduction in their rateable value to compensate. These reductions form temporary disability allowances to reflect noise, dust, disturbance, access difficulties, etc.

We believe that Hams Hall and Coleshill Industrial Estate will be most affected.

We anticipate that the total loss of will be in the region of £2,335,144. We anticipate that these allowances will prevail for 7 to 10 years.

D) Permanent disability loss

Some businesses which continue to trade will be permanently affected by HS2 and may be able to secure permanent disability allowances due to noise / dust / disturbance.

We anticipate that the total loss will be in the region of £252,295 due to the permanent impact HS2 will have on their business.

8) Opportunity loss and Betterment

A) Opportunity loss

North Warwickshire could lose out on enhancing Rateable Value arising out of developments no longer viable. We have also been informed that HS2 will also impact with suggested planning blight on approximately 74,000 sq ft of land with planning permission for employment purposes.

The ability to move substantial business premises within the Borough is limited due to the Green Belt designation which covers 60% of the Borough.

B) Possible Betterment

During the construction of HS2 there may be some betterment but very small in terms of Rateable Value for example contractor's huts and temporary contractors facilities. There could be possible betterment in the future due to enhanced trade brought about due to HS2, ie trade enhanced by the construction workforce but at the time of producing this report the added value is unquantifiable in terms of Rateable Value.

C) Permanent allowances post completion to reflect material changes in circumstances following completion of works.

There could be a potential for rateable value loss as a result of firms moving outside of the Borough because of the impact of construction of HS2 on their businesses. These businesses could suffer loss due to loss of part of the premises, permanent inconveniences, access alterations etc.

9) Assumptions and Caveats

a) State of Repair

We have not made any inspections of the properties affected by the HS2 proposal.

We have assumed that the properties are in a good state of repair and condition, in accordance with the Rating Statutory definition (which reflects what we would call the obligations of repair under a full repairing lease).

b) Services

We have assumed that all the properties have the relevant services ie electricity, sewage and water connected. No inspection or testing of these services has been undertaken.

c) Deleterious or Hazardous Substances

We have not arranged for any investigations to be carried out to determine whether or not any deleterious or hazardous material has previously been used on the site of any of the properties. We are therefore unable to report that these sites are risk free in this respect. For the purposes of this exercise, we have assumed that such investigation would not disclose the presence of any such material to any significant extent. If significant contamination were to be discovered this may affect possible assessments.

d) Rateable Values

We have taken Rateable Values currently at the date of this report. We have made no allowance for any existing or outstanding appeals. The Rateable Values adopted are from the existing 2010 list. By the time the construction starts it is likely that the 2017 Rating List will be in force and therefore reductions may be against a revised Rating List and financial base. At this stage it is not possible to estimate the total change as a result of the Revaluation but the effects we have forecast should be broadly pro rata for any changes in the Valuation list.

e) Rate Poundage

The rate in the pound is set annually by Central Government and will normally increase in line with inflation. For 2014/15, the Small Business multiplier, applicable to those businesses eligible for Small Business Rate Relief, was set at 47.1p. The 2014/15 Standard Multiplier is 48.2p for 2014/15 for a property with a Rateable Value of over £18,000.

To allow for inflation we have used a multiplier of 0.50p.

f) Catastrophic Events

We have made no allowances for the potential effect of a totally unexpected event that may affect occupations adversely. We assume that the HS2 project will seek to mitigate with all reasonable skill the effects on the surrounding occupants.

g) Allowances Adopted

At this stage we can only speculate on the levels of disturbance and negative effect on individual businesses. Allowances against Rateable Value will need to be prosecuted on appeal by the appellant with sufficient evidence to support a case for an allowance against "rent."

Confidentiality and None Publication Clause

This report has been produced for North Warwickshire Borough Council and their advisors only and is not to be used by any third party in respect of any disputes.

Neither the whole nor any part of this report or advice or references to it may be included in any published document without the consent of Wilks Head and Eve. The report has been provided solely for the purposes of North Warwickshire Borough Council and cannot be relied upon by any other party.

The estimates of RV loss in this report should not be adopted by any occupier referred to in this report as any confirmation that there will indeed be a successful appeal resulting in an RV reduction. Wilks Head and Eve bear no responsibility in this respect.

Wilks Head and Eve

10 October 2014

**APPENDIX 1 – Property Information downloaded from the Valuation
Office website**

HS2 Appendix 1 - Property information from the VOA

Map Ref.	Rating List Address	Assessment Number	Property Description	2005 RV	2010 RV
BA1	130B, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BJ	511930101302	BANK AND PREMISES	£16,750	£21,250
BA2	95-99, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AG	511930100990	BANK AND PREMISES	£12,500	£15,750
SP62	119-121, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101210	BANK AND PREMISES	£14,500	£18,750
BS2	4, COVENTRY ROAD, COLESHILL, BIRMINGHAM	511928400041	BETTING SHOP AND PREMISES	£4,250	£5,500
O123	74, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AH	511930100740	BUILDING UNDER RECONSTRUCTION	£8,700	£0
C1	EL CANTINA, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300000	CAFE AND PREMISES	£6,400	£6,000
C2	102-104, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930101102	CAFE AND PREMISES	£9,200	£7,200
C3	123, HIGH STREET, COLESHILL, BIRMINGHAM	511930101231	CAFE AND PREMISES	£9,900	£12,500
C4	UNITS 4 5 & 6, MIDDLETON HALL CRAFT CENTRE, MIDDLETON HALL, MIDDLETON, TAMWORTH, STAFFS	514872400084	CAFÉ AND PREMISES	£2,150	£2,450
CS1	MARSTON CARAVAN & CAMPING PARK, KINGSBURY ROAD, MARSTON, SUTTON COLDFIELD, WEST MIDLANDS	514564400400	CAMPING SITE AND PREMISES	£6,200	£10,125
CAM1	SOMERS WOOD CARAVAN & CAMPING PARK, SOMERS ROAD, GREAT PACKINGTON, COVENTRY	515775480210	CAMPING SITE AND PREMISES	£12,500	£15,550
CAM2	KINGSBURY WATER PARK, BODYMOOR HEATH LANE, KINGSBURY, TAMWORTH, STAFFS, B78 2BB	514256850450	CAMPING SITE AND PREMISES	£13,500	£45,200
CP1	CAR PARK, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JT	511932920574	CAR PARK AND PREMISES		£1,650
CP2	CAR PARK OFF, COVENTRY ROAD, KINGSBURY, TAMWORTH, STAFFS	514257601110	CAR PARK AND PREMISES	£3,650	£3,650
CP34	STATION YARD, BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1SP	518189001680	CAR PARK AND PREMISES	£6,300	£6,300
CP34	CAR PARK, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927800171	CAR PARK AND PREMISES	£2,500	£2,500
CSA1	HALLMARK MOTOR SALES, GRIMSTOCK HILL, LICHFIELD ROAD, COLESHILL, BIRMINGHAM, B46 1LD	511930700886	CAR SALES AREA, OFFICE & PREMISES	£7,800	£9,800
CAT1	CURDWORTH HALL FARM, FARTHING LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237000102	CATTERY	£350	£340
C3	CURDWORTH HALL FARM, FARTHING LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS, B76 9HE	512237000102	CATTERY	£350	£340
CAT2	PACKINGTON, COVENTRY	515775100030	CATTERY & PREM	£1,250	£1,025
CT1	WOODLANDS CEMTERY AND CREMAMTORIUM, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1DJ	511926500580	CEMETERY AND PREMISES		£36,250
CT2	CEMETERY, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101233	CEMETERY AND PREMISES	£2,650	£2,700
CL1	130, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BJ	511930101300	CLUB AND PREMISES	£19,750	£20,000
CL2	KINGSBURY COUNTRY CLUB, COVENTRY ROAD, KINGSBURY, TAMWORTH, STAFFS	514257600392	CLUB AND PREMISES	£25,500	£19,250
CHP2	MEMORIAL PARK PAVILION, PARKFIELD ROAD, COLESHILL, BIRMINGHAM, B46 3LH	511931701000	CLUB HOUSE AND PREMISES	£5,600	£5,600
CHP1	KINGSBURY JET BIKE CENTRE KINGSBURY WATER PARK, BODYMOOR HEATH LANE, KINGSBURY, TAMWORTH, STAFFS, B78 2BB	514256850430	CLUB HOUSE AND PREMISES	£4,500	£4,500
CS1	PARTNER LOGISTICS, HAMS HALL INDUSTRIAL PARK, FARADAY AVENUE, COLESHILL, BIRMINGHAM, B46 1AL	514564100050	COLD STORE AND PREMISES	£1,310,000	£1,310,000
CS2	HARRY YEARSLEY LTD, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511932910080	COLD STORE AND PREMISES	45000	£550,000
CC13	TRAFFICMASTER SITE NO 4950S NR JNCT 4 M6, STONEBRIDGE ROAD, COLESHILL, BIRMINGHAM	511933000170	COMMUNICATION AND TRAFFIC MONITORING STATION AND PREMISES	£120	£140
CC1	ORANGE SITE WMD0633 OPPOSITE HAMS LANE, FARADAY AVENUE, COLESHILL, BIRMINGHAM, B76 0BE	514564160051	COMMUNICATION STATION AND PREMISES	£2,100	£2,800
CC2	T-MOBILE (73075) ROOF TOP AT SHELL GULF, HIGH STREET, COLESHILL, BIRMINGHAM, B46 1AY	511930100190	COMMUNICATION STATION AND PREMISES	£8,000	£11,250
CC3	HUTCHISON (B0005) MAST AT, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1DP	511926500011	COMMUNICATION STATION AND PREMISES		£2,800
CC4	RADIO TOWER AT HILLCREST SERVICE STATION, LICHFIELD ROAD, COLESHILL, BIRMINGHAM, B46 1EG	511930700883	COMMUNICATION STATION AND PREMISES	£6,800	£6,100
?	O2 SITE 665 (ORANGE WMD0427), PACKINGTON LANE, COLESHILL, BIRMINGHAM, B46 3JE	511931400000	COMMUNICATION STATION AND PREMISES	£12,500	£14,500
CC5	AIRWAVE (WWK063D) AT COLESHILL SEWAGE WORKS, LICHFIELD ROAD, WATER ORTON, BIRMINGHAM, B46 1JZ	518190100014	COMMUNICATION STATION AND PREMISES		£5,800
CC6	ORANGE (WAR0001) AT STWA, LICHFIELD ROAD, COLESHILL, BIRMINGHAM, B46 1JZ	511930700871	COMMUNICATION STATION AND PREMISES	£6,150	£6,400
CC7	HUTCHISON 3G SITE B0134 ADJ M42 NORTH SIDE OF, GILSON DRIVE, COLESHILL, BIRMINGHAM, B46 1LN	511929150001	COMMUNICATION STATION AND PREMISES	£6,150	£6,400
CC8	VODAFONE SITE 30362 ADJ M6 TOLL NEAR RAILWAY, WATTON LANE, WATER ORTON, BIRMINGHAM, B46 1PA	518192800403	COMMUNICATION STATION AND PREMISES	£2,100	£2,800
NO	CELLNET, COTON ROAD, NETHER WHITACRE, BIRMINGHAM, B46 2EX	518393600002	COMMUNICATION STATION AND PREMISES	£9,400	£8,900
CC9	ORANGE (WMD0039) WALL SWAN HOTEL, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930800282	COMMUNICATION STATION AND PREMISES	£2,000	£2,250
CC10	VODAFONE (38344) ROOF TOP AT DE MONTFORT HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930100138	COMMUNICATION STATION AND PREMISES	£8,000	£11,250

HS2 Appendix 1 - Property information from the VOA

CC11	T-MOBILE (93083) AT COLESHILL DEPOT, COLESHILL HEATH ROAD, COLESHILL, BIRMINGHAM	511928200429	COMMUNICATION STATION AND PREMISES	£6,150	£6,400
CC12	HUTCHISON 3G SITE CV0081 AT HAWKESWELL FARM, HAWKESWELL LANE, COLESHILL, BIRMINGHAM	511929900051	COMMUNICATION STATION AND PREMISES	£5,000	£5,900
CC14	CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237500180	PREMISES	£6,150	£6,400
CC15	RADIO MAST AT DUNTON COPPICE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300060	COMMUNICATION STATION AND PREMISES	£5,125	£5,600
CC17	O2 SITE 5751 AT RYE FARM, RYEFIELD LANE, WISHAW, SUTTON COLDFIELD, WEST MIDLANDS	518797700061	COMMUNICATION STATION AND PREMISES	£6,150	£6,400
CC18	T-MOBILE (95231) NG PYLON ZF 80, TAMWORTH ROAD, MIDDLETON, TAMWORTH, STAFFS	514872400011	COMMUNICATION STATION AND PREMISES		£7,700
CC19	VODAPHONE CELLULAR LTD SPARTAN UNITY SPORTS GROUND, COPPICE LANE, MIDDLETON, TAMWORTH, STAFFS	514871300000	COMMUNICATION STATION AND PREMISES	£7,000	£9,400
CC20	ORANGE (WAR0046) AT KINGSBURY SCHOOL, TAMWORTH ROAD, KINGSBURY, TAMWORTH, STAFFS	514260700335	COMMUNICATION STATION AND PREMISES	£8,000	£11,250
CC21	VODAFONE SITE 7528 AT FORMER LITTLE CHEF, BIRMINGHAM ROAD, MERIDEN, COVENTRY	515775350273	COMMUNICATION STATION AND PREMISES	£2,100	£2,800
CC21	VODAFONE SITE 5836 PYLON ROADSIDE, CUTTLE MILL LANE, WISHAW, SUTTON COLDFIELD, WEST MIDLANDS, B76 9PU	512236900012	COMMUNICATION STATION AND PREMISES	£150	£6,400
CC16	TELECOM TOWER AT HALL FARM, FARTHING LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237000103	COMMUNICATION STATION AND PREMISES	£5,700	£6,300
					£155,940
COM1	THE OLD MARKET HALL, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927800011	COMMUNITY CENTRE AND EXHIBITION AREA	£6,200	£6,200
COM1	ADJ COLESHILL HIGH SCHOOL, PACKINGTON LANE, COLESHILL, BIRMINGHAM, B46 3JE	511931400320	COMMUNITY CENTRE AND PREMISES	£3,800	£3,800
COM2	COMMUNITY CENTRE, TEMPLE WAY, COLESHILL, BIRMINGHAM, B46 1HN	511933401000	COMMUNITY CENTRE AND PREMISES	£8,200	£8,200
					£18,200
CBP1	DOUGLAS CONCRETE LTD, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929301000	CONCRETE BATCHING PLANT AND PREMISES	24250	£32,250
CBP2	DOUGLAS CONCRETE LTD, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929301000	CONCRETE BATCHING PLANT AND PREMISES	£24,250	£32,250
CBW1	THERMALITE LTD, HAMS HALL, LEA MARSTON, SUTTON COLDFIELD, WEST MIDLANDS, B76 0BQ	514564100020	CONCRETE BLOCK WORK AND PREMISES	£340,000	£352,500
CON1	MIDDLETON HALL PIT, CONEYBURY FARM, TAMWORTH, STAFFS	514872400191	CONCRETE PRODUCT WORKS AND PREMISES	£10,750	£14,250
					£431,250
CG1	CRICKET CLUB, COLESHILL ROAD, WATER ORTON, BIRMINGHAM, B46 1QX	518189200331	CRICKET GROUND AND PREMISES	£6,350	£6,300
CG2	CRICKET GROUND, CHURCH LANE, WISHAW, SUTTON COLDFIELD, WEST MIDLANDS	518797100150	CRICKET GROUND AND PREMISES	£4,100	£4,400
					£10,700
D1	COMMUNITY FACILITY BUILDING AT WATER ORTON FIRST SCHOOL, ATTLEBOROUGH LANE, WATER ORTON, BIRMINGHAM, B46 1SB	518188900013	DAY NURSERY AND PREMISES	£3,750	£4,500
D2	TEDDY N DAISYS DAY NURSERY, COVENTRY ROAD, COLESHILL, BIRMINGHAM	511928400608	DAY NURSERY AND PREMISES	£25,250	£29,750
D4	KINGSBURY CHILDRENS CENTRE AT KINGSBURY PRIMARY SCHOOL, BROMAGE AVENUE, KINGSBURY, TAMWORTH, STAFFS	514257000671	DAY NURSERY AND PREMISES	£5,400	£5,900
D3	KINGSBURY CHILDRENS CENTRE AT KINGSBURY PRIMARY SCHOOL, BROMAGE AVENUE, KINGSBURY, TAMWORTH, STAFFS, B78 2HN	514257000671	DAY NURSERY AND PREMISES	£5,400	£5,900
D2	MIDDLETON COMMUNITY CENTRE, CHURCH LANE, MIDDLETON, TAMWORTH, STAFFS	514871100000	DAY NURSEY AND PREMISES	£10,750	£11,500
					£57,550
ELC1	PACKINGTON LANDFILL SITE, PACKINGTON LANE, LITTLE PACKINGTON, COVENTRY	515875700700	ELECTRICITY GENERATING PLANT AND PREMISES	£160,000	£212,000
F1	BMW HAMS HALL, CANTON LANE, LEA MARSTON, SUTTON COLDFIELD, WEST MIDLANDS, B46 1GB	514564120010	FACTORY AND PREMISES	£3,690,000	£3,940,000
F2	FLEXICON, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300401	FACTORY AND PREMISES		£247,000
F3	UNIT 1 FORMER MPS ROMAN WAY COLESHILL BIRMINGHAM B46 1HG	511932300001	FACTORY AND PREMISES		£75,250
F4	UNIT 10, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300101	FACTORY AND PREMISES	£43,250	£42,750
F5	UNIT 2 FORMER MSP, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300002	FACTORY AND PREMISES		£38,250
F6	UNIT 3 FORMER MSP, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300003	FACTORY AND PREMISES		£40,750
F7	UNIT 3 ROMAN PARK, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300521	FACTORY AND PREMISES	£56,000	£49,000
F8	AMBER UPVC FABRICATIONS, AMBER HOUSE, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HQ	511932300303	FACTORY AND PREMISES	£167,000	£156,000
F9	UNIT 21, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910211	FACTORY AND PREMISES		£16,000
F10	CABLE MANAGEMENT PRODUCTS LTD CMG HOUSE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910003	FACTORY AND PREMISES	£114,000	£122,000
F11	UNIT 2A, BLOOMFIELD HOUSE 24A, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910041	FACTORY AND PREMISES		£13,500
F12	SAFEWAY SCAFFOLDING LTD, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JB	511932920680	FACTORY AND PREMISES	£48,250	£47,750
F13	UNIT 23, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JP	511932920230	FACTORY AND PREMISES		£15,750
F14	UNIT 31, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JP	511932920311	FACTORY AND PREMISES		£16,500
F15	UNIT 32, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JP	511932920321	FACTORY AND PREMISES		£15,750
F16	UNIT 42, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JP	511932920420	FACTORY AND PREMISES		£15,750

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F17	UNITS 15-17 & 19-20, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JP	511932920384	FACTORY AND PREMISES		£59,000
F18	UNITS 29 & 30, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JP	511932920290	FACTORY AND PREMISES		£21,250
F19	UNITS 34-38, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JP	511932920386	FACTORY AND PREMISES		£124,000
F20	UNIT 46, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JT	511932920460	FACTORY AND PREMISES		£19,500
F21	UNIT 51, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932920510	FACTORY AND PREMISES		£16,500
F22	UNIT 60, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JT	511932920600	FACTORY AND PREMISES		£16,250
F23	COLESHILL ALUMINIUM LTD, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300009	FACTORY AND PREMISES	£43,500	£41,000
F24	UNIT 12A, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300005	FACTORY AND PREMISES	£11,000	£10,750
F25	UNIT 12B, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300004	FACTORY AND PREMISES	£10,750	£9,800
F26	UNIT 14, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300006	FACTORY AND PREMISES	£29,250	£30,750
NO	1, THE CEDARS, COTON ROAD, NETHER WHITACRE, BIRMINGHAM, B46 2HH	518393600952	FACTORY AND PREMISES	£44,750	£42,750
NO	2, THE CEDARS, COTON ROAD, NETHER WHITACRE, BIRMINGHAM, B46 2HH	518393600953	FACTORY AND PREMISES	£78,500	£82,500
NO	6-7, THE CEDARS, COTON ROAD, NETHER WHITACRE, BIRMINGHAM, B46 2HH	518393600961	FACTORY AND PREMISES		£59,000
F27	PRO-MIL ENGINEERING LTD AT QUARRY WORKS, BODYMOOR HEATH LANE, BODYMOOR HEATH, SUTTON COLDFIELD, WEST MIDLANDS	514256850062	FACTORY AND PREMISES	£100,000	£101,000
F30	BUILDING 2 W H SMITH & SON LTD, WATER ORTON LANE, MINWORTH, SUTTON COLDFIELD, WEST MIDLANDS	518192750012	FACTORY AND PREMISES		£141,000
F29	VEKA GROUP, WATER ORTON LANE, MINWORTH, SUTTON COLDFIELD, WEST MIDLANDS	51819250011	FACTORY AND PREMISES		£157,000
F28	WHS PLASTICS LTD, WATER ORTON LANE, WATER ORTON, BIRMINGHAM	518193050030	FACTORY AND PREMISES	£287,500	£290,000
F29	UNIT 6, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300421	FACTORY AND PREMISES	£15,000	£14,000
F30	UNITS C D & E, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300622	FACTORY AND PREMISES	£91,500	£93,000
F31	CHARLESWORTH & SON, WISHAW LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300450	FACTORY AND PREMISES	£26,750	£27,750
F31	PERMAT MACHINES LTD, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JG	511929300057	FACTORY AND PREMISES	£64,500	£67,500
F32	BEAVER METALS LTD, MARSH LANE, WATER ORTON, BIRMINGHAM, B46 1SN	518190600003	FACTORY AND PREMISES	£77,500	£124,000
F33	HT BRIGHAM & CO LTD, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JQ	511932910060	FACTORY & PREMISES	84500	82500
F34	UNIT 59 GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300012	FACTORY & PREMISES	32250	34000
FS1	FIRE STATION, PARK ROAD, COLESHILL, BIRMINGHAM, B46 1DJ	511931600040	FIRE STATION AND PREMISES	£45,000	£6,516,800 £51,000
FG1	COLESHILL TOWN FOOTBALL CLUB, PACKINGTON LANE, COLESHILL, BIRMINGHAM, B46 3JE	511931400340	FOOTBALL GROUND AND PREMISES	£3,500	£3,400
FT1	HAMS HALL FREIGHT TERMINAL, HAMS LANE, LEA MARSTON, SUTTON COLDFIELD, WEST MIDLANDS	514564100043	FREIGHT TERMINAL AND PREMISES	£120,000	£125,000
GP1	CURDWORTH GARAGE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300430	GARAGE AND PREMISES	£11,000	£10,750
GP2	CEDAR HOUSE, KINGSBURY ROAD, LEA MARSTON, SUTTON COLDFIELD, WEST MIDLANDS, B76 ODS	514564400200	GARAGE AND PREMISES	£21,750	£22,250 £33,000
GC1	MELBICK NURSERIES, CHESTER ROAD, COLESHILL, BIRMINGHAM	511927600060	GARDEN CENTRE	£400,000	£420,000
GC2	COPPICE GARDEN CENTRE, COPPICE LANE, MIDDLETON, TAMWORTH, STAFFS	514871300370	GARDEN CENTRE AND PREMISES		£40,000 £460,000
GCO1	STONEBRIDGE GOLF CENTRE, SOMERS ROAD, GREAT PACKINGTON, COVENTRY	515775480000	GOLF COURSE AND PREMISES	£68,250	£87,500
GH1	BLYTHEWOOD GUEST HOUSE 39, BLYTHE ROAD, COLESHILL, BIRMINGHAM, B46 1AF	511926610331	GUEST HOUSE AND PREMISES	£2,550	£2,700
GH2	JAMES GUEST HOUSE 12, ROSE ROAD, COLESHILL, BIRMINGHAM, B46 1EH	511932400121	GUEST HOUSE AND PREMISES	£3,200	£4,250
GH3	DORSET COTTAGE 202, COVENTRY ROAD, COLESHILL, BIRMINGHAM	511928402020	GUEST HOUSE AND PREMISES	£6,100	£5,200
GH4	OLD SCHOOL HOUSE HOTEL, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300472	GUEST HOUSE AND PREMISES	£7,400	£8,500
GH5	HIGHFIELD FARM, FARTHING LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237000120	GUEST HOUSE AND PREMISES	£5,600	£7,600
GH6	MIDDLETON HOUSE FARM, TAMWORTH ROAD, MIDDLETON, TAMWORTH, STAFFS	514872500040	GUEST HOUSE AND PREMISES	£4,000	£4,400
GH7	REINDEER PARK HOTEL, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS, B76 ODE	512237300800	GUEST HOUSE AND PREMISES	£3,600	£4,000 £36,650
H1	R/O WHITACRE METHODIST CHURCH 56, STATION ROAD, NETHER WHITACRE, BIRMINGHAM, B46 2EH	518394900560	HAIRDRESSING SALON AND PREMISES	£430	£530
H2	75, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AG	511930100755	HAIRDRESSING SALON AND PREMISES	£6,000	£7,600

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H3	105, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101050	HAIRDRESSING SALON AND PREMISES	£4,050	£5,100
H4	113, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101130	HAIRDRESSING SALON AND PREMISES	£7,300	£9,300
H5	12, CHURCH LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512236750100	HAIRDRESSING SALON AND PREMISES	£2,700	£2,750
HP1	THE LINKS AT 4, NEW ROAD, WATER ORTON, BIRMINGHAM, B46 1QU	518191100041	HALL AND PREMISES		£25,280
HP2	VILLAGE HALL, COLESHILL ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512236800060	HALL AND PREMISES	£5,300	£5,500
HP3	BODYMOOR HEATH VICTORY HALL, BODYMOOR HEATH LANE, BODYMOOR HEATH, SUTTON COLDFIELD, WEST MIDLANDS	514256850294	HALL AND PREMISES		£3,150
HP4	PARISH HALL, CHURCH LANE, WISHAW, SUTTON COLDFIELD, WEST MIDLANDS	518797100240	HALL AND PREMISES	£2,650	£3,000
HP6	PARISH ROOMS, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101321	HALL AND PREMISES	£1,200	£1,350
HP5	VILLAGE HALL, CHURCH LANE, CORLEY, COVENTRY, CV7 8AZ	512135300210	HALL AND PREMISES	£6,800	£7,500
HSG1	THE PLAYING FIELDS, OPENFIELD CROFT, WATER ORTON, BIRMINGHAM, B46 1RE	518189201562	HALL/SPORTING GROUNDS AND PREMISES		£7,800
NO	VILLAGE HALL, GREAT PACKINGTON, MERIDEN, COVENTRY, CV7 7HR	515775350620	HALL & PREMISES	1725	1925
NO	BUILDINGS PACKINGTON PARK, GREAT PACKINGTON, MERIDEN, COVENTRY, CV7 7HR	515775350680	HALL & PREMISES	6600	7700
					£46,025
HCW1	VICTOR VALET LTD, CRIDA HOUSE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300012	HAND CAR WASH & PREMISES		£12,500
HCW2	SPLENDID CAR WASH, COVENTRY ROAD, GREAT PACKINGTON, COVENTRY	515775350270	HAND CAR WASH AND PREMISES	£3,750	£6,100
					£18,600
HCP3	KINGSBURY HEALTH CENTRE, COVENTRY ROAD, KINGSBURY, TAMWORTH, STAFFS	514257601101	HEALTH CARE AND PREMISES	£6,500	£13,250
HCP1	WATER ORTON CLINIC 112, COLESHILL ROAD, WATER ORTON, BIRMINGHAM, B46 1RD	518189201120	HEALTH CENTRE AND PREMISES	£6,250	£6,700
HCP2	COLESHILL CLINIC, WINGFIELD ROAD, COLESHILL, BIRMINGHAM	511931700572	HEALTH CENTRE AND PREMISES	£4,200	£5,300
					£25,250
HIS1	MIDDLETON HALL, MIDDLETON PARK, MIDDLETON, TAMWORTH, STAFFS, B78 2AE	514872400070	HISTORIC PROPERTY AND PREMISES	£3,500	£4,500
HO1	GRIMSTOCK COUNTRY HOUSE, GILSON ROAD, COLESHILL, BIRMINGHAM, B46 1LL	511929200250	HOTEL AND PREMISES	£103,000	£100,000
HO2	GRIMSCOTE MANOR HOTEL, GRIMSTOCK HILL, LICHFIELD ROAD, COLESHILL, BIRMINGHAM, B46 1LH	511929600160	HOTEL AND PREMISES	£5,600	£25,000
HO3	LEA MARSTON LEISURE CENTRE, HAUNCH LANE, LEA MARSTON, SUTTON COLDFIELD, WEST MIDLANDS, B76 0BY	514564300091	HOTEL AND PREMISES	£427,500	£377,500
HO4	MARSTON FARM HOTEL, DOG LANE, KINGSBURY, TAMWORTH, STAFFS	514256850231	HOTEL AND PREMISES	£91,000	£90,500
HO5	BELFRY HOTEL, LICHFIELD ROAD, WISHAW, SUTTON COLDFIELD, WEST MIDLANDS	518797600070	HOTEL AND PREMISES	£3,558,750	£2,350,000
					£2,943,000
K1	NINE STONES KENNELS NINE STONES FARM, WISHAW LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512238500121	KENNELS AND PREMISES	£410	£490
not on map	SPRING COTTAGE, DOG LANE, BODYMOOR HEATH, SUTTON COLDFIELD, WEST MIDLANDS	514256850192	KENNELS CATTERY AND PREMISES	£2,025	£2,800
					£3,290
LU1	APH LTD, HAMS HALL INDUSTRIAL PARK, FARADAY AVENUE, COLESHILL, BIRMINGHAM, B46 1AL	514564160031	LAND USED FOR STORAGE AND PREMISES	£74,000	£132,000
LU2	STORAGE LAND, HAMS HALL INDUSTRIAL PARK, EDISON ROAD, COLESHILL, BIRMINGHAM, B46 1DA	514564140040	LAND USED FOR STORAGE AND PREMISES	£122,000	£127,000
LU3	GRANGEWOOD FENCING SUPPLIES, LICHFIELD ROAD, WATER ORTON, BIRMINGHAM, B46 1NU	518190100111	LAND USED FOR STORAGE AND PREMISES	£26,000	£22,250
LU4	R/O APH LTD, HAMS HALL INDUSTRIAL PARK, FARADAY AVENUE, COLESHILL, BIRMINGHAM, B46 1PW	514564100000	LAND USED FOR STORAGE AND PREMISES	£347,500	£347,500
LU5	THE OLD GARAGE, MIDDLETON LANE, MIDDLETON, TAMWORTH, STAFFS	514872300010	LAND USED FOR STORAGE AND PREMISES	£1,775	£1,350
					£630,100
LP1	10, COVENTRY ROAD, COLESHILL, BIRMINGHAM, B46 3BE	511928400100	LAUNDERETTE AND PREMISES	£4,150	£5,300
L1	LIBRARY, COLESHILL ROAD, WATER ORTON, BIRMINGHAM, B46 1QD	518189200201	LIBRARY AND PREMISES	£6,500	
L2	19A, PARKFIELD ROAD, COLESHILL, BIRMINGHAM	511931700193	LIBRARY AND PREMISES	£20,000	£27,250
L3	141, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AY	511930101426	LIBRARY AND PREMISES	£15,750	£12,500
					£39,750
LSP1	LEA MARSTON EQUESTRIAN CENTRE, WOODHOUSE FARM, CHURCH LANE, LEA MARSTON, SUTTON COLDFIELD, WEST MIDLANDS	514563900015	LIVERY STABLES AND PREMISES		£4,350
O218	GRD FLR UNIT 7, THE COURTYARD, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HQ	511932300371	OFFICE AND PREMISES	£11,750	£10,250
O219	UNIT 22 THE COURTYARD, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JA	511929300222	OFFICE AND PREMISES	£26,250	£24,250
O221	MAXON COMBUSTION SYSTEMS LTD, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101372	OFFICE AND PREMISES	£23,000	£20,750
O222	OFFICES 1-3 2ND FLR, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101572	OFFICE AND PREMISES	£6,400	£5,600
O223	UNIT 2 ST PHILIPS COURTYARD, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927801000	OFFICE AND PREMISES	£41,750	£38,000
O234	1ST FLOOR FRONT R/H SIDE OVER 92-94, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930100927	OFFICE AND PREMISES	£2,850	£2,800

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O224	COVENTRY BUILDING SOCIETY, CLINTON HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101332	OFFICE AND PREMISES	£5,750	£7,300
O225	HENDRICKX MARSH, CLINTON HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101333	OFFICE AND PREMISES	£6,800	£7,000
O226	J V VOBÉ & CO, CLINTON HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101330	OFFICE AND PREMISES	£30,250	£33,000
O227	PLOT 13, THE COURTYARD, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 3BP	511932300360	OFFICE AND PREMISES	33000	£30,250
O228	ROOMS 12 & 18, THE ANNEXE, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101576	OFFICE AND PREMISES		£1,950
O229	ST GERARD'S BUILDING (FATHER HUDSONS HOMES), COVENTRY ROAD, COLESHILL, BIRMINGHAM, B46 3EH	511928400596	OFFICE AND PREMISES	£117,000	£106,000
O230	FATHER HUDSONS SOCIETY ST GEORGES HOUSE, GERARDS WAY, COLESHILL, BIRMINGHAM, B46 3FG	511928400592	OFFICE AND PREMISES	£26,500	DELETED
O231	FIRST FLOOR UNIT 3 FAIRVIEW INDUSTRIAL ESTATE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS, B76 9EP	512237300578	OFFICE AND PREMISES	£4,700	£5,300
O232	THE COURTYARD BODYMOOR GREEN FARM, COVENTRY ROAD, KINGSBURY, TAMWORTH, STAFFS, B78 2DZ	514257600358	OFFICE AND PREMISES	£25,000	£29,250
O233	VOID ROOMS NORTH COURT PACKINGTON HALL, PACKINGTON PARK, GREAT PACKINGTON, COVENTRY, CV7 7HF	515775350016	OFFICE AND PREMISES	£7,500	£7,900
O1	WYNN HOUSE 60, HIGH STREET, COLESHILL, BIRMINGHAM, B46 1AZ	511930100603	OFFICES AND PREMISES	£10,000	£12,750
O2	1, HIGH STREET, COLESHILL, BIRMINGHAM, B46 1AY	511930100011	OFFICES AND PREMISES		£21,450
O3	MITCHELL HARPER HOUSE 37, HIGH STREET, COLESHILL, BIRMINGHAM, B46 1AY	511930100370	OFFICES AND PREMISES		£12,500
O4	58A, HIGH STREET, COLESHILL, BIRMINGHAM, B46 1AZ	511930100581	OFFICES AND PREMISES	£4,300	£5,400
O5	COURTYARD 1, COLESHILL MANOR, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1DL	511926500236	OFFICES AND PREMISES	£17,000	£17,000
O6	GARDEN SUITE 5, COLESHILL MANOR, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1DL	511926500228	OFFICES AND PREMISES	£13,000	£12,750
O7	GARDEN SUITE 6, COLESHILL MANOR, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1DL	511926500234	OFFICES AND PREMISES	£17,750	£18,250
O8	COURTYARD 2, COLESHILL MANOR, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1DL	511926500222	OFFICES AND PREMISES	£7,200	£7,100
O9	COURTYARD 4, COLESHILL MANOR, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1DL	511926500232	OFFICES AND PREMISES	£14,250	£14,750
O10	COURTYARD 5, COLESHILL MANOR, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1DL	511926500233	OFFICES AND PREMISES	£21,750	£22,500
O11	GARDEN SUITE 1, COLESHILL MANOR, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1DL	511926500238	OFFICES AND PREMISES	£17,000	£17,000
O12	GARDEN SUITE 2, COLESHILL MANOR, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1DL	511926500239	OFFICES AND PREMISES	£17,000	£17,000
O13	GARDEN SUITE 3, COLESHILL MANOR, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1DL	511926500226	OFFICES AND PREMISES	£17,750	£17,500
O14	GARDEN SUITE 4, COLESHILL MANOR, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1DL	511926500227	OFFICES AND PREMISES	£18,000	£17,500
O15	MANAGEMENT SUITE, COLESHILL MANOR, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1DL	511926500231	OFFICES AND PREMISES	£16,500	£19,000
O16	THE LODGE, COLESHILL MANOR, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1DL	511926500235	OFFICES AND PREMISES	£36,000	£33,500
O17	THE MANOR, COLESHILL MANOR, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1DL	511926500223	OFFICES AND PREMISES	£83,000	£91,500
O18	THE OLD COACH HOUSE COURTYARD 3, COLESHILL MANOR, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1DL	511926500221	OFFICES AND PREMISES	£12,500	£13,000
O19	THE PAVILLION, COLESHILL MANOR, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1DL	511926500229	OFFICES AND PREMISES	£74,500	£75,500
O20	HERBERT WATSON, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1EE	511932910094	OFFICES AND PREMISES	£4,950	£3,450
O21	1ST FLR 8, THE COURTYARD, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300325	OFFICES AND PREMISES	£10,750	£10,250
O22	1ST FLR UNIT 18, TIMBA COURT, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300235	OFFICES AND PREMISES	£32,250	£31,250
O23	26, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300042	OFFICES AND PREMISES	£50,000	£45,750
O24	GND FLR 8, THE COURTYARD, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300313	OFFICES AND PREMISES	£12,000	£10,750
O25	UNIT 4, THE COURTYARD, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 3BP	511932300261	OFFICES AND PREMISES	£24,750	£22,500
O31	2, TEMPLE WAY, COLESHILL, BIRMINGHAM, B46 1HH	511933400920	OFFICES AND PREMISES	£22,500	£20,500
O32	HI-TECH HOUSE 3, TEMPLE COURT, TEMPLE WAY, COLESHILL, BIRMINGHAM, B46 1HH	511933400022	OFFICES AND PREMISES	£23,750	£21,750
O33	UNIT 5, TEMPLE COURT, TEMPLE WAY, COLESHILL, BIRMINGHAM, B46 1HH	511933400005	OFFICES AND PREMISES	£25,250	£23,000
O34	1ST FLR AT WEST MIDLAND HOUSE, TEMPLE WAY, COLESHILL, BIRMINGHAM, B46 1HH	511933400935	OFFICES AND PREMISES	£11,750	£11,500
O35	4, TEMPLE COURT, TEMPLE WAY, COLESHILL, BIRMINGHAM, B46 1HH	511933400041	OFFICES AND PREMISES	£24,750	£22,750
O36	FARRADANE HOUSE TEMPLE COURT, TEMPLE WAY, COLESHILL, BIRMINGHAM, B46 1HH	511933400001	OFFICES AND PREMISES	£27,750	£25,250
O37	GND FLR AT WEST MIDLAND HOUSE, TEMPLE WAY, COLESHILL, BIRMINGHAM, B46 1HH	511933400939	OFFICES AND PREMISES	£14,250	£12,750
O38	UNIT 2 TEMPLE COURT, TEMPLE WAY, COLESHILL, BIRMINGHAM, B46 1HH	511933400003	OFFICES AND PREMISES	£21,250	£19,250
O39	UNIT 6, TEMPLE COURT, TEMPLE WAY, COLESHILL, BIRMINGHAM, B46 1HH	511933400004	OFFICES AND PREMISES	£7,000	£6,600
O26	1, THE COURTYARD, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HQ	511932300311	OFFICES AND PREMISES	£26,250	£26,750

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O27	12, THE COURTYARD, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HQ	511932300125	OFFICES AND PREMISES		£22,000
O30	17 THE COURTYARD, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300170	OFFICES AND PREMISES	£25,250	£23,000
O28	1ST FLR UNIT 7, THE COURTYARD, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HQ	511932300372	OFFICES AND PREMISES	£10,500	£10,250
O29	2 THE COURTYARD, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300290	OFFICES AND PREMISES	£25,750	£23,500
O41	ARDEN HOUSE 2S, THE COURTYARD, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JA	511929300070	OFFICES AND PREMISES	£33,500	£30,750
O40	MERCURY HOUSE, THE COURTYARD, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HQ	511932302634	OFFICES AND PREMISES		£24,000
O52	SUITE 1C COLESHILL HOUSE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932911119	OFFICES AND PREMISES		£21,500
O53	GND FLR COLESHILL HOUSE 1, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932911113	OFFICES AND PREMISES		£46,750
O54	NO 3 WORKS, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JQ	511932910125	OFFICES AND PREMISES		£12,000
O55	PAULAN EXPORT SERVICES R/O COLESHILL FREIGHT SERVICES LTD, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910896	OFFICES AND PREMISES	£1,600	£1,600
O56	PT 1ST FLR COLESHILL HOUSE 1, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932911114	OFFICES AND PREMISES		£20,000
O57	PT 2ND FLR COLESHILL HOUSE 1, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932911115	OFFICES AND PREMISES		£19,750
O58	SUITE 1B COLESHILL HOUSE 1, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932911122	OFFICES AND PREMISES		£28,500
O59	SUITE 2B COLESHILL HOUSE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932911120	OFFICES AND PREMISES		£32,500
O60	SUITE 2C COLESHILL HOUSE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932911117	OFFICES AND PREMISES		£14,500
O61	15, THE COURTYARD, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JA	511929300052	OFFICES AND PREMISES	£25,750	£23,750
O62	19A CUBE HOUSE, THE COURTYARD, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JA	511929300030	OFFICES AND PREMISES		£10,250
O63	19B CUBE HOUSE, THE COURTYARD, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JA	511929300031	OFFICES AND PREMISES	£12,500	£12,000
O64	IVY HOUSE, THE COURTYARD, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JA	511929300081	OFFICES AND PREMISES	£24,750	£22,500
O64	PT GND & 1ST FLR AT BTC HOUSE, THE COURTYARD, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JA	511929300092	OFFICES AND PREMISES		£18,750
O65	PT GND FLR AT BTC HOUSE, THE COURTYARD, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JA	511929300091	OFFICES AND PREMISES		£4,750
O66	TELECOM HOUSE, THE COURTYARD, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JA	511929300017	OFFICES AND PREMISES		£21,250
O68	UNIT 16 THE COURTYARD, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300160	OFFICES AND PREMISES	£25,500	£23,500
O69	UNIT 22 THE COURTYARD, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JA	511929300222	OFFICES AND PREMISES	£26,250	£24,250
O70	UNITS 20/21 THE COURTYARD, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JA	511929300203	OFFICES AND PREMISES	£55,500	£51,000
O71	2ND FLR 2 BROMWICH COURT, HIGHWAY POINT, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929301025	OFFICES AND PREMISES	£86,500	£78,500
O72	ACCIDENT EXCHANGE PT GND FLR 2 BROMWICH COURT, HIGHWAY POINT, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929301021	OFFICES AND PREMISES	£71,000	£66,000
O73	INSPACE PT GND FLR 2 BROMWICH COURT, HIGHWAY POINT, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929301023	OFFICES AND PREMISES	£38,750	£36,000
O76	LEATHER SOFA WORLD 1ST FLR FRONT DISCOVERY HOUSE, JUBILEE ESTATE, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300049	OFFICES AND PREMISES	£3,250	£3,600
O74	LOGTEK PT 1ST FLR 2 BROMWICH COURT, HIGHWAY POINT, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929301022	OFFICES AND PREMISES	£44,250	£42,000
O80	NORFOLK HOUSE, THE COURTYARD, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300103	OFFICES AND PREMISES	£22,750	£20,750
O81	OLD HOUSE, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300115	OFFICES AND PREMISES	£144,000	£144,000
O75	RAC PT 1ST FLR 2 BROMWICH COURT, HIGHWAY POINT, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929301024	OFFICES AND PREMISES	£71,500	£67,000
O77	SUITE 1 DISCOVERY HOUSE, JUBILEE ESTATE, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300048	OFFICES AND PREMISES	£2,900	£3,050
O78	SUITE 2 DISCOVERY HOUSE, JUBILEE ESTATE, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300046	OFFICES AND PREMISES	£7,800	£7,800
O79	SUITE 3 DISCOVERY HOUSE, JUBILEE ESTATE, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300045	OFFICES AND PREMISES	£5,700	£6,500
O82	THE LODGE, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300120	OFFICES AND PREMISES	£1,350	£1,425
O83	HALLMARK CARS, GRIMSTOCK HILL, LICHFIELD ROAD, COLESHILL, BIRMINGHAM, B46 1LD	511930700885	OFFICES AND PREMISES	£4,550	£5,800
O84	VOID OFFICES ADJ HALLMARK CARS, GRIMSTOCK HILL, LICHFIELD ROAD, COLESHILL, BIRMINGHAM, B46 1LD	511930700887	OFFICES AND PREMISES	£8,300	£8,400
O85	OFFICES R/O GRIMSTOCK HILL SERVICE STATION, GRIMSTOCK HILL, LICHFIELD ROAD, COLESHILL, BIRMINGHAM, B46 1LH	511929600040	OFFICES AND PREMISES	£4,050	£4,050
O86	A W R (BUILDING SERVICES) LTD, LICHFIELD ROAD, WATER ORTON, BIRMINGHAM, B46 1NU	518190100081	OFFICES AND PREMISES	£9,000	£11,500
O87	UNIT 3, JACK O WATTON BUSINESS PARK, LICHFIELD ROAD, WATER ORTON, BIRMINGHAM, B46 1NU	518190100031	OFFICES AND PREMISES		£2,750
O88	CAMPBELL REITH PT 1ST FLR, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 2AX	511930101451	OFFICES AND PREMISES	£4,100	£3,950
O89	GND FLR, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 2AX	511930101471	OFFICES AND PREMISES	£66,500	£67,000

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O90	OFFICE 1 BASEMENT, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 2AX	511930101404	OFFICES AND PREMISES	£2,175	£1,900
O91	OFFICE 2 BASEMENT, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 2AX	511930101407	OFFICES AND PREMISES	£4,650	£4,050
O92	OFFICE 3 BASEMENT, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 2AX	511930101370	OFFICES AND PREMISES	£3,350	£2,900
O93	OFFICE 35 1ST FLR, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 2AX	511930101456	OFFICES AND PREMISES	£2,950	£2,800
O94	OFFICE 4 BASEMENT, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 2AX	511930101439	OFFICES AND PREMISES	£8,900	£7,800
O95	OFFICE 45 1ST FLR, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 2AX	511930101457	OFFICES AND PREMISES	£2,200	£2,100
O96	OFFICE 48 1ST FLR, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 2AX	511930101459	OFFICES AND PREMISES	£3,400	£3,200
O97	OFFICE 4A BASEMENT, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 2AX	511930101438	OFFICES AND PREMISES	£2,400	£2,075
O98	OFFICE 5 BASEMENT, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 2AX	511930101388	OFFICES AND PREMISES	£4,050	£3,550
O99	OFFICES 30-32 1ST FLOOR, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 2AX	511930101453	OFFICES AND PREMISES	£14,500	£14,750
O100	OFFICES 33-34 1ST FLR, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 2AX	511930101455	OFFICES AND PREMISES	£5,200	£5,000
O101	OFFICES 46-47 1ST FLR, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 2AX	511930101458	OFFICES AND PREMISES	£12,250	£11,750
O102	PT 1ST FLR & OFFICES 4-8 2ND FLR, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 2AX	511930101571	OFFICES AND PREMISES	£9,300	£8,500
NO	OFFICES AT YEW TREE COTTAGE 114-116, BIRMINGHAM ROAD, NETHER WHITACRE, BIRMINGHAM, B46 2EP	518393201143	OFFICES AND PREMISES		£8,300
NO	29, BIRMINGHAM ROAD, NETHER WHITACRE, BIRMINGHAM, B46	518393200290	OFFICES AND PREMISES	£15,750	£19,750
NO	65C, BIRMINGHAM ROAD, NETHER WHITACRE, BIRMINGHAM, B46 2ET	518393200690	OFFICES AND PREMISES	£970	£1,300
NO	OFFICES AT 6-7, THE CEDARS, COTON ROAD, NETHER WHITACRE, BIRMINGHAM, B46 2HH	518393600962	OFFICES AND PREMISES		£23,750
NO	UNIT 9, THE CEDARS, COTON ROAD, NETHER WHITACRE, BIRMINGHAM, B46 2HH	518393600963	OFFICES AND PREMISES	£9,400	£5,100
O103	DEVEREUX HOUSE, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AA	511927800074	OFFICES AND PREMISES	£52,500	£54,500
O104	1A SCHOOL HOUSE, ST PHILIPS COURTYARD, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927801011	OFFICES AND PREMISES	£11,500	£9,900
O105	1C SCHOOL HOUSE, ST PHILIPS COURTYARD, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927801013	OFFICES AND PREMISES	£11,250	£10,750
O106	1D SCHOOL HOUSE, ST PHILIPS COURTYARD, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927801014	OFFICES AND PREMISES	£12,750	£12,000
O107	1E SCHOOL HOUSE, ST PHILIPS COURTYARD, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927801015	OFFICES AND PREMISES	£11,250	£10,000
O108	1ST & 2ND FLRS OLD HOUSE 5, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927800055	OFFICES AND PREMISES	£12,750	£12,250
O109	1ST FLR UNIT 3, ST PHILIPS COURTYARD, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927801030	OFFICES AND PREMISES	£34,500	£29,500
O110	2ND FLR UNIT 4, ST PHILIPS COURTYARD, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927801081	OFFICES AND PREMISES	£11,500	£9,800
O111	B1 SCHOOL HOUSE, ST PHILIPS COURTYARD, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927801016	OFFICES AND PREMISES		£3,000
O112	B2 SCHOOL HOUSE, ST PHILIPS COURTYARD, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927801017	OFFICES AND PREMISES		£4,400
O113	B3 SCHOOL HOUSE, ST PHILIPS COURTYARD, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927801018	OFFICES AND PREMISES		£5,000
O114	GND FLR LEFT UNIT 3, ST PHILIPS COURTYARD, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927801009	OFFICES AND PREMISES	£9,300	£8,000
O115	GND FLR LEFT UNIT 4, ST PHILIPS COURTYARD, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927801083	OFFICES AND PREMISES	£10,750	£9,300
O116	GND FLR RIGHT & 1ST FLR UNIT 4, ST PHILIPS COURTYARD, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927801006	OFFICES AND PREMISES	£26,500	£24,500
O117	GND FLR RIGHT UNIT 3, ST PHILIPS COURTYARD, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927801085	OFFICES AND PREMISES	£18,750	£16,250
O118	GRD FLR OLD HOUSE 5, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927800053	OFFICES AND PREMISES	£9,000	£8,200
O119	LGND FLR UNIT 3, ST PHILIPS COURTYARD, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927801084	OFFICES AND PREMISES	£22,250	£19,250
O120	81, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AG	511930100810	OFFICES AND PREMISES	£6,000	£76,000
O121	1ST & 2ND FLRS 80, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AH	511930100800	OFFICES AND PREMISES	£14,750	£14,250
O122	70-72, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AH	511930100700	OFFICES AND PREMISES	£9,500	£8,900
O124	76, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AH	511930100761	OFFICES AND PREMISES	£3,900	£3,400
O125	SUITE 2A, ST PETERS HOUSE, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AL	511927800586	OFFICES AND PREMISES		£7,200
O126	SUITE 2B, ST PETERS HOUSE, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AL	511927800587	OFFICES AND PREMISES		£3,850
O127	SUITE 3, ST PETERS HOUSE, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AL	511927800589	OFFICES AND PREMISES		£24,500
O128	SUITES 2C-2D, ST PETERS HOUSE, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AL	511927800588	OFFICES AND PREMISES		£7,900
O129	1ST & 2ND FLRS AT DE MONTFORT HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AY	511930101578	OFFICES AND PREMISES		£82,000
O130	GND FLR AT DE MONTFORT HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AY	511930101577	OFFICES AND PREMISES		£42,250
O131	1ST FLR AT 7A, COVENTRY ROAD, COLESHILL, BIRMINGHAM, B46 3BB	511928400083	OFFICES AND PREMISES		£8,600

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O132	2ND FLR AT 7A, COVENTRY ROAD, COLESHILL, BIRMINGHAM, B46 3BB	511928400078	OFFICES AND PREMISES		£6,400
O133	7, COVENTRY ROAD, COLESHILL, BIRMINGHAM, B46 3BB	511928400071	OFFICES AND PREMISES	£7,600	£8,000
O134	9, COVENTRY ROAD, COLESHILL, BIRMINGHAM, B46 3BB	511928400091	OFFICES AND PREMISES	£8,600	£9,100
O135	GND FLR AT 7A, COVENTRY ROAD, COLESHILL, BIRMINGHAM, B46 3BB	511928400079	OFFICES AND PREMISES		£11,250
O136	WINGFIELD COURT, COVENTRY ROAD, COLESHILL, BIRMINGHAM, B46 3BE	511928400210	OFFICES AND PREMISES	£74,000	£70,500
O137	PERFECT HARMONY AT COLESHILL TOWN HALL, SUMNER ROAD, COLESHILL, BIRMINGHAM, B46 3BG	511933100012	OFFICES AND PREMISES		£3,350
O138	GND FLR UNIT A SUMNER HOUSE, SUMNER ROAD, COLESHILL, BIRMINGHAM, B46 3BH	511931700911	OFFICES AND PREMISES		£9,800
O139	1ST FLR AT COLESHILL TOWN HALL 142, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BJ	511930101431	OFFICES AND PREMISES		£7,000
O140	PRT GND & PRT 1ST FLR FRONT 140, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BJ	511930101342	OFFICES AND PREMISES	£8,200	£7,800
O141	1ST FLOOR FRONT R/H SIDE OVER 92-94, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930100927	OFFICES AND PREMISES	£2,850	£2,800
O142	1ST FLOOR (FRONT) 102-104, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930101034	OFFICES AND PREMISES	£6,700	£6,700
O143	1ST FLOOR FRONT R/H SIDE OVER 92-94, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930100927	OFFICES AND PREMISES	£2,850	£2,800
O144	1ST FLR (MIDDLE) 102-104, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930101035	OFFICES AND PREMISES	£3,200	£3,150
O145	1ST FLR (REAR) 102-104, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930101030	OFFICES AND PREMISES	£5,900	£6,000
O146	1ST FLR 112, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930101132	OFFICES AND PREMISES	£16,750	£17,000
O149	SECOND FLOOR 102-104, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930101028	OFFICES AND PREMISES	£3,800	£3,550
O150	103A, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101032	OFFICES AND PREMISES	£12,500	£15,250
O151	131, HIGH STREET, COLESHILL, BIRMINGHAM	511930101312	OFFICES AND PREMISES		£51,500
O152	MILLER BRIGGS & CO, CLINTON HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101331	OFFICES AND PREMISES	£7,500	£7,900
O153	ROOM 16 THE ANNEXE CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM	511930101401	OFFICES AND PREMISES	£1,325	£1,225
O154	ROOMS 11 & 17, THE ANNEXE, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM	511930101575	OFFICES AND PREMISES		£2,275
O155	ROOMS 12 & 18, THE ANNEXE, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM	511930101576	OFFICES AND PREMISES		£1,950
O156	ROOMS 13-14, THE ANNEXE, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM	511930101493	OFFICES AND PREMISES	£3,000	£2,850
O157	ROOMS 1-4 THE ANNEXE, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM	511930101448	OFFICES AND PREMISES	£4,500	£4,050
O158	ROOMS 5-8 THE ANNEXE, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM	511930101447	OFFICES AND PREMISES		£3,250
O159	ROOMS 9-10, THE ANNEXE, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM	511930101574	OFFICES AND PREMISES		£1,050
O160	UNIT 10A, THE COURTYARD, ROMAN WAY, COLESHILL, BIRMINGHAM	511932300334	OFFICES AND PREMISES	£14,250	£12,500
O161	UNIT 10B, THE COURTYARD, ROMAN WAY, COLESHILL, BIRMINGHAM	511932300335	OFFICES AND PREMISES	£12,000	£11,750
O162	UNIT 5, THE COURTYARD, ROMAN WAY, COLESHILL, BIRMINGHAM	511932300262	OFFICES AND PREMISES	£24,750	£22,500
O163	UNIT 9A, THE COURTYARD, ROMAN WAY, COLESHILL, BIRMINGHAM	511932300332	OFFICES AND PREMISES	£14,500	£12,500
O164	YORK HOUSE, THE COURTYARD, ROMAN WAY, COLESHILL, BIRMINGHAM	511932300260	OFFICES AND PREMISES	£24,250	£22,250
O165	1ST FLR 58-60, COVENTRY ROAD, COLESHILL, BIRMINGHAM	511928400604	OFFICES AND PREMISES	£14,750	£16,750
O166	THE MEDIA COLLECTIVE, THE PIGGERIES, SOUTHFIELDS FARM, PACKINGTON LANE, COLESHILL, BIRMINGHAM	511931400031	OFFICES AND PREMISES	£20,500	£24,500
O167	21, COVENTRY ROAD, COLESHILL, BIRMINGHAM	511928400212	OFFICES AND PREMISES	£43,500	£46,500
O168	GND FLR 5, COVENTRY ROAD, COLESHILL, BIRMINGHAM	511928400054	OFFICES AND PREMISES	£3,500	£3,550
O169	MOTORWAY COMPUTER CENTRE, COLESHILL HEATH ROAD, COLESHILL, BIRMINGHAM	511928200451	OFFICES AND PREMISES	£61,000	£61,500
O170	1ST FLR AT UNIT 12, QUARTZ POINT, STONEBRIDGE ROAD, COLESHILL, BIRMINGHAM	511933000127	OFFICES AND PREMISES		£20,000
O171	GND FLR AT UNIT 12, QUARTZ POINT, STONEBRIDGE ROAD, COLESHILL, BIRMINGHAM	511933000126	OFFICES AND PREMISES		£20,250
O172	UNIT 10, QUARTZ POINT, STONEBRIDGE ROAD, COLESHILL, BIRMINGHAM	511933000105	OFFICES AND PREMISES		£40,500
O173	UNIT 11, QUARTZ POINT, STONEBRIDGE ROAD, COLESHILL, BIRMINGHAM	511933000115	OFFICES AND PREMISES		£40,500
O174	UNIT 3, QUARTZ POINT, STONEBRIDGE ROAD, COLESHILL, BIRMINGHAM	511933000036	OFFICES AND PREMISES		£37,250
O175	UNIT 4, QUARTZ POINT, STONEBRIDGE ROAD, COLESHILL, BIRMINGHAM	511933000045	OFFICES AND PREMISES		£37,250
O176	UNIT 5, QUARTZ POINT, STONEBRIDGE ROAD, COLESHILL, BIRMINGHAM	511933000055	OFFICES AND PREMISES		£47,000
O177	UNIT 6, QUARTZ POINT, STONEBRIDGE ROAD, COLESHILL, BIRMINGHAM	511933000065	OFFICES AND PREMISES		£46,500
O178	UNIT 7, QUARTZ POINT, STONEBRIDGE ROAD, COLESHILL, BIRMINGHAM	511933000075	OFFICES AND PREMISES		£44,750
O179	UNIT 8, QUARTZ POINT, STONEBRIDGE ROAD, COLESHILL, BIRMINGHAM	511933000085	OFFICES AND PREMISES	£38,500	£44,750
O180	UNIT 9, QUARTZ POINT, STONEBRIDGE ROAD, COLESHILL, BIRMINGHAM	511933000095	OFFICES AND PREMISES		£40,500
O181	UNITS 1-2, QUARTZ POINT, STONEBRIDGE ROAD, COLESHILL, BIRMINGHAM	511933000015	OFFICES AND PREMISES	£58,000	£71,000
O182	UNITS 1-2, QUARTZ POINT, STONEBRIDGE ROAD, COLESHILL, BIRMINGHAM	511933000015	OFFICES AND PREMISES	£58,000	£71,000

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O183	45, PARKFIELD ROAD, COLESHILL, BIRMINGHAM, B46 3LD	511931700453	OFFICES AND PREMISES	£11,500	£10,750
O185	1ST FLR UNIT A SUMNER HOUSE, PARKFIELD COURT, PARKFIELD ROAD, COLESHILL, BIRMINGHAM	511931700920	OFFICES AND PREMISES	£7,700	£7,400
O187	37A, PARKFIELD ROAD, COLESHILL, BIRMINGHAM	511931700903	OFFICES AND PREMISES	£26,250	£23,250
O188	GND FLR THE COACH HOUSE 25A, PARKFIELD ROAD, COLESHILL, BIRMINGHAM	511931700253	OFFICES AND PREMISES	£5,500	£6,900
O189	THE BEECHES 37, PARKFIELD ROAD, COLESHILL, BIRMINGHAM	511931700902	OFFICES AND PREMISES	£18,000	£16,250
O189	SUITE 1, CURDWORTH HOUSE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300506	OFFICES AND PREMISES	£6,000	£6,600
O190	SUITE 13, CURDWORTH HOUSE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300512	OFFICES AND PREMISES	£3,850	£4,300
O191	SUITE 14A, CURDWORTH HOUSE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300142	OFFICES AND PREMISES	£13,500	£14,750
O192	SUITE 2, CURDWORTH HOUSE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300507	OFFICES AND PREMISES		£15,250
O193	SUITE 2A, CURDWORTH HOUSE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300502	OFFICES AND PREMISES		£14,500
O194	SUITE 3, CURDWORTH HOUSE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300497	OFFICES AND PREMISES	£15,750	£17,500
O195	SUITE 6, CURDWORTH HOUSE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300508	OFFICES AND PREMISES	£29,250	£31,750
O196	SUITE 7, CURDWORTH HOUSE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300509	OFFICES AND PREMISES	£15,750	£17,500
O197	SUITE 8, CURDWORTH HOUSE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300510	OFFICES AND PREMISES	£3,750	£4,150
O198	SUITES 4 & 5, CURDWORTH HOUSE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300503	OFFICES AND PREMISES		£56,000
O199	SUITES 9-12, CURDWORTH HOUSE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300511	OFFICES AND PREMISES	£58,500	£61,500
O200	WATFORD ELECTRONICS 1ST FLOOR PT UNIT 5, FAIRVIEW INDUSTRIAL ESTATE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300647	OFFICES AND PREMISES	£6,800	£7,600
O201	GRD FLOOR UNIT 3, FAIRVIEW INDUSTRIAL ESTATE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300580	OFFICES AND PREMISES	£4,700	£4,800
O202	PT UNIT 2, FAIRVIEW INDUSTRIAL ESTATE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300588	OFFICES AND PREMISES	£13,000	£13,750
O203	PGA TRAINING CENTRE & OFFICES, THE BELFRY HOTEL, LICHFIELD ROAD, WISHAW, SUTTON COLDFIELD, WEST MIDLANDS	518797600300	OFFICES AND PREMISES	£114,000	£114,000
O204	OAK BARN AT MIDDLETON HOUSE FARM, TAMWORTH ROAD, MIDDLETON, TAMWORTH, STAFFS	514872400181	OFFICES AND PREMISES	£8,700	£10,250
O205	THE GRANARY & CONFERENCE ROOM, MIDDLETON HOUSE FARM, TAMWORTH ROAD, MIDDLETON, TAMWORTH, STAFFS	514872400180	OFFICES AND PREMISES	£9,600	£11,000
O206	THE MILL HOUSE, MIDDLETON HOUSE FARM, TAMWORTH ROAD, MIDDLETON, TAMWORTH, STAFFS	514872400179	OFFICES AND PREMISES	£2,500	£2,850
O207	THE GRANARY, GRANARY PLACE, KINGSBURY, TAMWORTH, STAFFS	514257600010	OFFICES AND PREMISES		£15,500
O208	UNIT 1, MILL FARM BARN, PACKINGTON PARK, MERIDEN, COVENTRY	515875700051	OFFICES AND PREMISES	£9,700	£11,750
O209	UNIT 2, MILL FARM BARN, PACKINGTON PARK, MERIDEN, COVENTRY	515875700052	OFFICES AND PREMISES	£6,100	£7,400
O210	UNIT 3, MILL FARM BARN, PACKINGTON PARK, MERIDEN, COVENTRY	515875700053	OFFICES AND PREMISES	£10,750	£13,000
O211	UNIT 4, MILL FARM BARN, PACKINGTON PARK, MERIDEN, COVENTRY	515875700054	OFFICES AND PREMISES	£14,500	£18,000
O212	UNIT 5, MILL FARM BARN, PACKINGTON PARK, MERIDEN, COVENTRY	515875700055	OFFICES AND PREMISES	£4,100	£4,850
O213	2ND FLR AT PACKINGTON HALL, PACKINGTON PARK, GREAT PACKINGTON, COVENTRY	515775350011	OFFICES AND PREMISES	£20,000	£32,750
O214	HARRIS & SHELDON NORTH COURT PACKINGTON HALL, PACKINGTON PARK, GREAT PACKINGTON, COVENTRY	515775350019	OFFICES AND PREMISES	£60,000	£64,000
O215	PACKINGTON REPEATER STATION, COVENTRY ROAD, GREAT PACKINGTON, COVENTRY	515775350300	OFFICES AND PREMISES	£4,100	£4,800
O215	BLYTHE STABLES, PACKINGTON LANE, LITTLE PACKINGTON, COVENTRY	515875700228	OFFICES AND PREMISES	£16,500	£19,500
O216	CHURCH FARM BARN, PACKINGTON LANE, LITTLE PACKINGTON, COVENTRY	515875700229	OFFICES AND PREMISES		Deleted
O217	WOOD RYDINGS COURT, PACKINGTON LANE, LITTLE PACKINGTON, COVENTRY	515875700227	OFFICES AND PREMISES		£23,000
O220	CAMPBELL REITH PT 1ST FLR, CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 2AX	511930101451	OFFICES AND PREMISES	£4,100	£3,950
O184	1ST FLR THE COACH HOUSE 25A, PARKFIELD ROAD, COLESHILL, BIRMINGHAM	511931700254	OFFICES AND PREMISES		£7,100
O186	2ND FLR THE COACH HOUSE 25A, PARKFIELD ROAD, COLESHILL, BIRMINGHAM	511931700255	OFFICES AND PREMISES		£1,975
O147	GF MIDDLE 102-104, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930101022	OFFICES, OFFICE AND PREMISES	£4,200	£3,850
O148	GF REAR 102-104, HIGH STREET, COLESHILL, BIRMINGHAM, B46	511930101021	OFFICES, OFFICE AND PREMISES	£6,100	£5,500
OSP1	UNIT 39, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JP	511932920385	OFFICES, STORE AND PREMISES	£13,000	£19,250
O235	R/O COLESHILL FREIGHT, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910891	OFFICES & PREMISES	1500	1500
O236	COMMITTEE ROOMS, SUMNER ROAD, COLESHILL, BIRMINGHAM, B46 3BH	511933100011	OFFICES & PREMISES	5100	4600
O237	LAKE HOUSE, 7 PARKFIELD ROAD, COLESHILL, BIRMINGHAM, B46 3LD	511931700951	OFFICES & PREMISES	8200	7900
TWR1	EX PUBLIC CONVENIENCE, COVENTRY ROAD, KINGSBURY, TAMWORTH, B78 2DP	514257600379	TAXI WAITING ROOM & OFFICES	730	1000
					£4,672,125

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P1	GRIMSTOCK HILL SERVICE STATION, LICHFIELD ROAD, COLESHILL, BIRMINGHAM, B46 1FG	511929600016	PETROL FILLING STATION AND PREMISES		£26,250
PL1	AT PACKINGTON TIPPING SITE, PACKINGTON LANE, LITTLE PACKINGTON, COVENTRY	515875700400	PIPELINE & APPURTENANCES	£3,500	£5,600
PS1	POLICE STATION(FORMER TECHNICAL SUPPORT UNIT) PHOENIX HOUSE, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1DJ	511926500297	POLICE STATION AND PREMISES	£91,500	£82,000
PO1	52, STATION ROAD, NETHER WHITACRE, BIRMINGHAM, B46 2EH	518394900521	POST OFFICE AND PREMISES	£1,350	£1,350
PO2	33, COLESHILL ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512236800330	POST OFFICE AND PREMISES	£3,300	£3,300
					£4,650
PC1	PUBLIC CONVENIENCE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 1AY	511930100031	PUBLIC CONVENIENCE	£570	£1,800
PC2	PUBLIC CONVENIENCE AT STATION CAR PARK, BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1SR	518189010200	PUBLIC CONVENIENCE	£575	£1,575
					£3,375
PH1	BELL INN, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1AA	511926500160	PUBLIC HOUSE AND PREMISES	£64,500	£66,500
PH2	WHEATSHEAF, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1EE	511932910000	PUBLIC HOUSE AND PREMISES	£77,000	£104,000
PH3	NORTON ARMS PH, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JZ	511932910093	PUBLIC HOUSE AND PREMISES	£10,000	£10,000
PH4	DOG INN PH, MARSH LANE, WATER ORTON, BIRMINGHAM, B46 1NW	518190600682	PUBLIC HOUSE AND PREMISES	£20,750	£20,000
PH5	GREEN MAN, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AH	511930100602	PUBLIC HOUSE AND PREMISES	£41,000	£40,000
PH6	COACH HOTEL, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BG	511930101481	PUBLIC HOUSE AND PREMISES	£49,250	£50,500
PH7	COLESHILL HOTEL 152-156, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BG	511930101561	PUBLIC HOUSE AND PREMISES	£70,000	£100,000
PH9	GEORGE & DRAGON, COVENTRY ROAD, COLESHILL, BIRMINGHAM	511928401541	PUBLIC HOUSE AND PREMISES	£61,500	£57,500
PH10	RED LION, COVENTRY ROAD, COLESHILL, BIRMINGHAM	511928400081	PUBLIC HOUSE AND PREMISES		£11,250
PH11	WHITE HORSE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300462	PUBLIC HOUSE AND PREMISES	£80,000	£76,500
PH12	BEEHIVE, BEEHIVE LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512236600020	PUBLIC HOUSE AND PREMISES	£35,000	£60,000
PH13	DOG & DOUBLET INN, DOG LANE, BODYMOOR HEATH, SUTTON COLDFIELD, WEST MIDLANDS	514256850101	PUBLIC HOUSE AND PREMISES	£50,000	£47,000
PH15	COCK INN, CHURCH LANE, WISHAW, SUTTON COLDFIELD, WEST MIDLANDS	518797100010	PUBLIC HOUSE AND PREMISES	£52,500	£157,000
PH16	GREEN MAN INN, CHURCH LANE, MIDDLETON, TAMWORTH, STAFFS	514871100710	PUBLIC HOUSE AND PREMISES	£71,500	£52,500
PH17	ROYAL OAK, COVENTRY ROAD, KINGSBURY, TAMWORTH, STAFFS	514257600386	PUBLIC HOUSE AND PREMISES	£26,000	£46,500
PH8	SWAN HOTEL, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930100900	PUBLIC HOUSE, LODGE AND PREMISES	£80,000	£150,000
PH18	DIGBY HOTEL, COLESHILL ROAD, WATER ORTON, BIRMINGHAM, B46 1SH	518189200010	PUBLIC HOUSE & PREMISES	48000	52750
					£1,102,000
Q1	A R C CENTRAL MIDDLETON HALL PIT, CONEYBURY FARM, TAMWORTH, STAFFS	514872400190	QUARRY AND PREMISES	£30,750	£39,750
R1	10, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1AA	511926500100	RESTAURANT AND PREMISES		£12,750
R2	83, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AG	511930100830	RESTAURANT AND PREMISES	£8,100	£7,700
R3	85, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AG	511930100850	RESTAURANT AND PREMISES	£8,000	£7,600
R4	107, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101070	RESTAURANT AND PREMISES	£7,400	£9,900
R5	PARKFIELD 21, PARKFIELD ROAD, COLESHILL, BIRMINGHAM	511931700210	RESTAURANT AND PREMISES	£6,600	£6,300
R7	FLAMENCOS, MERIDEN BY PASS, GREAT PACKINGTON, COVENTRY	515775350271	RESTAURANT AND PREMISES	£14,500	£17,750
R6	UMAMI, BLACKGREAVES LANE, LEA MARSTON, SUTTON COLDFIELD, WEST MIDLANDS	514563700072	RESTAURANT AND PREMISES		£8,600
					£70,600
RS1	DUNTON STABLES OFF, KINGSBURY ROAD, LEA MARSTON, SUTTON COLDFIELD, WEST MIDLANDS	514564400010	RIDING SCHOOL AND PREMISES	£2,800	£5,000
RS2	VICARAGE HILL FARM, VICARAGE HILL, MIDDLETON, TAMWORTH, STAFFS	514872600010	RIDING SCHOOL AND PREMISES	£16,500	£21,250
RS2	GATE INN RIDING CLUB, COTON ROAD, NETHER WHITACRE, BIRMINGHAM, B46 2EX	518393601000	RIDING SCHOOL AND PREMISES	£1,200	£1,400
					£27,650
RD1	WOODALL TRANSPORT LTD, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1EE	511932910021	ROAD HAULAGE DEPOT, OFFICE AND PREMISES	£38,000	£40,750
RG1	SPORTS GROUND, WATTON LANE, WATER ORTON, BIRMINGHAM, B46 1PH	518192800401	RUGBY GROUND AND PREMISES	£9,900	£10,000
SC1	TAMWORTH SAILING CLUB KINGSBURY WATER PARK, BODYMOOR HEATH LANE, KINGSBURY, TAMWORTH, STAFFS	514256850063	SAILING CLUB AND PREMISES	£7,600	£7,800
SC2	TAMWORTH SAILING CLUB KINGSBURY WATER PARK, BODYMOOR HEATH LANE, KINGSBURY, TAMWORTH, STAFFS, B76 0DY	514256850063	SAILING CLUB AND PREMISES	£7,600	£7,800
					£15,600
SCH1	WATER ORTON PRIMARY SCHOOL, ATTLEBOROUGH LANE, WATER ORTON, BIRMINGHAM, B46 1SB	518188900015	SCHOOL AND PREMISES	£36,500	£39,000
SCH2	COLESHILL SECONDARY SCHOOL, COVENTRY ROAD, COLESHILL, BIRMINGHAM	511928401211	SCHOOL AND PREMISES		£164,000
SCH3	ST EDWARDS RC PRIMARY SCHOOL, PACKINGTON LANE, COLESHILL, BIRMINGHAM	511931400350	SCHOOL AND PREMISES	£18,750	£22,250
SCH5	COLESHILL C OF E (AIDED) PRIMARY SCHOOL, WINGFIELD ROAD, COLESHILL, BIRMINGHAM	511934300941	SCHOOL AND PREMISES	£34,750	£39,750
SCH4	KINGSBURY HIGH SCHOOL, TAMWORTH ROAD, KINGSBURY, TAMWORTH, STAFFS	514260700333	SCHOOL AND PREMISES	£69,000	£155,000

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					£420,000
SH1	SCOUT HUT, BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1SP	518189000482	SCOUT HUT	£2,100	£2,150
SMO1	HAWKESWELL FARM, HAWKESWELL LANE, COLESHILL, BIRMINGHAM	511929900050	SEMI-AUTOMATIC METEOROLOGICAL OBSERVING SYSTEM	£2,500	£3,000
ST2	SLUDGE DESTRUCTION PLANT, LICHFIELD ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS, B46 1EG	512237500170	SEWAGE TREATMENT WORKS AND PREMISES	£105,000	£143,000
ST2	SEWAGE WORKS, LICHFIELD ROAD, COLESHILL, BIRMINGHAM, B46 1EG	511930700870	SEWAGE TREATMENT WORKS AND PREMISES	£615,000	£930,000
ST3	SEWAGE WORKS, CHURCH LANE, MIDDLETON, TAMWORTH, STAFFS	514871100820	SEWAGE TREATMENT WORKS AND PREMISES	£6,700	£8,700
NO	SEWAGE TREATMENT WORKS COLESHILL BIRMINGHAM B46 2LE	517485500210	SEWAGE TREATMENT WORKS AND PREMISES	£3,500	£4,900
					£1,086,600
SP1	69, HIGH STREET, COLESHILL, BIRMINGHAM, B46 1AY	511930100690	SHOP AND PREMISES	£14,500	£17,500
SP1	14, HIGH STREET, COLESHILL, BIRMINGHAM, B46 1AZ	511930100140	SHOP AND PREMISES	£1,475	£2,650
SP2	58, HIGH STREET, COLESHILL, BIRMINGHAM, B46 1AZ	511930100580	SHOP AND PREMISES	£6,200	£6,900
SP4	1, BRIDGE VIEW, HIGH STREET, COLESHILL, BIRMINGHAM, B46 1BE	511930100014	SHOP AND PREMISES	£3,150	£5,600
SP5	3, BRIDGE VIEW, HIGH STREET, COLESHILL, BIRMINGHAM, B46 1BE	511930100022	SHOP AND PREMISES	£3,150	£5,600
SP6	5, BRIDGE VIEW, HIGH STREET, COLESHILL, BIRMINGHAM, B46 1BE	511930100023	SHOP AND PREMISES	£3,150	£5,600
SP7	7-8, BRIDGE VIEW, HIGH STREET, COLESHILL, BIRMINGHAM, B46 1BE	511930100026	SHOP AND PREMISES	£3,150	£5,600
SP8	9, BRIDGE VIEW, HIGH STREET, COLESHILL, BIRMINGHAM, B46 1BE	511930100028	SHOP AND PREMISES	£4,500	£8,000
SP4	50, LICHFIELD ROAD, COLESHILL, BIRMINGHAM, B46 1EG	511930700501	SHOP AND PREMISES	£2,800	£3,350
SP10	DILLONS NEWSAGENTS, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910026	SHOP AND PREMISES	£5,800	£5,500
SP11	19, EDWARD ROAD, WATER ORTON, BIRMINGHAM, B46 1PG	518189500190	SHOP AND PREMISES	£3,350	£3,450
SP12	7, COLESHILL ROAD, WATER ORTON, BIRMINGHAM, B46 1SH	518189200070	SHOP AND PREMISES	£2,600	£2,800
SP13	11, BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1SP	518189000112	SHOP AND PREMISES	£4,900	£5,900
SP14	7, BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1SP	518189000070	SHOP AND PREMISES	£4,550	£5,500
SP15	9, BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1SP	518189000090	SHOP AND PREMISES	£6,000	£7,300
SP16	1, STATION BUILDINGS, BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1SR	518192100010	SHOP AND PREMISES	£5,500	£6,600
SP17	1A, STATION BUILDINGS, BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1SR	518192100011	SHOP AND PREMISES	£3,000	£3,600
SP18	3, STATION BUILDINGS, BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1SR	518192100030	SHOP AND PREMISES	£5,700	£6,900
SP19	4, STATION BUILDINGS, BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1SR	518192100040	SHOP AND PREMISES	£5,800	£6,900
SP20	6, STATION BUILDINGS, BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1SR	518192100060	SHOP AND PREMISES	£5,800	£6,900
SP21	7, STATION BUILDINGS, BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1SR	518192100070	SHOP AND PREMISES	£5,800	£7,000
SP22	8, STATION BUILDINGS, BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1SR	518192100086	SHOP AND PREMISES		£19,000
SP23	74, BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1TH	518189000740	SHOP AND PREMISES	£1,700	£1,775
SP24	3, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927800020	SHOP AND PREMISES	£3,950	£3,750
SP25	77, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AG	511930100770	SHOP AND PREMISES	£6,000	£7,600
SP26	79, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AG	511930100790	SHOP AND PREMISES	£6,000	£7,600
SP27	87, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AG	511930100870	SHOP AND PREMISES	£8,200	£7,800
SP28	89 FRONT, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AG	T3705023	SHOP AND PREMISES		£2,175
SP29	89 REAR, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AG	T3705024	SHOP AND PREMISES		£3,400
SP30	89A, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AG	511930100892	SHOP AND PREMISES	£3,400	£3,250
SP31	91, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AG	511930100910	SHOP AND PREMISES	£6,300	£7,900
SP32	95, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AG	511930100950	SHOP AND PREMISES	£2,750	£3,500
SP33	80, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AH	511930100801	SHOP AND PREMISES	£8,100	£7,700
SP34	82, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AH	511930100820	SHOP AND PREMISES	£7,000	£6,700
SP35	84-86, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AH	511930100841	SHOP AND PREMISES	£36,250	£32,000
SP36	6, COVENTRY ROAD, COLESHILL, BIRMINGHAM, B46 3BE	511928400060	SHOP AND PREMISES	£3,950	£5,100
SP37	8, COVENTRY ROAD, COLESHILL, BIRMINGHAM, B46 3BE	511928400082	SHOP AND PREMISES	£3,950	£5,100
SP38	146, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BG	511930101460	SHOP AND PREMISES	£13,250	£9,600
SP39	122, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BJ	511930101220	SHOP AND PREMISES	£6,400	£8,100
SP40	124, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BJ	511930101240	SHOP AND PREMISES	£3,800	£4,850
SP41	126, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BJ	511930101261	SHOP AND PREMISES		£3,500
SP42	128, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BJ	511930101285	SHOP AND PREMISES		£4,700
SP46	100, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930101000	SHOP AND PREMISES	£10,250	£9,700
SP47	106, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930101060	SHOP AND PREMISES	£6,600	£6,300
SP48	108, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930100182	SHOP AND PREMISES	£10,250	£9,800
SP49	110, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930101105	SHOP AND PREMISES	£15,500	£14,750
SP50	112A, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930101120	SHOP AND PREMISES	£6,800	£6,400
SP51	88, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930100881	SHOP AND PREMISES	£7,000	£6,700
SP52	92, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930100924	SHOP AND PREMISES	£7,100	£6,800
SP53	94, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930100940	SHOP AND PREMISES	£8,600	£8,200
SP54	96-98, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930100980	SHOP AND PREMISES	£8,500	£8,000
SP55	ADJ 112, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930101121	SHOP AND PREMISES	£4,950	£4,700
SP56	GND FLR 112, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930101131	SHOP AND PREMISES	£5,600	£5,400
SP58	103, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101031	SHOP AND PREMISES	£11,500	£14,750
SP59	109, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101090	SHOP AND PREMISES	£3,800	£4,850
SP60	115, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101150	SHOP AND PREMISES	£4,200	£5,300
SP61	117, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101170	SHOP AND PREMISES	£6,100	£7,800
SP64	2, CHAMBERLAIN WALK, HIGH STREET, COLESHILL, BIRMINGHAM	511927350020	SHOP AND PREMISES		£3,550

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SP65	3-4, CHAMBERLAIN WALK, HIGH STREET, COLESHILL, BIRMINGHAM	511927350045	SHOP AND PREMISES	£8,800	£9,100
SP66	5-6, CHAMBERLAIN WALK, HIGH STREET, COLESHILL, BIRMINGHAM	511927350050	SHOP AND PREMISES	£9,200	£9,300
SP67	7, CHAMBERLAIN WALK, HIGH STREET, COLESHILL, BIRMINGHAM	511927350070	SHOP AND PREMISES	£4,400	£4,500
SP68	71, PARKFIELD ROAD, COLESHILL, BIRMINGHAM	511931700710	SHOP AND PREMISES	£3,400	£4,850
SP69	73, PARKFIELD ROAD, COLESHILL, BIRMINGHAM	511931700730	SHOP AND PREMISES	£3,400	£4,950
SP70	75, PARKFIELD ROAD, COLESHILL, BIRMINGHAM	511931700750	SHOP AND PREMISES		
SP71	77, PARKFIELD ROAD, COLESHILL, BIRMINGHAM	511931700770	SHOP AND PREMISES	£4,050	£5,800
SP72	79, PARKFIELD ROAD, COLESHILL, BIRMINGHAM	511931700790	SHOP AND PREMISES	£4,300	£6,200
SP73	105A, WINGFIELD ROAD, COLESHILL, BIRMINGHAM	51193430105A	SHOP AND PREMISES	£3,050	£3,600
SP74	105C, WINGFIELD ROAD, COLESHILL, BIRMINGHAM	511934301050	SHOP AND PREMISES	£4,400	£4,950
SP75	UNIT 1, MIDDLETON HALL CRAFT CENTRE, MIDDLETON HALL, MIDDLETON, TAMWORTH, STAFFS	514872400071	SHOP AND PREMISES		£1,100
SP76	UNIT 10 MIDDLETON HALL CRAFT CENTRE, MIDDLETON HALL, MIDDLETON, TAMWORTH, STAFFS	514872400086	SHOP AND PREMISES	£1,500	£1,700
SP81	UNIT 2, MIDDLETON HALL CRAFT CENTRE, MIDDLETON HALL, MIDDLETON, TAMWORTH, STAFFS	514872400002	SHOP AND PREMISES		£600
SP82	UNIT 3, MIDDLETON HALL CRAFT CENTRE, MIDDLETON HALL, MIDDLETON, TAMWORTH, STAFFS	514872400078	SHOP AND PREMISES	£580	£700
SP83	UNIT 7 MIDDLETON HALL CRAFT CENTRE, MIDDLETON HALL, MIDDLETON, TAMWORTH, STAFFS	514872400082	SHOP AND PREMISES	£1,925	£2,700
SP84	UNIT 8, MIDDLETON HALL CRAFT CENTRE, MIDDLETON HALL, MIDDLETON, TAMWORTH, STAFFS	514872400083	SHOP AND PREMISES	£580	£690
SP85	UNIT 9, MIDDLETON HALL CRAFT CENTRE, MIDDLETON HALL, MIDDLETON, TAMWORTH, STAFFS	514872400085	SHOP AND PREMISES	£880	£1,000
SP86	ASH END HOUSE FARM, MIDDLETON LANE, MIDDLETON, TAMWORTH, STAFFS	514870700031	SHOP AND PREMISES	£9,900	£12,250
SP86	76-78, MILL CRESCENT, KINGSBURY, TAMWORTH, STAFFS	514259100760	SHOP AND PREMISES	£5,300	£5,300
SP87	84-86, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AH	511930100841	SHOP AND PREMISES	£32,500	£32,000
SP90	114-116, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BJ	5119301010160	SHOP AND PREMISES	£16,250	£15,500
SP91	128A-128B, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BJ	511930101286	SHOP AND PREMISES	£44,500	£40,000
SP92	111, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101110	SHOP AND PREMISES	£4,200	£5,300
SP93	90, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3AH	511930100902	SHOP AND PREMISES	£3,450	£3,300
SP59	MIDDLETON VILLAGE STORES, CHURCH LANE, MIDDLETON, TAMWORTH, STAFFS, B78 2AN	514871100625	SHOP AND PREMISES	£2,750	£3,050
SP89	ALLENS OF KINGSBURY KINGSBURY MILL, COVENTRY ROAD, KINGSBURY, TAMWORTH, STAFFS, B78 2LN	514257600921	SHOP AND PREMISES	£9,100	£9,900
SP77	UNIT 11, MIDDLETON HALL CRAFT CENTRE, MIDDLETON HALL, MIDDLETON, TAMWORTH, STAFFS	514872400088	SHOP AND PREMISES	£650	£730
SP78	UNIT 12, MIDDLETON HALL CRAFT CENTRE, MIDDLETON HALL, MIDDLETON, TAMWORTH, STAFFS	514872400089	SHOP AND PREMISES	£355	£465
SP79	UNIT 13, MIDDLETON HALL CRAFT CENTRE, MIDDLETON HALL, MIDDLETON, TAMWORTH, STAFFS	514872400090	SHOP AND PREMISES	£355	£465
SP80	UNIT 14 MIDDLETON HALL CRAFT CENTRE, MIDDLETON HALL, MIDDLETON, TAMWORTH, STAFFS	514872400091	SHOP AND PREMISES	£550	£660
SP88	LITTLE SHOPS 4 BIKERS BARCLAY HOUSE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS, B76 9EE	512237300440	SHOP STORE AND PREMISES	£12,500	£16,750
					£614,660
SRP1	2, STATION BUILDINGS, BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1SR	518192100020	SHOWROOM AND PREMISES	£7,300	£8,800
RS1	RONS CAFE, STONEBRIDGE ROAD, COLESHILL, BIRMINGHAM, B34 7SJ	511933000970	SITE FOR REFRESHMENT STALL	£850	£760
ATM1	ATM SITE AT GRIMSTOCK HILL SERVICE STATION, LICHFIELD ROAD, COLESHILL, BIRMINGHAM, B46 1LD	511929600018	SITE OF ATM		£3,750
LC1	COLESHILL LEISURE CENTRE, PARK ROAD, COLESHILL, BIRMINGHAM	511931600050	SPORTS CENTRE AND PREMISES	£46,000	£56,000
SG2	LEA MARSTON SPORTING CLUB, BLACKGREAVES LANE, LEA MARSTON, SUTTON COLDFIELD, WEST MIDLANDS	514563700071	SPORTS GROUND AND PREMISES	£810	£1,050
SG3	SPORTSGROUND, COTON ROAD, NETHER WHITACRE, BIRMINGHAM, B46 2EX	518393600010	SPORTS GROUND AND PREMISES	£1,700	£1,825
SG4	SPORTSGROUND, COPPICE LANE, MIDDLETON, TAMWORTH, STAFFS, B78 2BT	514871300280	SPORTS GROUND AND PREMISES	£9,500	£9,500
					£68,375
STB1	CROWBERRY STABLES, CROWBERRY LANE, MIDDLETON, TAMWORTH, STAFFS	514871401000	STABLES & PREMISES	£5,200	£6,200
STB2	HORSESHOES STABLES, CROWBERRY LANE, MIDDLETON, TAMWORTH, STAFFS	514871400041	STABLES AND PREMISES		£2,075
STB3	WILLOWS STABLES, CROWBERRY LANE, MIDDLETON, TAMWORTH, STAFFS	514871400028	STABLES AND PREMISES	£1,650	£2,475
STB4	WATER ORTON STABLES AT THE MOUNT, COLESHILL ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS, B76 9HP	512236801220	STABLES AND PREMISES	£3,350	£4,900
					£15,650
SD2	HIGHWAYS AGENCY AT HIGHWAYS DEPOT, COLESHILL HEATH ROAD, COLESHILL, BIRMINGHAM	511928200427	STORAGE DEPOT AND PREMISES	£60,500	£57,500
SD3	WCC AT HIGHWAYS DEPOT, COLESHILL HEATH ROAD, COLESHILL, BIRMINGHAM	511928200428	STORAGE DEPOT AND PREMISES	£65,000	£66,500
					£124,000
STP22	STORE(PETER MITCHELL) ADJ MIDDLETON HOUSE FARM, TAMWORTH ROAD, MIDDLETON, TAMWORTH, STAFFS, B78 2BD	514872500050	STORE	£1,450	£1,450
STP1	ICT EXPRESS LTD, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910895	STORE AND PREMISES	£24,250	£25,250
STP2	PART UNIT 20A & 20B, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JT	511932910201	STORE AND PREMISES		£19,250
STP3	STORE AT PLAYING FIELDS, OPENFIELD CROFT, WATER ORTON, BIRMINGHAM, B46 1RE	518189201561	STORE AND PREMISES		£1,800

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STP4	R/O 50, BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1TH	890100900009	STORE AND PREMISES	£1,200	£1,050
STP5	R/O 50, BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1TH	518189010101	STORE AND PREMISES	£2,750	£2,450
STP6	R/O 50, BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1TH	518189010102	STORE AND PREMISES	£1,200	£1,025
STO4	BST AT UNIT 3, ST PHILIPS COURTYARD, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927801086	STORE AND PREMISES	£1,125	£1,125
STO5	BST AT UNIT 4, ST PHILIPS COURTYARD, CHURCH HILL, COLESHILL, BIRMINGHAM, B46 3AD	511927801087	STORE AND PREMISES	£730	£720
STP7	R/O 4, COVENTRY ROAD, COLESHILL, BIRMINGHAM, B46 3BE	511928400043	STORE AND PREMISES	£520	£435
STP9	R/O 21, COVENTRY ROAD, COLESHILL, BIRMINGHAM	511928400214	STORE AND PREMISES	£900	£780
STP12	UNIT 6 MULLENSGROVE FARM, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300106	STORE AND PREMISES	£1,425	£1,775
STP13	UNIT 7 MULLENSGROVE FARM, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300107	STORE AND PREMISES	£1,425	£1,775
ST14	UNIT 10, BODYMOOR HEATH FARM, DOG LANE, BODYMOOR HEATH, SUTTON COLDFIELD, WEST MIDLANDS	514256850389	STORE AND PREMISES	£3,350	£4,150
ST15	UNIT 3, BODYMOOR HEATH FARM, DOG LANE, BODYMOOR HEATH, SUTTON COLDFIELD, WEST MIDLANDS	514256850383	STORE AND PREMISES	£5,300	£6,500
ST16	UNIT 6, BODYMOOR HEATH FARM, DOG LANE, BODYMOOR HEATH, SUTTON COLDFIELD, WEST MIDLANDS	514256850385	STORE AND PREMISES	£4,350	£5,300
ST17	UNIT 7, BODYMOOR HEATH FARM, DOG LANE, BODYMOOR HEATH, SUTTON COLDFIELD, WEST MIDLANDS	514256850386	STORE AND PREMISES	£3,350	£4,150
ST18	UNIT 8, BODYMOOR HEATH FARM, DOG LANE, BODYMOOR HEATH, SUTTON COLDFIELD, WEST MIDLANDS	514256850387	STORE AND PREMISES	£3,350	£4,150
ST19	UNIT 9, BODYMOOR HEATH FARM, DOG LANE, BODYMOOR HEATH, SUTTON COLDFIELD, WEST MIDLANDS	514256850388	STORE AND PREMISES	£3,350	£4,150
ST20	UNITS 4-5, BODYMOOR HEATH FARM, DOG LANE, BODYMOOR HEATH, SUTTON COLDFIELD, WEST MIDLANDS	514256850384	STORE AND PREMISES	£8,700	£10,500
STP14	UNIT 10A MIDDLETON HALL CRAFT CENTRE, MIDDLETON HALL, MIDDLETON, TAMWORTH, STAFFS	514872400087	STORE AND PREMISES	£950	£1,075
not on map	R D FOX, ADJ BODYMOOR GREEN FARM, COVENTRY ROAD, KINGSBURY, TAMWORTH, STAFFS	514257600346	STORE AND PREMISES	£2,150	£2,125
not on map	S T C TYRES, ADJ BODYMOOR GREEN FARM, COVENTRY ROAD, KINGSBURY, TAMWORTH, STAFFS	514257600347	STORE AND PREMISES	£1,825	£1,700
STP16	WILSON UK LTD R/O CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101423	STORE AND PREMISES	£2,450	£2,200
SP63	WILSON UK LTD R/O CHANTRY HOUSE, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BP	511930101423	STORE AND PREMISES	£2,450	£22,000
STP17	UNIT 13 MULLENSGROVE FARM, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS, B76 0DF	512237300433	STORE AND PREMISES	£1,600	£1,900
STP18	UNIT 11 MULLENSGROVE FARM, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS, B76 0DF	512237300042	STORE AND PREMISES	£1,625	£1,875
STP20	UNIT 13A MULLENSGROVE FARM, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS, B76 0DF	512237300423	STORE AND PREMISES	£1,600	£1,900
STP21	STORE(CHRIS BARTON)ADJ MIDDLETON HOUSE FARM, TAMWORTH ROAD, MIDDLETON, TAMWORTH, STAFFS, B78 2BD	514872500060	STORE AND PREMISES	£1,900	£1,675
STP19	UNIT 12 MULLENSGROVE FARM, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS, B76 0DF	512237300045	STORE OFFICE AND PREMISES	£1,675	£1,875
STP10	UNIT 1 MULLENSGROVE FARM, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300410	STORE, OFFICE AND PREMISES	£1,450	£2,000
STP11	UNIT 10 MULLENSGROVE FARM, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300413	STORE, OFFICES AND PREMISES	£1,650	£1,850
STP8	R/O 102-104, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BL	511930101023	STORES AND PREMISES	£450	£540
STP15	AT STOKES END FARM, MIDDLETON LANE, MIDDLETON, TAMWORTH, STAFFS	514870700050	STORES, OFFICES AND PREMISES	£7,900	Deleted
STP23	UNIT 5 STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910006	STORE & PREMISES	11250	14000
STP24	50A BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1TH	518189000481	STORE & PREMISES	3150	4400
S1	MORRISONS SUPERMARKET, PARK ROAD, COLESHILL, BIRMINGHAM	511931600013	SUPERMARKET AND PREMISES		£158,900 £229,000
SU1	76, NEW ROAD, WATER ORTON, BIRMINGHAM, B46 1QU	518191100760	SURGERY AND PREMISES	£7,400	£9,700
SU2	5, STATION BUILDINGS, BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1SR	518192100050	SURGERY AND PREMISES	£5,800	£6,900
SU3	SATIS HOUSE, BIRMINGHAM ROAD, WATER ORTON, BIRMINGHAM, B46 1TH	518189000011	SURGERY AND PREMISES	£10,250	£19,250
SU6	27, PARKFIELD ROAD, COLESHILL, BIRMINGHAM	511931700271	SURGERY AND PREMISES	£37,250	£36,000
SU7	AT DUNTON HALL, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300332	SURGERY AND PREMISES	£2,700	£3,650
SU5	1, COVENTRY ROAD, COLESHILL, BIRMINGHAM, B46 3BB	511928400011	SURGERY AND PREMISES	£4,900	£6,700
SW1	R/O KINGSBURY HIGH SCHOOL, TAMWORTH ROAD, KINGSBURY, TAMWORTH, STAFFS	514260700332	SWIMMING POOL AND PREMISES	£16,500	£17,500
TC1	R/O CHURCH, MAXSTOKE LANE, COLESHILL, BIRMINGHAM	511930800281	TENNIS CLUB AND PREMISES	£6,100	£6,000
TSP1	COLESHILL QUARRY, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300001	TIPPING SITE AND PREMISES	£2,750	£2,900
TSP2	B F I PACKINGTON (UK) LTD, PACKINGTON LANE, LITTLE PACKINGTON, COVENTRY, CV7 7HF	515875700300	TIPPING SITE AND PREMISES	£1,560,000	£645,000 £647,900
TH1	COLESHILL TOWN HALL, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BG	511930101441	TOWN HALL AND PREMISES		£13,250
TE1	B M T R LTD, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910004	TYRE AND EXHAUST CENTRE AND PREMISES	£14,750	£21,250

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VD1	UNIT 9, FORGE MILLS PARK, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JH	511932911090	VEHICLE DEPOT AND PREMISES		£59,000
V1	UNIT 33, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JP	511932920333	VEHICLE REPAIR WORKSHOP AND PREMISES		£15,000
V2	WORKSHOP ADJ HALLMARK MOTOR SALES, GRIMSTOCK HILL, LICHFIELD ROAD, COLESHILL, BIRMINGHAM, B46 1LD	511930700888	VEHICLE REPAIR WORKSHOP AND PREMISES	£8,500	£8,100
V3	MITCHELLS COMMERCIALS, LICHFIELD ROAD, WATER ORTON, BIRMINGHAM, B46 1NU	518190100110	VEHICLE REPAIR WORKSHOP AND PREMISES	£34,500	£35,000
V4	UNIT 1, WOODHOUSE FARM, CHURCH LANE, LEA MARSTON, SUTTON COLDFIELD, WEST MIDLANDS	514563900010	VEHICLE REPAIR WORKSHOP AND PREMISES	£1,950	£1,925
V5	UNIT 2, WOODHOUSE FARM, CHURCH LANE, LEA MARSTON, SUTTON COLDFIELD, WEST MIDLANDS	514563900020	VEHICLE REPAIR WORKSHOP AND PREMISES	£1,925	£1,900
V7	COLESHILL AUTO CENTRE, GRIMSTOCK HILL, LICHFIELD ROAD, COLESHILL, BIRMINGHAM, B46 1FG	511929600013	VEHICLE REPAIR WORKSHOP AND PREMISES	£8,000	£8,500
V8	R.N. UPTON AND CO, MARSH LANE, WATER ORTON, BIRMINGHAM, B46 1NS	518190600435	VEHICLE REPAIR WORKSHOP AND PREMISES	£11,750	£11,500
V6	DUNTON WHARF, LICHFIELD ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237500031	VEHICLE REPAIR WORKSHOP AND PREMISES	£22,250	£30,250
NO	ARCH SERVICES, ADJ BODYMOOR GREEN FARM, COVENTRY ROAD, KINGSBURY, TAMWORTH, STAFFS	514257600348	VEHICLE REPAIR WORKSHOP AND PREMISES	£4,850	£4,700
					£175,875
W1	FARADAY POINT, HAMS HALL INDUSTRIAL PARK, EDISON ROAD, COLESHILL, BIRMINGHAM, B46 1AB	514564140001	WAREHOUSE AND PREMISES	£475,000	£432,500
W2	UNIT H200, HAMS HALL INDUSTRIAL PARK, EDISON ROAD, COLESHILL, BIRMINGHAM, B46 1AB	514564140200	WAREHOUSE AND PREMISES	£205,000	£199,000
W3	UNIT H300, HAMS HALL DISTRIBUTION PARK, COLESHILL, BIRMINGHAM, B46 1AB	514564140070	WAREHOUSE AND PREMISES	£395,000	£385,000
W4	UNIT 170, HAMS HALL INDUSTRIAL PARK, FARADAY AVENUE, COLESHILL, BIRMINGHAM, B46 1AL	514564160170	WAREHOUSE AND PREMISES	£840,000	£840,000
W5	UNIT 2 ALPHA 2, HAMS HALL INDUSTRIAL PARK, FARADAY AVENUE, COLESHILL, BIRMINGHAM, B46 1AL	514564160002	WAREHOUSE AND PREMISES	£168,000	£134,000
W6	UNIT C, HAMS HALL INDUSTRIAL PARK, FARADAY AVENUE, COLESHILL, BIRMINGHAM, B46 1AL	514564100030	WAREHOUSE AND PREMISES	£377,500	£375,000
W7	WINCANTON LOGISTICS, FARADAY AVENUE, COLESHILL, BIRMINGHAM, B46 1AL	514564160050	WAREHOUSE AND PREMISES	£1,495,000	£1,500,000
W8	PLOT 3A UNIT B EDDISON ROAD HAMS HALL, LEA MARSTON, SUTTON COLDFIELD, WEST MIDLANDS, B46 1AN	514564140010	WAREHOUSE AND PREMISES	£432,500	£420,000
W9	PLOT 6A, HAMS HALL INDUSTRIAL PARK, FARADAY AVENUE, COLESHILL, BIRMINGHAM, B46 1AQ	514564160060	WAREHOUSE AND PREMISES	£700,000	£650,000
W10	HEADLAM GROUP PLC, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1LW	511929300061	WAREHOUSE AND PREMISES	£740,000	£1,310,000
W11	EXEL (SELFRIDGES), HAMS HALL INDUSTRIAL PARK, EDISON ROAD, COLESHILL, BIRMINGHAM, B46 1JU	514564140030	WAREHOUSE AND PREMISES	£1,020,000	£1,030,000
W12	INCORPORATE WEAR LTD, HAMS HALL INDUSTRIAL PARK, EDISON ROAD, COLESHILL, BIRMINGHAM, B46 1DA	514564140050	WAREHOUSE AND PREMISES	£186,000	£181,000
W13	PLOT H400, HAMS HALL INDUSTRIAL PARK, EDISON ROAD, COLESHILL, BIRMINGHAM, B46 1DA	514564140060	WAREHOUSE AND PREMISES	£417,500	£407,500
W14	WEST MIDLANDS FREIGHT TERMINAL, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1DT	511932920001	WAREHOUSE AND PREMISES	£570,000	£540,000
W14	ALPHA 1, HAMS HALL INDUSTRIAL PARK, CANTON LANE, COLESHILL, BIRMINGHAM, B46 1GA	514564120011	WAREHOUSE AND PREMISES	£1,100,000	£1,060,000
W15	UNIT 17B, HAMS HALL DISTRIBUTION CENTRE, CANTON LANE, COLESHILL, BIRMINGHAM, B46 1GA	514564120170	WAREHOUSE AND PREMISES		£232,000
W16	PLOT H600, HAMS HALL INDUSTRIAL PARK, CANTON LANE, COLESHILL, BIRMINGHAM, B46 1GB	514564120030	WAREHOUSE AND PREMISES	£357,500	£347,500
W17	BEKO PLC, HAMS HALL INDUSTRIAL PARK, CANTON LANE, COLESHILL, BIRMINGHAM, B46 1GP	514564120050	WAREHOUSE AND PREMISES	£795,000	£765,000
W18	UNIT 1 ROMAN PARK, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300510	WAREHOUSE AND PREMISES	£58,000	£53,500
W19	UNIT 1, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300012	WAREHOUSE AND PREMISES	£28,750	£29,250
W20	UNIT 13, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300131	WAREHOUSE AND PREMISES	£46,500	£47,750
W21	UNIT 14, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300140	WAREHOUSE AND PREMISES	£39,000	£37,250
W22	UNIT 15, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300150	WAREHOUSE AND PREMISES	£39,500	£38,500
W23	UNIT 16, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300160	WAREHOUSE AND PREMISES	£41,750	£41,250
W24	UNIT 17, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300170	WAREHOUSE AND PREMISES	£37,000	£38,500
W25	UNIT 18, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300180	WAREHOUSE AND PREMISES	£38,000	£37,250
W26	UNIT 19, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300190	WAREHOUSE AND PREMISES	£3,200	£31,750
W27	UNIT 2 ROMAN PARK, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300520	WAREHOUSE AND PREMISES	£60,500	£55,000
W28	UNIT 2, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300137	WAREHOUSE AND PREMISES	£33,750	£34,750
W29	UNIT 20, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300201	WAREHOUSE AND PREMISES	£25,500	£25,000
W30	UNIT 25, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300192	WAREHOUSE AND PREMISES	£59,500	£62,000
W31	UNIT 3, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300138	WAREHOUSE AND PREMISES		£34,750
W32	UNIT 4 ROMAN PARK, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300540	WAREHOUSE AND PREMISES	£111,000	£93,000
W33	UNIT 4, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300139	WAREHOUSE AND PREMISES		£34,750
W34	UNIT 5 ROMAN PARK, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300550	WAREHOUSE AND PREMISES	£85,500	£75,000
W35	UNIT 5, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300035	WAREHOUSE AND PREMISES	£35,750	£36,000
W36	UNIT 6 ROMAN PARK, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300560	WAREHOUSE AND PREMISES	£119,000	£102,000
W37	UNIT 6, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300062	WAREHOUSE AND PREMISES	£42,500	£29,250
W38	UNIT 8, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300081	WAREHOUSE AND PREMISES	£25,500	£27,250

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W39	UNIT 9, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300072	WAREHOUSE AND PREMISES	£44,250	£44,500
W41	UNIT 28, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HQ	511932300280	WAREHOUSE AND PREMISES	£71,000	£69,500
W42	ALBANY HOUSE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910410	WAREHOUSE AND PREMISES	£25,750	£27,000
W45	BLOOMFIELD HOUSE 24A, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910042	WAREHOUSE AND PREMISES	£11,250	£11,500
W46	INDUSTRIAL TRADING SOLUTIONS LTD, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910039	WAREHOUSE AND PREMISES	£22,750	£24,000
W515	UNIT 2, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	51132920020	WAREHOUSE AND PREMISES	£46,250	£49,750
W45	UNIVERSAL HOUSE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910420	WAREHOUSE AND PREMISES	£20,250	£21,000
W46	A E SOUTHGATE LTD, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HX	511932910022	WAREHOUSE AND PREMISES	£30,000	£30,750
W47	CENTRAL CARGO TERMINAL, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JG	511932910075	WAREHOUSE AND PREMISES	£45,250	£44,250
W48	UNITS 6-7, FORGE MILLS PARK, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JH	511932911061	WAREHOUSE AND PREMISES	£70,500	£54,000
W49	PT UNIT 48, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JP	511932920480	WAREHOUSE AND PREMISES		£11,000
W50	UNIT 25, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JP	511932920250	WAREHOUSE AND PREMISES		£15,750
W51	UNIT 28, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JP	511932920280	WAREHOUSE AND PREMISES		£17,000
W52	UNIT 66, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JT	511932920660	WAREHOUSE AND PREMISES		£15,250
W53	UNIT 8, COLESHILL TRADE PARK, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JT	511932910181	WAREHOUSE AND PREMISES		£14,000
W54	UNITS 61-65, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JT	511932920612	WAREHOUSE AND PREMISES		£70,500
W55	UNITS 9-11, COLESHILL TRADE PARK, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JT	511932910191	WAREHOUSE AND PREMISES		£38,500
W56	UNIT 2, TRILLENIUM, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300260	WAREHOUSE AND PREMISES	£164,000	£147,000
W57	UNIT 3, TRILLENIUM, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300270	WAREHOUSE AND PREMISES	£257,500	£223,000
W58	INTERNATIONAL AUTOMOTIVE COMPONENTS, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300065	WAREHOUSE AND PREMISES	£605,000	£670,000
W58	UNIT 1, TRILLENIUM, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300280	WAREHOUSE AND PREMISES	£187,500	£176,000
W59	UNIT 4 DISCOVERY WORKS, JUBILEE ESTATE, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300300	WAREHOUSE AND PREMISES		£24,750
W60	WINCASTER HOUSE, HIGHWAY POINT, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300670	WAREHOUSE AND PREMISES		£635,000
W61	UNIT 1, JACK O WATTON BUSINESS PARK, LICHFIELD ROAD, WATER ORTON, BIRMINGHAM, B46 1NU	518190100012	WAREHOUSE AND PREMISES		£18,000
W62	UNIT 10B, HAMS HALL DISTRIBUTION PARK, COLESHILL, BIRMINGHAM, B46 1TT	514564100100	WAREHOUSE AND PREMISES	£1,100,000	£1,070,000
NO	3 THE CEDARS, COTON ROAD, NETHER WHITACRE, BIRMINGHAM, B46 2HH	518393600951	WAREHOUSE AND PREMISES	£6,000	£5,600
W67	UNIT A, DUNTON PARK, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300656	WAREHOUSE AND PREMISES	£100,000	£119,000
W68	UNIT D, DUNTON PARK, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300653	WAREHOUSE AND PREMISES	£33,500	£34,500
W69	UNIT E, DUNTON PARK, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300654	WAREHOUSE AND PREMISES	£59,000	£66,500
W71	UNIT 1, FAIRVIEW INDUSTRIAL ESTATE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300586	WAREHOUSE AND PREMISES	£113,000	£133,000
W72	UNIT 1, BODYMOOR HEATH FARM, DOG LANE, BODYMOOR HEATH, SUTTON COLDFIELD, WEST MIDLANDS	514256850010	WAREHOUSE AND PREMISES	£10,000	£14,000
W73	UNIT 11, BODYMOOR HEATH FARM, DOG LANE, BODYMOOR HEATH, SUTTON COLDFIELD, WEST MIDLANDS	514256850110	WAREHOUSE AND PREMISES	£9,300	£12,250
W74	UNIT 12, BODYMOOR HEATH FARM, DOG LANE, BODYMOOR HEATH, SUTTON COLDFIELD, WEST MIDLANDS	514256850392	WAREHOUSE AND PREMISES		£8,800
W75	UNIT 2, BODYMOOR HEATH FARM, DOG LANE, BODYMOOR HEATH, SUTTON COLDFIELD, WEST MIDLANDS	514256850382	WAREHOUSE AND PREMISES		£11,500
W76	UNIT 9, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300072	WAREHOUSE AND PREMISES	£44,250	£44,500
W77	UNITS A & B, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS, B76 9EE	512237300610	WAREHOUSE AND PREMISES	£42,000	£39,250
W78	CEMBRE LTD, DUNTON PARK, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS, B76 9EE	512237300649	WAREHOUSE AND PREMISES	£172,000	£207,000
W79	LOFRA U.K. UNIT B, DUNTON PARK, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS, B76 9EE	512237300080	WAREHOUSE AND PREMISES	£45,500	£51,500
W64	UNIT B HAMS HALL INDUSTRIAL PARK, HAMS LANE, LEA MARSTON, SUTTON COLDFIELD, WEST MIDLANDS	514564100002	WAREHOUSE AND PREMISES	£357,500	£377,500
W65	UNIT A, HAMS HALL INDUSTRIAL PARK, EDISON ROAD, COLESHILL, BIRMINGHAM	514564100001	WAREHOUSE AND PREMISES	£910,000	£905,000
W66	UNIT 1, MARSTON FIELDS, KINGSBURY ROAD, MARSTON, SUTTON COLDFIELD, WEST MIDLANDS	514564400140	WAREHOUSE AND PREMISES	£20,000	£19,750
W70	WARWICK HOUSE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300590	WAREHOUSE AND PREMISES	£16,250	£17,000
WOP1	UNITS 55-56, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JT	511932929553	WAREHOUSE, OFFICE AND PREMISES		£30,500
WOP2	UNIT 12C, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300010	WAREHOUSE, OFFICE AND PREMISES	£8,300	£8,100

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NO	4-5, THE CEDARS, COTON ROAD, NETHER WHITACRE, BIRMINGHAM, B46 2HH	518393600955	WAREHOUSE, OFFICE AND PREMISES	£37,750	£41,250
W40	27, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HQ	511932300277	WAREHOUSE/OFFICES AND PREMISES		£132,000
WST1	UNIT 4, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511939100007	WAREHOUSE/STORAGE AND PREMISES		£11,000
					£17,583,750
WEB1	AT RYE FARM, RYEFIELD LANE, WISHAW, SUTTON COLDFIELD, WEST MIDLANDS	518797700001	WEIGHBRIDGE AND PREMISES	£900	£740
WKR1	SECOND FLOOR 118, HIGH STREET, COLESHILL, BIRMINGHAM, B46 3BJ	511930101181	WORKROOMS	£2,300	£2,500
WS1	THE ARMOURY, COLESHILL MANOR, BIRMINGHAM ROAD, COLESHILL, BIRMINGHAM, B46 1DL	511926500230	WORKSHOP AND PREMISES	£15,750	£16,250
WS2	R/O HALLMARK CARS, LICHFIELD ROAD, COLESHILL, BIRMINGHAM, B46 1EQ	511930700882	WORKSHOP AND PREMISES	£1,150	£1,400
WS3	UNIT 11, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300111	WORKSHOP AND PREMISES	£45,750	£49,250
WS4	UNIT 12, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300121	WORKSHOP AND PREMISES	£47,000	£47,750
WS5	UNIT 7, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300075	WORKSHOP AND PREMISES	£36,750	£35,250
WS6	UNITS 21-22, ROMAN WAY, COLESHILL, BIRMINGHAM, B46 1HG	511932300212	WORKSHOP AND PREMISES	£51,500	£55,000
WS7	I ROB UK LTD UNITS 1 & 2, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910046	WORKSHOP AND PREMISES	£10,500	£11,000
WS8	1ST FLR UNIT 3 & 4 R/O INTERLINK DESIGN & DISPLAY LTD, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910242	WORKSHOP AND PREMISES	£4,750	£4,950
WS9	COLESHILL FREIGHT SERVICES LTD, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910894	WORKSHOP AND PREMISES	£49,750	£51,500
WS10	GND FLR UNIT 3 R/O INTERLINK DESIGN & DISPLAY LTD, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910241	WORKSHOP AND PREMISES	£14,250	£13,750
WS11	INTERLINK DESIGN & DISPLAY LTD UNITS 1-2, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910236	WORKSHOP AND PREMISES	£34,500	£38,000
WS10	OAKLANDS PLASTICS LTD, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910250	WORKSHOP AND PREMISES	£63,500	£59,500
WS13	UNIT 1 AT 25, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910045	WORKSHOP AND PREMISES	£10,750	£10,500
WS14	UNIT 14, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910008	WORKSHOP AND PREMISES	£21,250	£22,250
WS16	UNITS 8 & 9, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910108	WORKSHOP AND PREMISES	£72,500	£78,000
WS17	WORKSHOP ADJ BMTR LTD, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1HT	511932910005	WORKSHOP AND PREMISES		£50,500
WS18	UNIT 20, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JG	511932910128	WORKSHOP AND PREMISES		£48,250
WS19	UNITS 20C & 20D, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JG	511932910189	WORKSHOP AND PREMISES		£24,250
WS20	UNIT 21, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JP	511932910211	WORKSHOP AND PREMISES		£16,000
WS21	UNIT 22, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JP	511932910213	WORKSHOP AND PREMISES		£16,000
WS22	UNIT 24, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JP	511932920240	WORKSHOP AND PREMISES		£15,000
WS23	UNIT 26, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JP	511932920260	WORKSHOP AND PREMISES		£14,250
WS24	UNIT 27, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JP	511932920271	WORKSHOP AND PREMISES		£15,750
WS25	UNIT 47 & PT UNIT 48, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JP	511932920470	WORKSHOP AND PREMISES		£20,750
WS26	R/O NO 4 WORKS, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JQ	511932901101	WORKSHOP AND PREMISES		£21,500
WS27	UNIT 41, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JT	511932920410	WORKSHOP AND PREMISES		£15,250
WS28	UNIT 40, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JT	511932920401	WORKSHOP AND PREMISES		£15,500
WS29	UNIT 43, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JT	511932920432	WORKSHOP AND PREMISES		£15,500
WS30	UNIT 44, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JT	511932920441	WORKSHOP AND PREMISES		£15,250
WS31	UNIT 45, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JT	511932920459	WORKSHOP AND PREMISES		£16,250
WS32	UNIT 52, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JT	511932920535	WORKSHOP AND PREMISES		£15,750
WS33	UNIT 53, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JT	511932920536	WORKSHOP AND PREMISES		£15,750
WS34	UNIT 54, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JT	511932920537	WORKSHOP AND PREMISES		£15,750
WS35	UNITS 49 & 50, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JT	511932920492	WORKSHOP AND PREMISES		£30,750
WS36	UNITS 57-59, COLESHILL INDUSTRIAL ESTATE, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JT	511932920573	WORKSHOP AND PREMISES		£43,000
WS37	UNIT 1, GUILD WORKS, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300301	WORKSHOP AND PREMISES		£10,750
WS38	UNIT 2, GUILD WORKS, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300302	WORKSHOP AND PREMISES		£10,000
WS39	UNITS A B & C, LAKESIDE INDUSTRIAL ESTATE, MARSH LANE, WATER ORTON, BIRMINGHAM, B46 1NS	518190600441	WORKSHOP AND PREMISES	£132,000	£150,000
WS40	UNIT 2, JACK O WATTON BUSINESS PARK, LICHFIELD ROAD, WATER ORTON, BIRMINGHAM, B46 1NU	518190100021	WORKSHOP AND PREMISES		£17,250
WS41	452 MOTOR COMPANY LTD, MARSH LANE, WATER ORTON, BIRMINGHAM, B46 1NW	518190600683	WORKSHOP AND PREMISES	£13,750	£13,250

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WS42	E-ON POWER ENGINEERING SERVICES, HAMS HALL INDUSTRIAL PARK, FARADAY AVENUE, COLESHILL, BIRMINGHAM, B46 1PW	514564160022	WORKSHOP AND PREMISES	£228,000	£232,000
NO	WORKSHOP AT YEW TREE HOUSE 114-116, BIRMINGHAM ROAD, NETHER WHITACRE, BIRMINGHAM, B46 2EP	518393201144	WORKSHOP AND PREMISES		£7,100
NO	UNIT AT 1 YEW TREE COTTAGE, COTON ROAD, NETHER WHITACRE, BIRMINGHAM, B46 2HD	518393600861	WORKSHOP AND PREMISES		£2,800
WS43	R/O 21, COVENTRY ROAD, COLESHILL, BIRMINGHAM	511928400213	WORKSHOP AND PREMISES	£7,400	£13,000
WS58	UNIT 4, WOODHOUSE FARM, CHURCH LANE, LEA MARSTON, SUTTON COLDFIELD, WEST MIDLANDS	514563900040	WORKSHOP AND PREMISES	£1,625	£1,600
WS59	UNIT 5A, WOODHOUSE FARM, CHURCH LANE, LEA MARSTON, SUTTON COLDFIELD, WEST MIDLANDS	514563900051	WORKSHOP AND PREMISES	£1,925	£1,975
WS60	UNIT 5B, WOODHOUSE FARM, CHURCH LANE, LEA MARSTON, SUTTON COLDFIELD, WEST MIDLANDS	514563900052	WORKSHOP AND PREMISES	£2,300	£2,550
WS61	UNIT 6, WOODHOUSE FARM, CHURCH LANE, LEA MARSTON, SUTTON COLDFIELD, WEST MIDLANDS	514563900060	WORKSHOP AND PREMISES	£3,950	£3,900
WS62	UNIT 7A, WOODHOUSE FARM, CHURCH LANE, LEA MARSTON, SUTTON COLDFIELD, WEST MIDLANDS	514563900071	WORKSHOP AND PREMISES	£1,550	£1,575
WS63	UNIT 7B, WOODHOUSE FARM, CHURCH LANE, LEA MARSTON, SUTTON COLDFIELD, WEST MIDLANDS	514563900072	WORKSHOP AND PREMISES	£1,900	£1,925
WS64	THE COACH HOUSE AT DUNTON COPPICE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300542	WORKSHOP AND PREMISES	£3,850	£4,350
WS65	RESROC LTD AT MULLENSGROVE FARM, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300389	WORKSHOP AND PREMISES	£2,550	£2,550
WS66	UNIT 10A MULLENSGROVE FARM, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300380	WORKSHOP AND PREMISES	£860	£910
WS67	UNIT 13B, MULLENSGROVE FARM, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300443	WORKSHOP AND PREMISES	£2,800	£2,950
WS68	UNIT 2 MULLENSGROVE FARM, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300102	WORKSHOP AND PREMISES	£1,475	£1,600
WS72	UNIT C, DUNTON PARK, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300657	WORKSHOP AND PREMISES	£63,500	£79,500
WS73	PART UNIT 1A, FAIRVIEW INDUSTRIAL ESTATE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300585	WORKSHOP AND PREMISES	£7,700	£8,500
WS74	THE OLD CHAPEL, BODYMOOR HEATH LANE, BODYMOOR HEATH, SUTTON COLDFIELD, WEST MIDLANDS	514870800031	WORKSHOP AND PREMISES	£1,575	£1,300
WS75	BUMBLE END BARN, GROVE LANE, WISHAW, SUTTON COLDFIELD, WEST MIDLANDS	518797400000	WORKSHOP AND PREMISES	£1,325	£1,250
WS76	T.B.T.U.K.LTD, GORSEY LANE, COLESHILL, BIRMINGHAM, B46 1JU	511929300056	WORKSHOP AND PREMISES	£54,500	£49,250
WS77	UNIT 6A KINGSBURY ROAD & UNIT 1A PT UNITS 2-3 UNIT 4 & PT UNIT 5, FAIRVIEW INDUSTRIAL ESTATE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS, B76 9EE	512237300651	WORKSHOP AND PREMISES	£257,500	£290,000
WS78	UNIT 5 MULLENSGROVE FARM, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS, B76 0DF	512237301400	WORKSHOP AND PREMISES	£1,475	£1,775
WS79	UNIT 8 MULLENSGROVE FARM, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS, B76 0DF	512237301480	WORKSHOP AND PREMISES	£3,700	£3,950
WS80	UNITS 3-4 MULLENSGROVE FARM, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS, B76 0DF	512237301434	WORKSHOP AND PREMISES	£2,650	£3,150
WS81	UNIT C, DUNTON PARK, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS, B76 9EE	512237300657	WORKSHOP AND PREMISES	£63,500	£79,500
SP88	WORKSHOP AT HOME FARM, KINGSBURY ROAD, MARSTON, SUTTON COLDFIELD, WEST MIDLANDS, B76 0DP	514564400130	WORKSHOP AND PREMISES	£3,600	£3,400
WS44	UNIT 1, NEWLANDS FARM, NEWLANDS LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS, B76 0BE	512237800012	WORKSHOP AND PREMISIES		£1,100
WS45	UNIT 10, NEWLANDS FARM, NEWLANDS LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237800100	WORKSHOP AND PREMISIES		£6,200
WS46	UNIT 11, NEWLANDS FARM, NEWLANDS LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237800110	WORKSHOP AND PREMISIES		£5,900
WS47	UNIT 1A, NEWLANDS FARM, NEWLANDS LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237800013	WORKSHOP AND PREMISIES		£1,100
WS48	UNIT 1B, NEWLANDS FARM, NEWLANDS LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237800014	WORKSHOP AND PREMISIES		£1,125
WS49	UNIT 2, NEWLANDS FARM, NEWLANDS LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237800021	WORKSHOP AND PREMISIES		£1,900
WS50	UNIT 3, NEWLANDS FARM, NEWLANDS LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237800030	WORKSHOP AND PREMISIES		£1,000
WS51	UNIT 4, NEWLANDS FARM, NEWLANDS LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237800040	WORKSHOP AND PREMISIES		£1,000
WS52	UNIT 5, NEWLANDS FARM, NEWLANDS LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237800050	WORKSHOP AND PREMISIES		£1,000
WS53	UNIT 6, NEWLANDS FARM, NEWLANDS LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237800060	WORKSHOP AND PREMISIES		£1,275
WS54	UNIT 7, NEWLANDS FARM, NEWLANDS LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237800070	WORKSHOP AND PREMISIES		£4,100
WS55	UNIT 8, NEWLANDS FARM, NEWLANDS LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237800080	WORKSHOP AND PREMISIES		£2,150
WS56	UNIT 9, NEWLANDS FARM, NEWLANDS LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237800090	WORKSHOP AND PREMISIES		£1,900
WS57	YARD AT, NEWLANDS FARM, NEWLANDS LANE, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237800120	WORKSHOP AND PREMISIES		£8,300
WS69	PART UNIT 1A, FAIRVIEW INDUSTRIAL ESTATE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300584	WORKSHOP AND PREMISIES	£6,700	£7,100
WS70	PART UNIT 1A, FAIRVIEW INDUSTRIAL ESTATE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300583	WORKSHOP AND PREMISIES	£4,450	£5,100

HS2 Appendix 1 - Property information from the VOA

WS71	UNIT 2 WARWICK HOUSE, FAIRVIEW INDUSTRIAL ESTATE, KINGSBURY ROAD, CURDWORTH, SUTTON COLDFIELD, WEST MIDLANDS	512237300563	WORKSHOP AND PREMISIES		£28,250
WSO1	NO 4 WORKS, STATION ROAD, COLESHILL, BIRMINGHAM, B46 1JQ	511932901100	WORKSHOP, OFFICE AND PREMISES		£8,600

APPENDIX 2 – Property by 72 description code and total RV

Appendix 2 - Property by 72 Description Code and RV

Total Number of Properties Found	Type	
3	Bank and Premises	£55,750
1	Betting Shop	£5,500
4	Café	£28,150
3	Camping Site	£70,875
4	Car Park	£14,100
1	Car Sales Area	£9,800
3	Cattery and Prem	£1,705
2	Cemetery	£38,950
4	Club and Premises	£49,350
2	Cold Store	£1,860,000
22	Communication Station	£153,000
3	Community Centre	£18,200
4	Concrete Product	£431,250
2	Cricket Ground	£10,700
5	Day Nursery	£57,550
1	Electricity Generating Plant	£212,000
40	Factory	£6,516,800
1	Fire Station and Premises	£51,000
1	Football Ground	£3,400
1	Freight Terminal	£125,000
2	Garage and Prem	£33,000
1	Garden Centre	£40,000
1	Golf Course	£87,500
6	Guest House	£32,250
5	Hairdressers	£25,280
9	Hall	£46,025
2	Hand Car Wash	£18,600
3	Health Care Centre	£25,250
1	Historic Property and Premises	£4,500
5	Hotel	£2,943,000
2	Kennels	£3,290
5	Land Used for Storage	£630,100
1	Launderette	£5,300
3	Library	£39,750
1	Livery and Prem	£4,350
220	Offices and Prem	£4,240,775
1	Petrol Filling Station	£26,250
1	Pipeline & APPURTENANCES	£5,600
1	Police Station	£82,000
2	Post Office	£4,650
2	Public Convenience	£3,375
17	Public House	£1,102,000
1	Quarry	£39,750
7	Restaurant	£70,600
3	Riding School	£27,650
1	Road Haulage Depot	£40,750
1	Rugby Club	£10,000
2	Sailing Club	£15,600

Appendix 2 - Property by 72 Description Code and RV

5	School and Prem	£420,000
1	Scout Hall	£2,150
1	SEMI-AUTOMATIC METEOROLOGICAL OBSERVING SYSTEM	£3,000
4	Sewage Treatment Works	£948,150
89	Shop and Premises	£614,660
1	Showroom	£8,800
1	Site for Refreshment	£760
1	Site of ATM	£3,750
4	Sports Centre/Ground	£68,375
4	Stables	£15,650
2	Storage Depot	£124,000
26	Stores	£142,335
1	Supermarket	£229,000
5	Surgery	£78,550
1	Swimming Pool	£17,500
1	Tennis Club	£6,000
2	Tipping Site	£647,900
1	Town Hall and Prem	£13,250
1	Tyre Exhaust	£21,250
10	Vehicle Repair Depot	£175,875
87	Warehouse and Prem	£21,523,750
1	Weighbridge and premises	£740
1	Workrooms	£2,500
67	Workshop and Premises	£2,278,375
730		£46,666,595

APPENDIX 3 – Property by category and total RV

Appendix 3 - Property by Category and total RV

OFFICES		
OFFICES	220	£4,240,775
Town Hall and Prem	1	£13,250
	221	£4,254,025

RETAIL		
SHOP AND PREMISIES	89	£614,660
BANK AND PREMISES	3	£55,750
BETTING SHOP AND PREMISES	1	£5,500
CAFE AND PREMISES	4	£28,150
CAR SALES AREA, OFFICE & PREMISES	1	£9,800
GARDEN CENTRE	1	£40,000
HAIRDRESSING SALON AND PREMISIES	5	£25,280
LAUNDERETTE AND PREMISES	1	£5,300
POST OFFICE AND PREMISES	2	£4,650
PUBLIC HOUSE AND PREMISES	17	£1,102,000
RESTAURANT AND PREMISES	7	£70,600
SITE FOR REFRESHMENT STALL	1	£760
SUPERMARKET AND PREMISES	1	£229,000
	133	£2,191,450

INDUSTRIAL		
FACTORY AND PREMISES	11	£1,132,000
GARAGE AND PREMISES	2	£33,000
STORES, OFFICES AND PREMISES	24	£97,835
VEHICLE DEPOT AND PREMISES	8	£101,875
WAREHOUSE AND PREMISES	16	£798,900
WORKSHOP AND PREMISES	28	£1,073,575
WORKROOMS	1	£2,500
WEIGH BRIDGE	1	£740
	91	£3,240,425

INDUSTRIAL 2 - Coleshill & Hams Hall Industrial Park		
COLD STORE AND PREMISES	2	£1,860,000
FACTORY AND PREMISES	29	£5,384,800
FREIGHT TERMINAL AND PREMISES	1	£125,000
ROAD HAULAGE DEPOT, OFFICE AND PREMISES	1	£40,750
STORAGE DEPOT AND PREMISES	2	£124,000
STORES, OFFICES AND PREMISES	2	£44,500
TYRE AND EXHAUST CENTRE AND PREMISES	1	£21,250
VEHICLE DEPOT AND PREMISES	2	£74,000

Appendix 3 - Property by Category and total RV

WAREHOUSE AND PREMISES	71	£20,724,850
WORKSHOP AND PREMISES	39	£1,204,800
	150	£29,603,950

MISC		
CAR PARK AND PREMISES	4	£14,100
CATTERY	3	£1,705
CEMETERY AND PREMISES	2	£38,950
CLUB AND PREMISES	4	£49,350
COMMUNICATION STATION AND PREMISES	22	£153,000
COMMUNITY CENTRE	3	£18,200
CONCRETE	4	£431,250
ELECTRICITY GENERATING PLANT AND PREMISES	1	£212,000
HAND CAR WASH & PREMISES	2	£18,600
HISTORIC BUILDING	1	£4,500
KENNELS CATTERY AND PREMISES	2	£3,290
LIVERY STABLES AND PREMISES	1	£4,350
LAND USED FOR STORAGE AND PREMISES	5	£630,100
PETROL FILLING STATION AND PREMISES	1	£26,250
PIPELINE & APPURTENANCES	1	£5,600
POLICE STATION AND PREMISES	1	£82,000
PUBLIC CONVENIENCE	2	£3,375
QUARRY AND PREMISES	1	£39,750
SEMI-AUTOMATIC METEOROLOGICAL OBSERVING SYSTEM	1	£3,000
SEWAGE TREATMENT WORKS AND PREMISES	4	£948,150
FIRE STATION AND PREMISES	1	£51,000
SCOUT HALL	1	£2,150
SHOWROOM	1	£8,800
SITE OF ATM	1	£3,750
TIPPING SITE AND PREMISES	2	£647,900
	71	£3,401,120

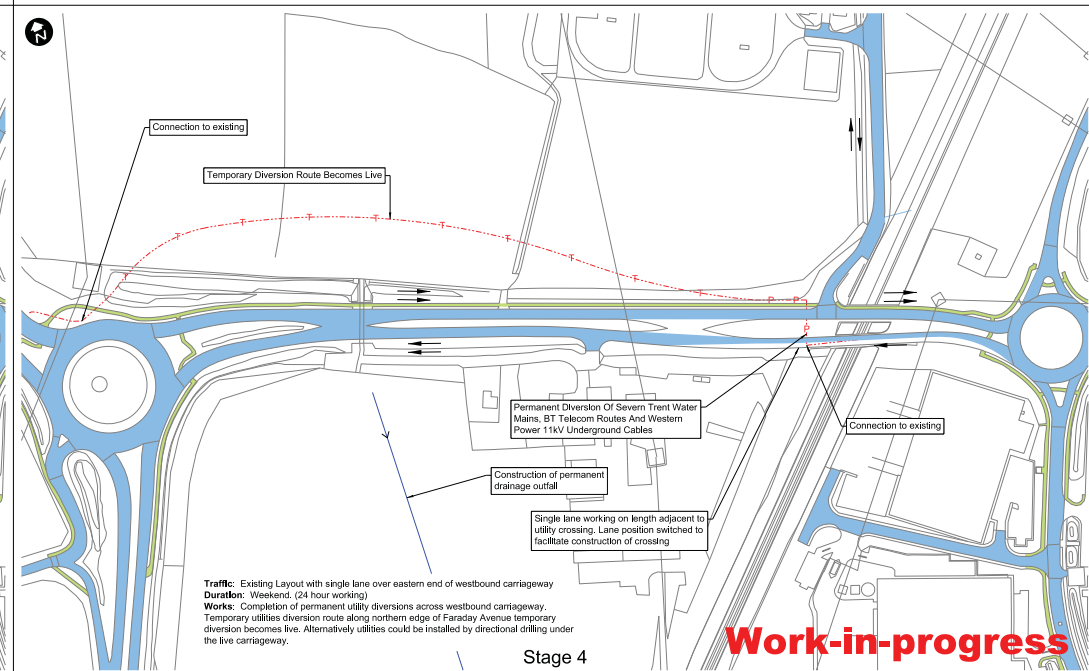
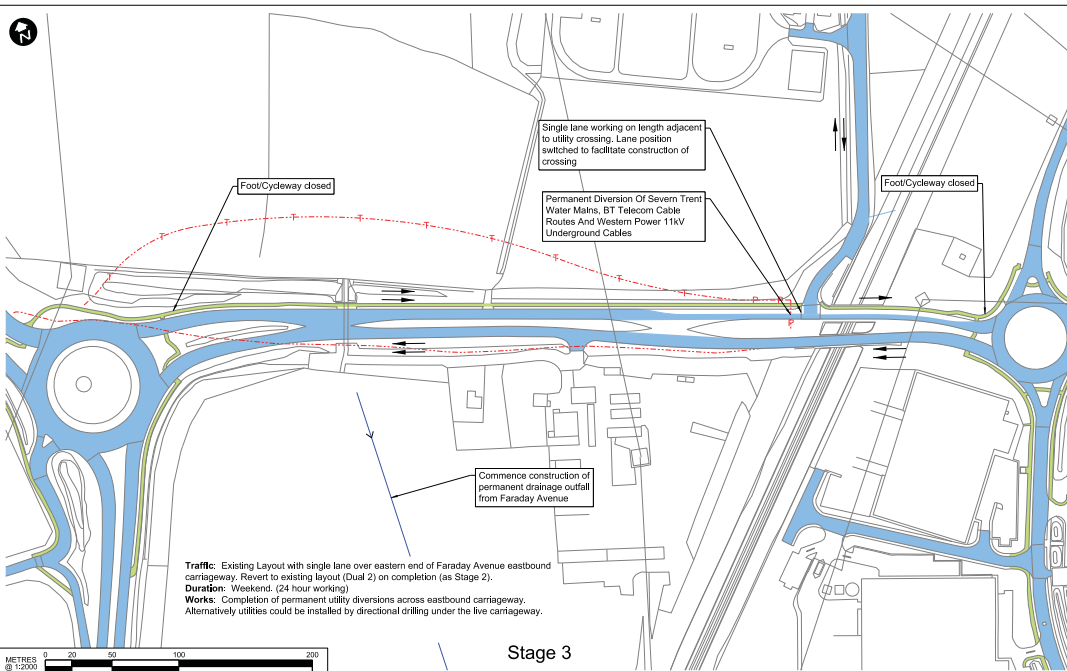
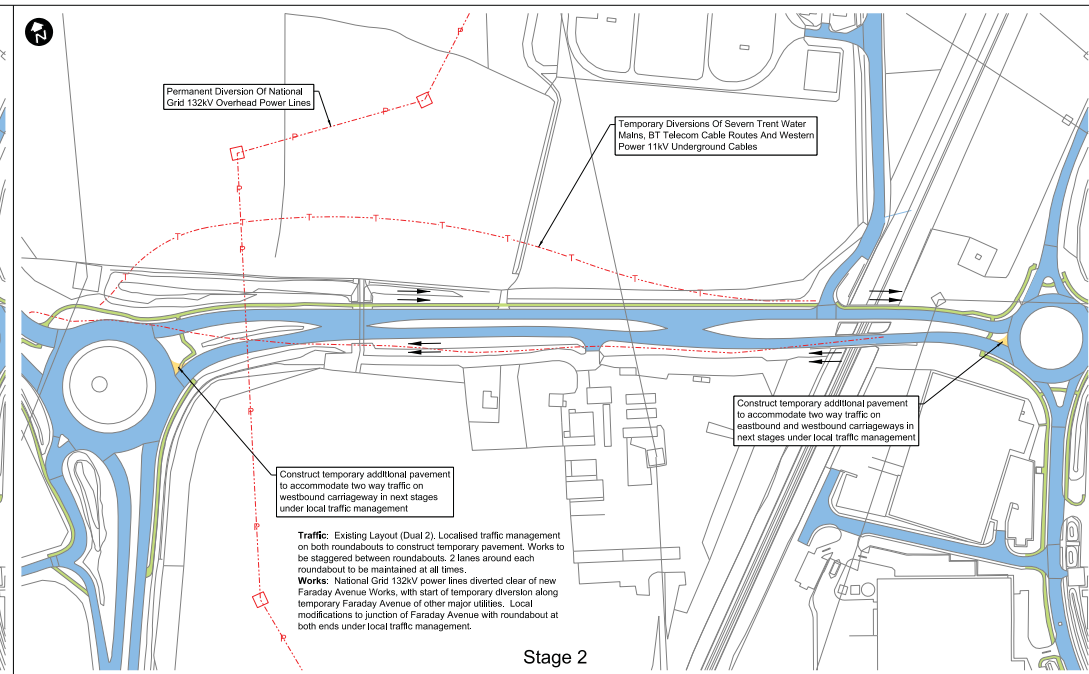
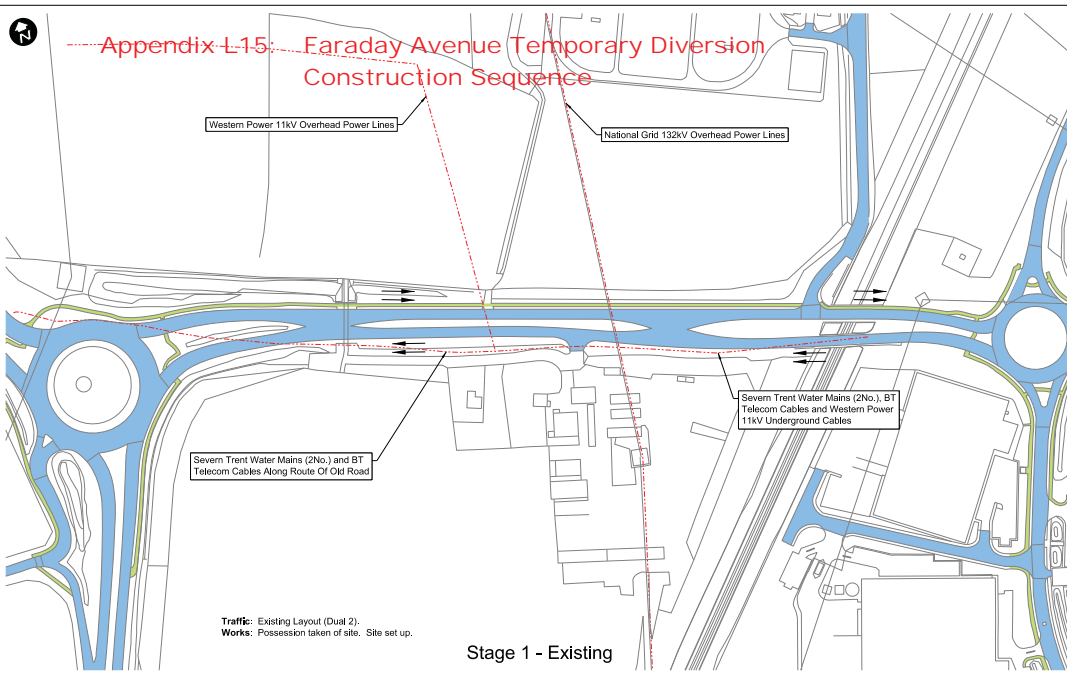
LEISURE		
CAMPING SITE AND PREMISES	3	£70,875
CRICKET GROUND AND PREMISES	2	£10,700
FOOTBALL GROUND AND PREMISES	1	£3,400
GOLF COURSE AND PREMISES	1	£87,500
GUEST HOUSE AND PREMISES	6	£32,250
HALL AND PREMISES	9	£46,025
HOTEL AND PREMISES	5	£2,943,000
RIDING SCHOOL AND PREMISES	3	£27,650
RUGBY GROUND AND PREMISES	1	£10,000
SAILING CLUB AND PREMISES	2	£15,600

Appendix 3 - Property by Category and total RV

SPORTS CENTRE AND PREMISES	4	£68,375
STABLES & PREMISES	4	£15,650
SWIMMING POOL AND PREMISES	1	£17,500
TENNIS CLUB AND PREMISES	1	£6,000
	43	£3,354,525

NON - RESIDENTIAL INSTITUTIONS		
HEALTH CARE AND PREMISES	3	25250
LIBRARY AND PREMISES	3	39750
DAY NURSERY AND PREMISES	5	57550
SCHOOL AND PREMISES	5	£420,000
SURGERY AND PREMISES	5	£78,550
	21	£621,100

DELETED PROPERTY		
COMMUNICATION STATION AND PREMISES	5	£17,740
GARDEN CENTRE AND PREMISES	1	£420,000
GUEST HOUSE AND PREMISES	2	£14,900
LAND USED FOR STORAGE AND PREMISES	1	£8,300
OFFICES AND PREMISES	18	£1,027,550
RIDING SCHOOL AND PREMISE	1	£5,000
SPORTS GROUND AND PREMISE	1	£375,000
STABLES AND PREMISES	1	£6,700
STORE AND PREMISE	10	£42,075
SURGERY AND PREMISES	1	£3,650
WAREHOUSE AND PREMISE	£2	£709,250
WORKSHOP AND PREMISES	21	£53,435
SEWAGE TREATMENT WORKS	2	£453,000
	66	£3,136,600



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- Legends/Notes:**
- Existing
 - New - Temporary
 - New - Permanent
 - Under Construction
 - Carriageway Flow
 - Existing
 - Diverted - Temporary
 - Diverted - Permanent

See Sheet 4 for notes.

Faraday Avenue - Existing Layout	C223-CSI-TM-DPL-030-000003-FD
Faraday Avenue - Temporary Diversion	C223-CSI-TM-DPL-030-000003-FD
Faraday Avenue - Final Layout	C223-CSI-TM-DPL-030-000004-FD
Faraday Avenue - Plan and Profile	C223-CSI-HW-DPP-030-22500
Faraday Avenue - Temporary Diversion - Plan and Profile	C223-CSI-TM-DPP-030-000001-FD
Faraday Avenue - Construction Sequence: Sheet 1 of 4	C223-CSI-TM-DSC-030-000001-FD
Faraday Avenue - Construction Sequence: Sheet 2 of 4	C223-CSI-TM-DSC-030-000002-FD
Faraday Avenue - Construction Sequence: Sheet 3 of 4	C223-CSI-TM-DSC-030-000003-FD
Faraday Avenue - Construction Sequence: Sheet 4 of 4	C223-CSI-TM-DSC-030-000004-FD

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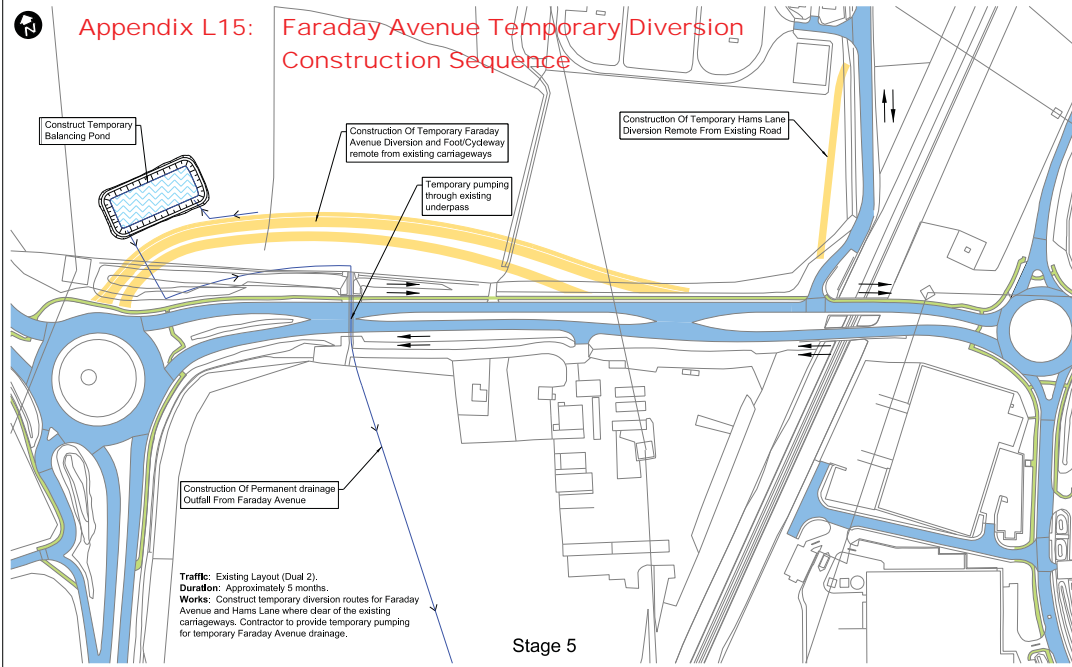
Creator/Originator
Capita Symonds Ineco JV

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		Date	Scale
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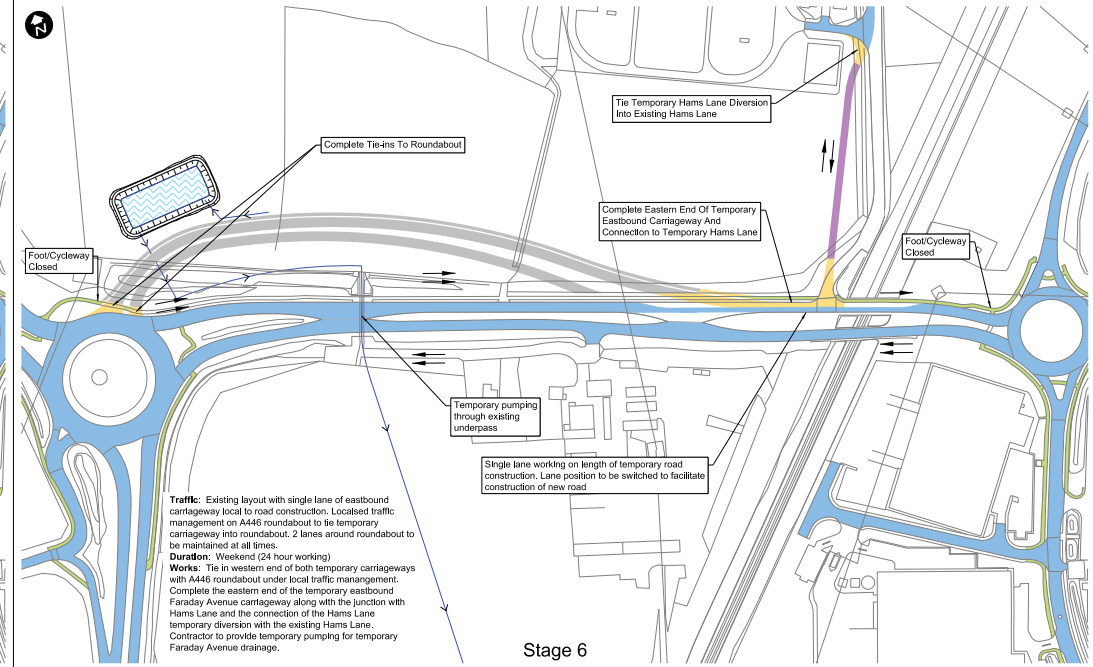
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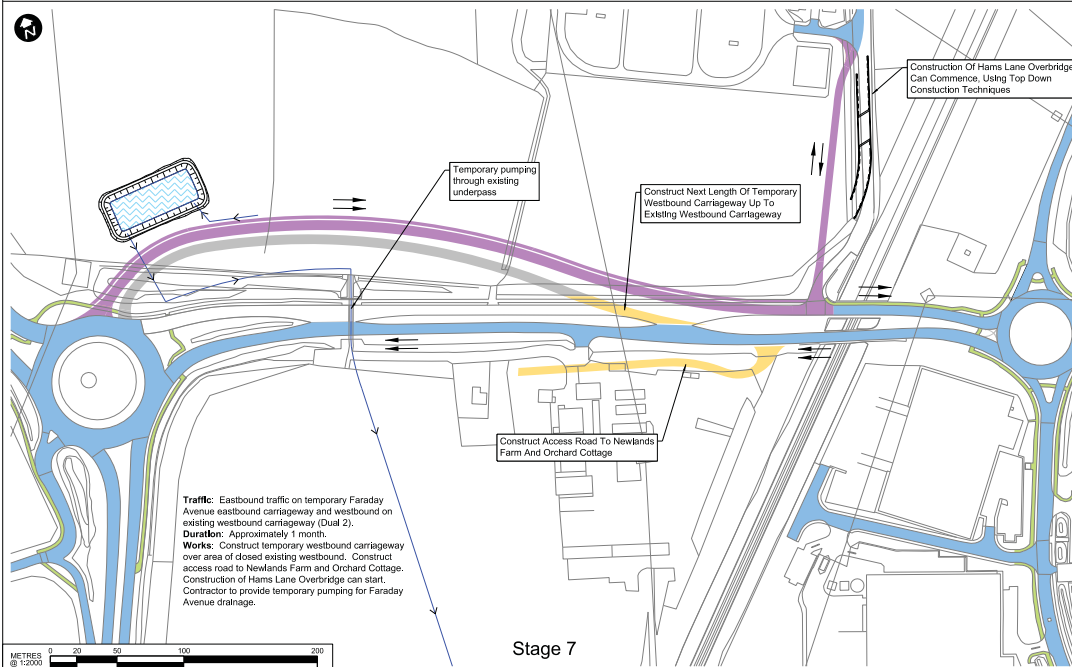
Appendix L15: Faraday Avenue Temporary Diversion Construction Sequence



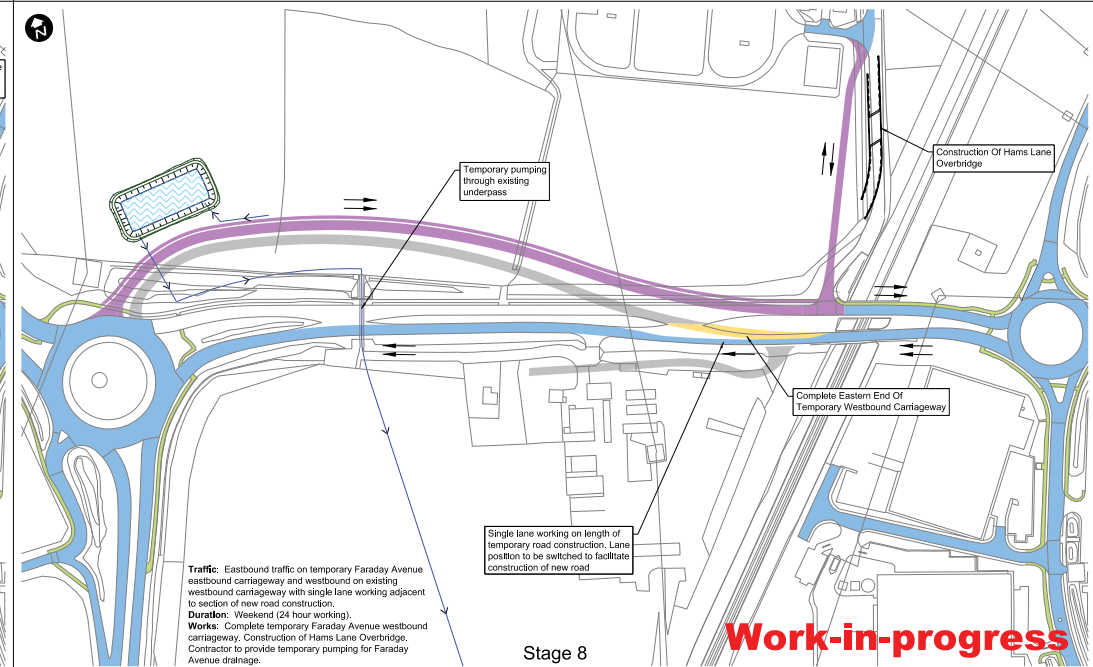
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Stage 6

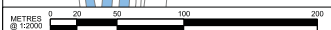


Stage 7



Stage 8

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- Legends/Notes:**
- Existing
 - New - Temporary
 - New - Permanent
 - Under Construction
 - Carriageway Flow
 - ~ Temporary Balancing Pond
 - Carrier Pipe

See Sheet 4 for notes.

Faraday Avenue - Existing Layout	C223-CSI-TM-DPL-030-000002.FD
Faraday Avenue - Temporary Diversion	C223-CSI-TM-DPL-030-000003.FD
Faraday Avenue - Final Layout	C223-CSI-TM-DPL-030-000004.FD
Faraday Avenue - Plan and Profile	C223-CSI-HM-DPP-030-222504
Faraday Avenue - Temporary Diversion - Plan and Profile	C223-CSI-TM-DPP-030-000001.FD
Faraday Avenue - Construction Sequence: Sheet 1 of 4	C223-CSI-TM-DSC-030-000001.FD
Faraday Avenue - Construction Sequence: Sheet 2 of 4	C223-CSI-TM-DSC-030-000002.FD
Faraday Avenue - Construction Sequence: Sheet 3 of 4	C223-CSI-TM-DSC-030-000003.FD
Faraday Avenue - Construction Sequence: Sheet 4 of 4	C223-CSI-TM-DSC-030-000004.FD

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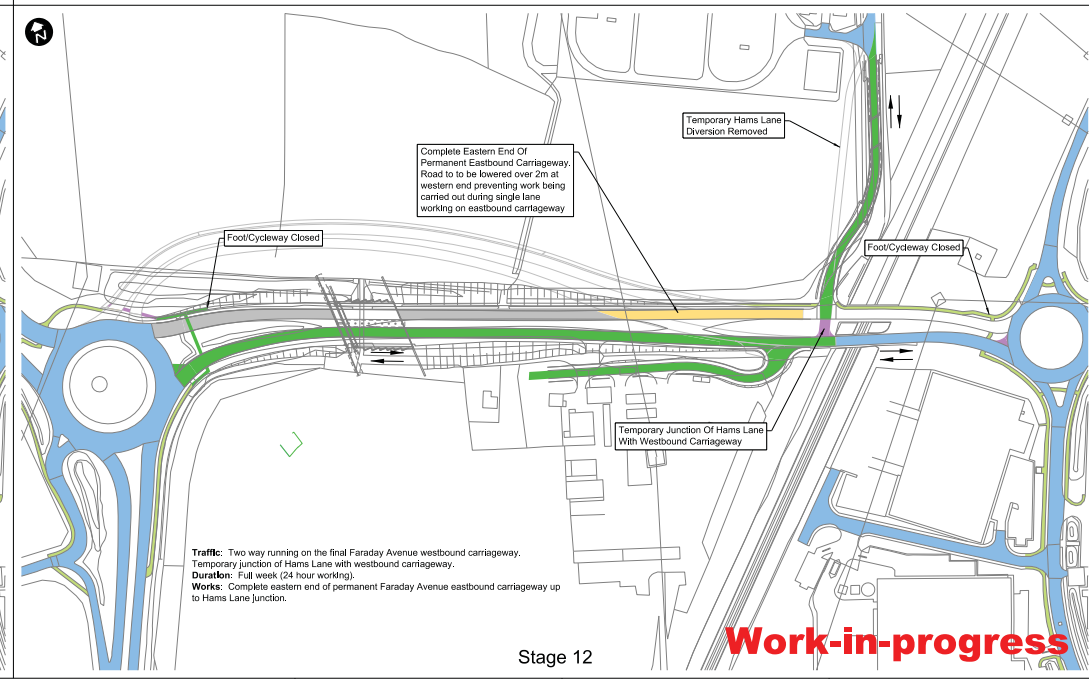
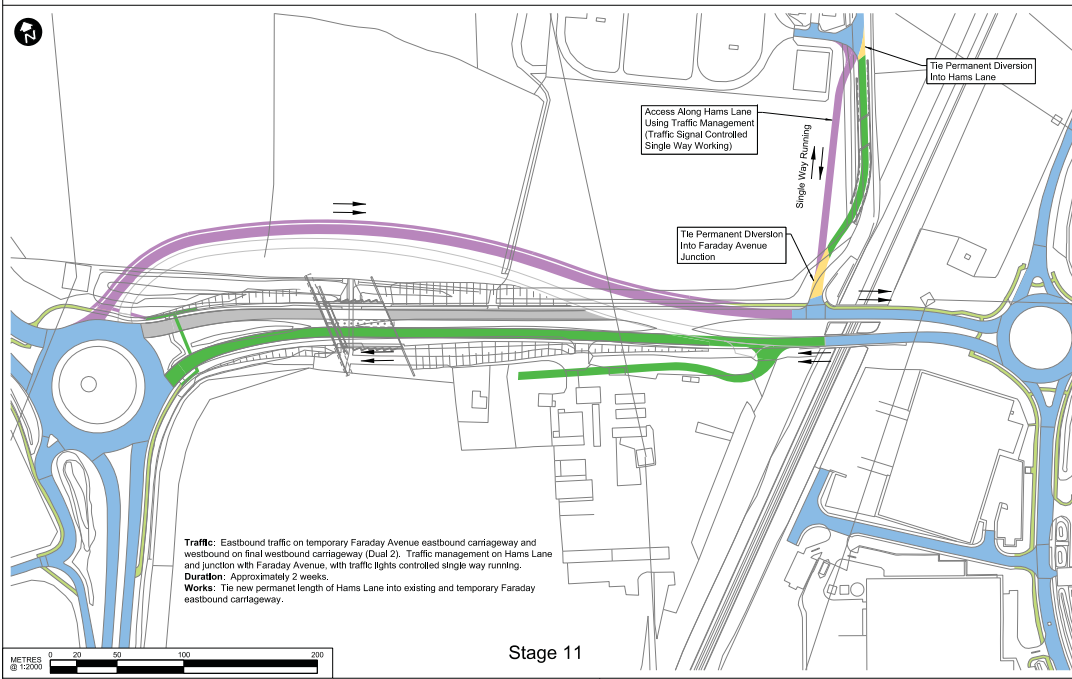
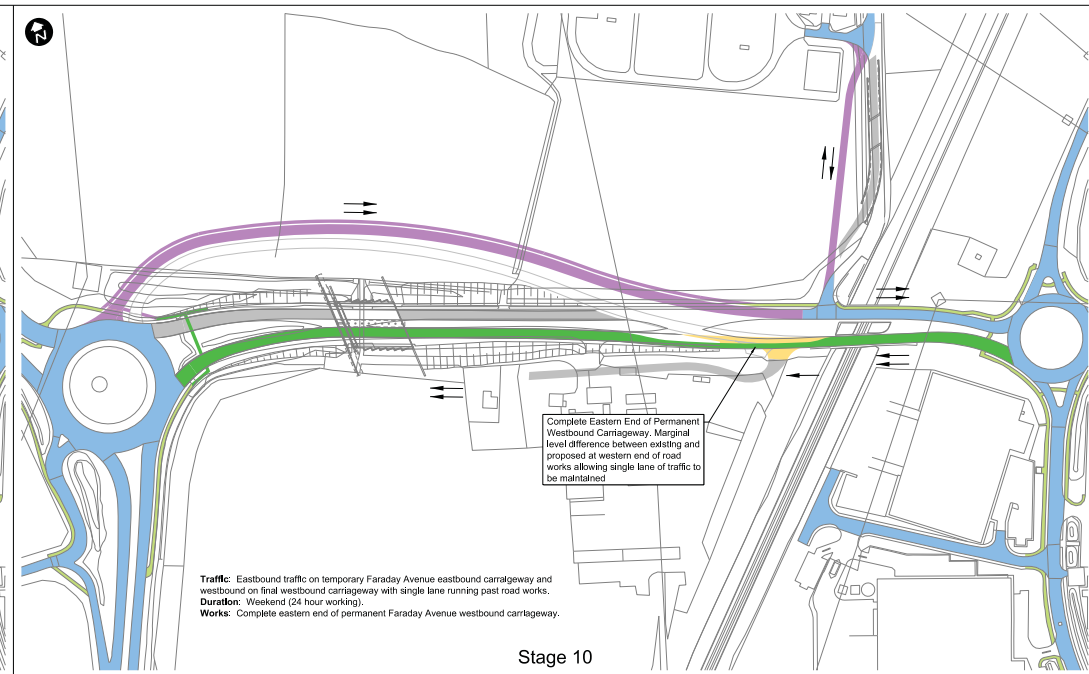
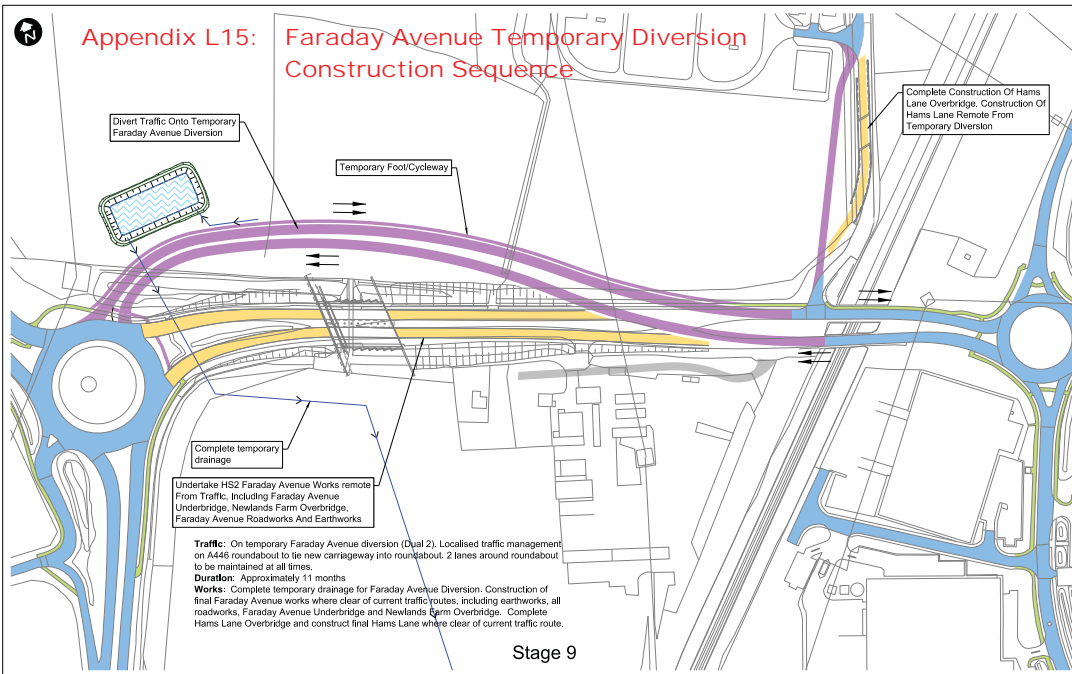
Creator/Originator
 Capita Symonds Ineco JV

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		Date	Scale
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		Sheet 2 of 4	Size
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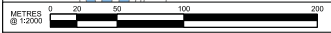
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Appendix L15: Faraday Avenue Temporary Diversion Construction Sequence



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- Legends/Notes:**
- Existing
 - New - Temporary
 - New - Permanent
 - Under Construction
 - Carriageway Flow

See Sheet 4 for notes.

Faraday Avenue - Existing Layout	C223-CSJ-TM-DP1-030-000009-1D
Faraday Avenue - Temporary Diversion	C223-CSJ-TM-DP1-030-000010-1D
Faraday Avenue - Final Layout	C223-CSJ-TM-DP1-030-000011-1D
Faraday Avenue - Plan and Profile	C223-CSJ-TM-DPP-030-000012-1D
Faraday Avenue - Temporary Diversion - Plan and Profile	C223-CSJ-TM-DPP-030-000013-1D
Faraday Avenue - Construction Sequence: Sheet 1 of 4	C223-CSJ-TM-DSC-030-000014-1D
Faraday Avenue - Construction Sequence: Sheet 2 of 4	C223-CSJ-TM-DSC-030-000015-1D
Faraday Avenue - Construction Sequence: Sheet 3 of 4	C223-CSJ-TM-DSC-030-000016-1D
Faraday Avenue - Construction Sequence: Sheet 4 of 4	C223-CSJ-TM-DSC-030-000017-1D

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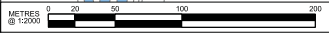
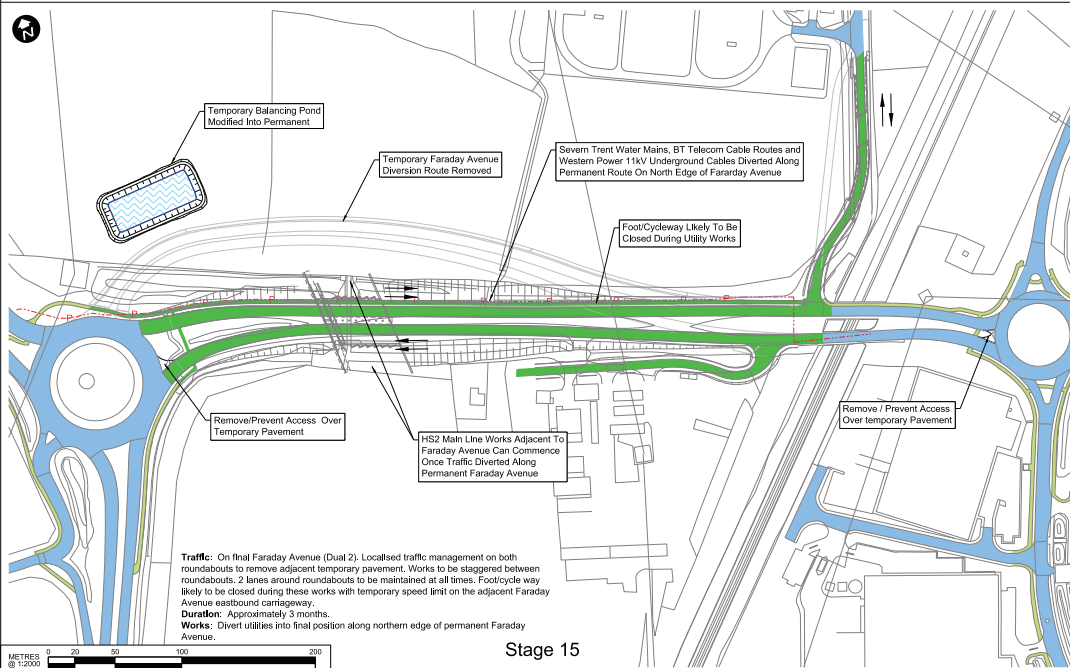
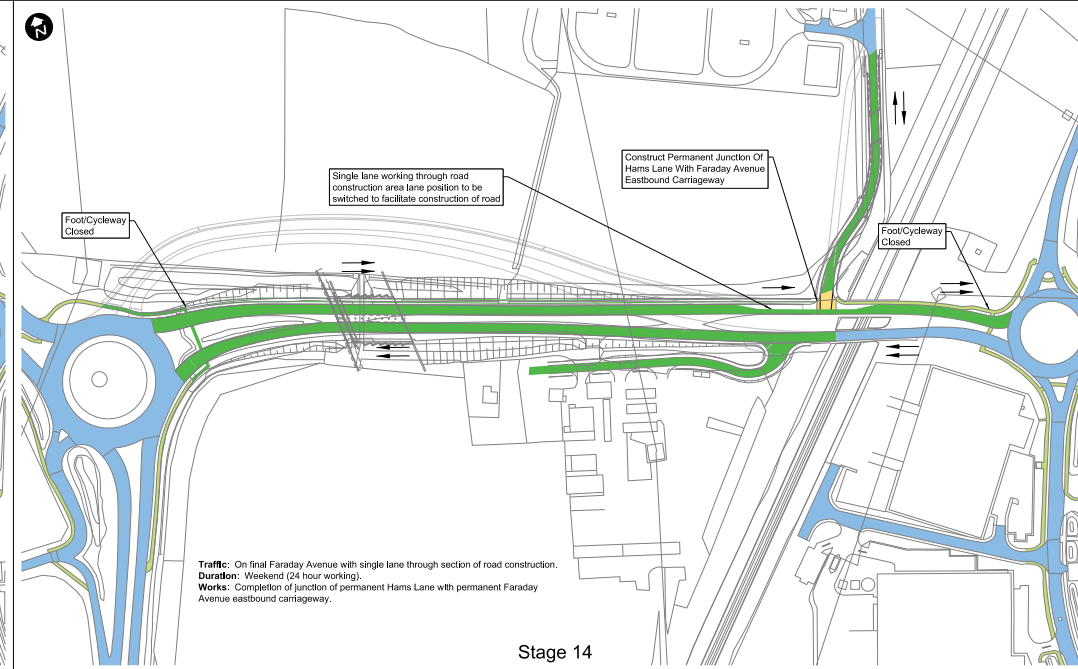
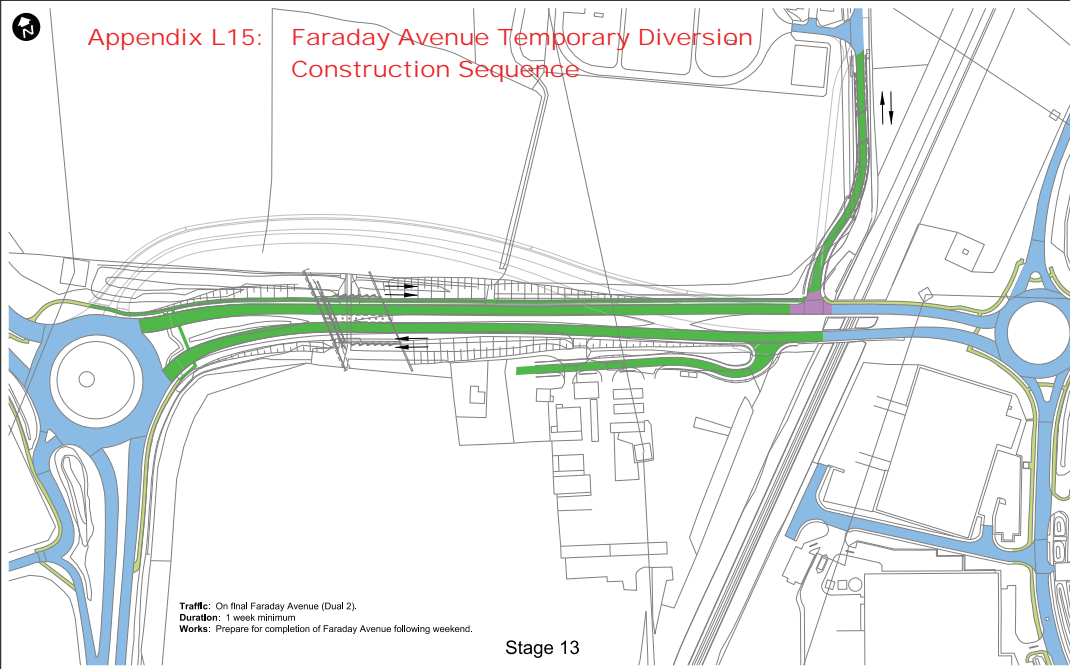
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Design Stage	PRELIMINARY	Distribution/Function	Transport Modelling
Drawing Title	Faraday Avenue Construction Sequence	Drawn	Checked
		KT	Approved
		Date	Scale
		12/12/2014	1:2000
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P1757 (3)

Appendix L15: Faraday Avenue Temporary Diversion Construction Sequence



POD.1	---			
Drawn	Checked	Con App	HS2 App	

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Scales with caution as distortion can occur.

Legends/Notes:

- Existing
- New - Temporary
- New - Permanent
- Under Construction
- Carriageway Flow
- Diverted - Permanent

Notes:

- Durations are approximate and may not run concurrently.
- Works identified are the significant firms that affect the sequence.
- Methodology and durations may change as a result of Civil Contractors' and Utility Companies' preferred methodology.
- Proposals for temporary diversion of Faraday Avenue subject to agreement with Warwickshire County Council.

Faraday Avenue - Existing Layout	C223-CSI-TM-DPL-030-000002-FD
Faraday Avenue - Temporary Diversion	C223-CSI-TM-DPL-030-000003-FD
Faraday Avenue - Final Layout	C223-CSI-TM-DPL-030-000004-FD
Faraday Avenue - Plan and Profile	C223-CSI-HW-DPP-030-222500
Faraday Avenue - Temporary Diversion - Plan and Profile	C223-CSI-TM-DPP-030-000001-FD
Faraday Avenue - Construction Sequence: Sheet 1 of 4	C223-CSI-TM-DSC-030-000001-FD
Faraday Avenue - Construction Sequence: Sheet 2 of 4	C223-CSI-TM-DSC-030-000002-FD
Faraday Avenue - Construction Sequence: Sheet 3 of 4	C223-CSI-TM-DSC-030-000003-FD
Faraday Avenue - Construction Sequence: Sheet 4 of 4	C223-CSI-TM-DSC-030-000004-FD

Registered in England
 Registration No. 06781686
 Registered office:
 One Canada Square,
 London, E14 4AG

Creator/Originator
 Capita Symonds Ineco JV

Zone	Country North	Project/Contract	Country North Design
Design Stage	PRELIMINARY	Distribution/Function	Transport Modelling
Drawing Title	Faraday Avenue Construction Sequence	Drawn	Checked
		Date	Scale
		15/12/2014	1:2000
		Size	A1
		Sheet 4 of 4	
		Drawn:	Rev:

Work-in-progress

P1757 (4)

HOL/00575/0092

Mr Steve Maxey
Assistant Chief Executive
North Warwickshire Borough Council
The Council House,
South Street,
Atherstone,
Warwickshire,
CV9 1DE

27th October 2014

By email and by post

Dear Mr Maxey,

Assurances Relating to High Speed Rail (London – West Midlands) Bill

I am the Director of Hybrid Bill Delivery at HS2 Ltd, which is acting on behalf of the Promoter of the High Speed Rail (London – West Midlands) Bill ('the Bill') currently before Parliament. I am writing to you on behalf of the Secretary of State for Transport to set out the assurances that the Secretary of State is willing to give in order to address North Warwickshire Borough Council's (the Council) concerns regarding the impact of Phase One of HS2 (known as 'the Proposed Scheme'). The detail of each assurance is set out below in the following order:

- Special Management Zone,
- Kingsbury Road Railhead environmental mitigation, and
- Improved Public Access.

Please would you kindly confirm that the detailed wording below is acceptable and that, on the basis of these assurances, the Council will only be appearing in Select Committee on the matter of Business Rates Relief. This does not prevent the Council from appearing in support of other petitioners or petitioning the House of Lords if it considers it necessary. These assurances will be included in the Register of Undertakings and Assurances maintained by the Secretary of State.

DETAILED ASSURANCES:

In these assurances, the Nominated Undertaker means the relevant nominated undertaker appointed under the Bill as enacted and, in the period prior to the Secretary of State appointing a nominated undertaker and imposing the requirements on it referred to in these assurances, HS2 Ltd.

"HS2 Works" means works to be authorised by the Bill.

1. SPECIAL MANAGEMENT ZONE

In line with the Code of Construction Practice, the Secretary of State will require the nominated

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Registered office: One Canada Square, London E14 5AB. Company registration number: 06791686. VAT registration number: 181 4312 30

undertaker to ensure that appropriately experienced community engagement personnel are appointed to manage stakeholder and community relationships during the development of HS2 in North Warwickshire.

The community engagement team will include:

- A single point of contact for local authorities in the area;
- Named individual points of contact for affected property owners; and
- A senior manager accountable for effective implementation of the Code of Construction Practice in the North Warwickshire area.

The broad duties of individuals will include, but will not be limited to:

- Being the first point of contact for communities and local authorities along the line of route;
- Coordination between both proposed phases of the railway, including alignment of powers and construction approaches;
- Managing relationships with the local communities, businesses, local authorities and other stakeholders;
- Raising issues from the community within HS2 Ltd for escalation, resolution or clarification;
- Monitoring the progress of each item raised and keeping stakeholders informed of progress;
- Ensuring the HS2 stakeholder engagement framework is appropriately implemented; for the whole scheme
- Attending regular meetings with the lead contractor, local authority, local community and other stakeholders to discuss construction issues and forthcoming programmes of works; and
- Advising on the appropriate support mechanisms to be provided by the nominated undertaker which will be available to local businesses, land owners, voluntary and community organisations that may be affected by the works.

2. KINGSBURY ROAD RAILHEAD ENVIRONMENTAL MITIGATION

The Secretary of State will require the Nominated Undertaker to develop an enhanced scheme of landscape planting and earthwork bunding adjacent to the Kingsbury Road railhead additional to that proposed in the Environmental Statement (the Kingsbury Road Railhead Environmental Mitigation Scheme) to be broadly in line with that shown on the attached indicative drawing no : C223-HS2-DS-SKE-030-002475 but which may be subject to design refinement as more detailed designs for the HS2 Works are brought forward and including -

- 1 Landscape planting and additional earthworks to the south east of the site Area A
- 2 Landscape planting and additional earthworks to the north of the site on each side of the headshunt and proposed balancing pond Area B
- 3 Landscape planting between Kingsbury Road and the site Area C

The Secretary of State will require the nominated undertaker to implement the works in accordance with the the Kingsbury Road Railhead Environmental Mitigation Scheme.

In preparing the Kingsbury Road Railhead Environmental Mitigation Scheme the Nominated Undertaker will keep North Warwickshire Borough Council informed of progress and any material changes to the design.

3. IMPROVED PUBLIC ACCESS.

3.1 Review of cycle access to Birmingham Interchange Station

The Secretary of State will require the Nominated Undertaker to undertake a review of cycle access from Coleshill to the Birmingham Interchange Station during the detailed design phase and to take all reasonably practicable steps to implement the findings of such review within the powers and limits and available budget of the Bill.

3.2 Public Rights of Way

3.2.1 T17

The Secretary of State will require the Nominated Undertaker to promote, and subject to the approval of Parliament, will require the Nominated Undertaker to provide an alternative alignment for footpath T17. Such alternative alignment will be broadly in the form shown on the indicative drawing numbered C223-CSI-CV-SKE-030-000061 PO2, but may be subject to design refinement as more detailed designs for the HS2 Works are brought forward.

3.2.2 M23

The Secretary of State will require the Nominated Undertaker to provide an alternative route for footpath M23 around the proposed Kingsbury railhead. Such alternative route is to be broadly in the form shown on the indicative drawing labelled FIRST PASS CHANGE HST-RST-251B, but may be subject to design refinement as detailed designs for the HS2 Works are brought forward.

3.2.3 M23a Seeney Lane Bridleway

The Secretary of State will ensure that the Nominated Undertaker does not alter the status of bridleway M23a at Seeney Lane so as to create a Byway Open to All Traffic at this location.

4. BODYMOOR HEATH ROAD

The Secretary of State will require the Nominated Undertaker to undertake a review of traffic at Bodymoor Heath Road where it crosses the Birmingham and Fazeley canal to investigate the potential benefits of implementing traffic calming measures at this location. This review will be carried out in consultation with the Highways Authority, and undertaken during the detailed design phase of the project.

In addition to discussions relating to the above assurances, it should be noted that the Department for Transport has made an announcement regarding options for a community and business fund. It will be open to the community at Middleton to apply to this fund in relation to the proposed Heritage Trail.

In addition, I can confirm that discussions are continuing with The Old Saltleians Rugby Club with a view to reaching an agreement such that the club can continue to complete their fixtures in the area. A solution is also being sought in respect of the future of the properties situated between Kingsbury Road and the Railhead.

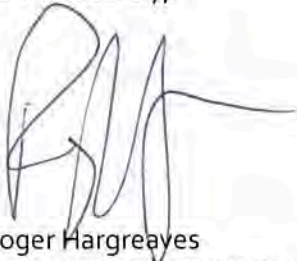
In response to your concern about the loss of environmental mitigation already put in place at the site of the proposed Kingsbury Railhead (for the purposes of mitigating the development of the Hams Hall Business and Distribution Park) I can confirm that the further environmental mitigation proposed to be implemented in both this area (at Kingsbury) and in the Faraday Avenue area in connection with the HS2 scheme will compensate for the losses at the railhead itself.

There was another matter that you raised in connection with the Kingsbury Railhead. The Railhead will be sited on Green Belt land and will be required for the project for a number of years. The Bill would confer powers of outright acquisition of the land concerned. You have sought comfort that, ultimately, when the land is no longer required for HS2 it will be restored as if it had been acquired only temporarily. The position is covered by the Bill. Paragraph 12 of Schedule 16 provides the framework that will apply to the Railhead. It provides for the restoration of sites once their use for carrying out operations ancillary to the construction of any of the scheduled works is discontinued and requires such sites to be restored in accordance with a scheme agreed with the relevant planning authority (or determined by appropriate Ministers in the absence of agreement). It follows that the railhead site will be treated for the purposes of paragraph 12 of Schedule 16 to the Bill as a site for carrying out operations ancillary to the construction of the scheduled works.

HS2 Ltd will also continue to work with North Warwickshire Borough Council in addressing the assurances outlined above and in resolving other matters contained within its petition with a view to avoiding the need for the Council to petition against the Bill in the House of Lords and against the additional provisions brought forward.

I trust that the above assurances accurately reflect the outcome of recent discussions. I am copying this letter to Alastair Lewis of Sharpe Pritchard, who I understand are your appointed parliamentary agents and Michael Summerfield (HS2 Ltd).

Yours sincerely,



Roger Hargreaves
Director, Hybrid Bill Delivery
High Speed Two (HS2) Limited

Enc.

Plan No. C223-HS2-DS-SKE-030-002475 - Environmental Mitigation

Plan No. C223-CSI-CV-SKE-030-000061 PO2

Indicative drawing labelled FIRST PASS CHANGE HST-RST-251B

Plan No. C224-ARP-HW-DSK-040-000001-RST00002756

Ms D. Barratt
North Warwickshire Borough Council
The Council House,
South Street,
Atherstone,
Warwickshire,
CV9 1DE

2 December 2015

By email only.

Dear Ms Barratt

Assurances Relating to High Speed Rail (London – West Midlands) Bill – Petition Number AP2:146

I am the Director of Hybrid Bill Delivery at HS2 Ltd, which is acting on behalf of the Promoter of the High Speed Rail (London – West Midlands) Bill ('the Bill') currently before Parliament. I am writing to you on behalf of the Secretary of State for Transport to set out the assurances that the Secretary of State is willing to give in order to address some of North Warwickshire Borough Council's concerns regarding the impact of Phase One of HS2 (known as 'the Proposed Scheme').

DETAILED ASSURANCES:

In these assurances unless the context otherwise requires, the following expressions shall have the following meanings:

Bill	means the High Speed (London to West Midlands) Bill that was introduced in the House of Commons on 25 th November 2013 and upon Royal Assent includes the resulting Act and clause and work numbers refer to clauses and work numbers in the Bill as at introduction in the House of Commons;
commencement	means the carrying out in relation to the HS2 Works of any material operation as defined by section 56(4) of the Town and Country Planning Act 1990 and commence and commenced shall be interpreted accordingly;
Highway Authority	means Warwickshire County Council;
HS2 Works	means the works authorised under the Bill;
Nominated Undertaker	means the relevant nominated undertaker appointed under the Bill as enacted and, in the period prior to the

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Registered office: One Canada Square, London E14 5AB. Company registration number: 06791686. VAT registration number: 181 4312 30.

Secretary of State appointing a nominated undertaker and imposing the requirements on it referred to in these assurances, HS2 Ltd;

Promoter

means the Secretary of State for Transport or any successor Secretary of State or Minister holding the Transport portfolio and includes so far as relevant any Nominated Undertaker exercising the powers or functions under the Bill;

Proposed Scheme

means Phase 1 of HS2 as described in the Bill.

Faraday Avenue/Hams Hall Business Park

At paragraph 8 of the Council's petition, the Council states that:

"Your Petitioners also wish to ensure that all companies on the Hams Hall industrial estate continue to enjoy uninterrupted access to and egress from the highway 24 hours a day 7 days a week."

As explained by the Promoter at a meeting with the Council on 22 October 2015, the temporary diversion of Faraday Avenue was amended through Additional Provision 2 to reflect discussions the Promoter has had with businesses located within Hams Hall Business Park including BMW and Sainsbury's. As set out in the AP2 ES para 5.1.2:

"Since submission of the Bill, it was identified that businesses along Faraday Avenue rely on the dual two-lane carriageway as their sole commercial access (see map CT-05-112b, grid reference E6 in the SES and AP2 ES Volume 2, CFA20 Map Book). Through discussions with Warwickshire County Council and a number of major companies in the business park, it was determined that the temporary arrangement described in the main ES would not provide the desired resilience. An alternative temporary diversion was designed which will connect into the existing roundabout with the A446 Lichfield Road rather than the temporary T-junction, maintaining a minimum of three lanes over two carriageways at all times. Where possible all four lanes will remain open with the use of traffic management."

As such it is considered that this matter has now been addressed to the satisfaction of the affected petitioners. The Promoter is however sensitive to the Council's concerns regarding the impact of the works to Faraday Avenue on Hams Hall Business Park. As such, the Promoter is prepared to offer the Council the following assurance to address these concerns:

1. Hams Hall Working Group

The Promoter shall engage with North Warwickshire Borough Council and other businesses based at the Hams Hall business park in order to establish a Hams Hall Working Group with a remit to consult and liaise with one another on a regular basis to:

- (i) facilitate use of and access to the Hams Hall distribution park during the construction phase of the Proposed Scheme; and*
- (ii) protect the interests of the businesses based at Hams Hall distribution park generally during the construction of the Relevant Works.*

At the meeting of 22 October 2015, the Council also expressed concern about the steepness of the embankment to be constructed adjacent to the proposed diversion of Faraday Avenue and specifically whether this would be in place at the same point as the temporary diversion. In order to address this concern, by email dated 17 November 2015, the Promoter provided plans for the phasing of the works to Faraday Avenue which demonstrate that the earthworks shall be constructed following completion of the Faraday Avenue works. I trust that this addresses the Council's concern on this point.

Additionally, the Council has raised concerns about the diversion of Hams Lane and seeks confirmation that access to the village of Lea Marston will be maintained at all times. As the Council is aware, the access to Lea Marston via Hams Lane is not the sole access to the village and as such, the village would not be cut off in the event that Hams Lane were closed temporarily. However, the Promoter is sensitive to the Council's wish to reduce the impact of the Proposed Scheme on the village of Lea Marston and is therefore prepared to offer the following assurance:

2. Access to Lea Marston via Hams Lane

2.1 *Subject to the approval of the relevant statutory authorities under Schedule 16 to the Bill, the Promoter shall require the nominated undertaker to ensure that, as far as reasonably practicable, access to the village of Lea Marston via Hams Lane is maintained at all times during the construction phase of the Proposed Scheme.*

2.2 *Nothing in paragraph 2.1 above shall prevent the Nominated Undertaker from implementing such temporary traffic management measures as are necessary to safely manage the works.*

Kingsbury Road Railhead

As you are aware, the Promoter has been in discussions with the County Council regarding the type of junction to be provided at the entrance to the Kingsbury Road railhead along the A4097 Kingsbury Road. By way of letter dated 4 November 2015 (copied to the Council by way of email dated 9 November 2015) the Promoter offered the County Council the following assurance:

"In developing the detailed design of the Kingsbury Junction Works, the Promoter shall engage with the Highway Authority over the design of the Railhead Junction and give consideration to the merits of implementing, within the scope of the powers conferred by the Bill, one of the following alternative options:

- a. *a left in, left out arrangement for HS2 construction traffic accessing the Railhead Site from the Railhead Junction;*
- b. *Constructing a temporary roundabout at the entrance to the Railhead Site from the Railhead Junction;*
- c. *Constructing a ghost island for right-turning traffic exiting the Railhead Site at the Railhead Junction; and*

- d. *a traffic management routing plan for HS2 construction traffic requiring access to the Railhead Site."*

The Promoter understands from recent discussions that the Council is happy to let the County Council lead on this issue, but in any event I trust that the assurances set out above addresses the concerns raised in the Council's AP2 petition.

Use of Seeney Lane

At paragraph 16 its AP2 petition and during the course of discussions, the Council has further requested an assurance that Seeney Lane not be used by any vehicle entering or leaving the railhead site. As such, the Promoter is prepared to offer the following assurance:

3. *Use of Seeney Lane by HS2 construction vehicles*

The Promoter will require the nominated undertaker to ensure that throughout the construction phase of the Proposed Scheme, no part of Seeney Lane identified on Bill Plan number 3-47 in the Parish of Lea Marston shall be used either:

- (i) by any large goods vehicle associated with the HS2 works entering or exiting the Kingsbury Road railhead site; or*
- (ii) for the purposes of parking any large goods vehicles associated with the HS2 works.*

Proposed T-junction at Manor Drive

The Council's petition indicates that it supports the work of the County Council in respect of the Proposed T-junction at Manor Drive.

As you are aware, the Promoter has been in discussions with Warwickshire County Council regarding the proposed T-junction at Coleshill Manor Drive and I understand that by an email dated 9 November 2015, the Council has been provided with a copy of the letter to Warwickshire County Council dated 4 November 2015. I trust that this addresses the Council's concerns on this point.

Temporary Material Stockpile

Again, as you will be aware, the queries raised in the Council's AP2 petition regarding new areas of temporary material stockpile at the Kingsbury Road railhead mirror concerns raised in the AP2 petition of Warwickshire County Council. The Promoter has recently provided further clarity on these new areas of stockpile by way of letter to the County Council dated 4 November 2015, a copy of which was forwarded to the Council by way of email dated 9 November 2015. I trust this letter addresses the concerns raised in the Council's AP2 petition regarding temporary material stockpile.

Access to land at Dunton Hall Farm


In its petition, the Council has requested an assurance that access to Dunton Hall farm will be used solely by agricultural vehicles.

The Promoter can confirm that the hybrid Bill powers only provide for the creation of a private access rather than a public highway at this location. Having considered the request for an assurance however, the Promoter considers that it would be inappropriate to offer such an assurance to the Council when this is a matter for the private landowner.

I trust that the contents of this letter accurately reflects the outcome of our recent discussions and would be grateful for confirmation that the assurances contained are acceptable to you. If you have any queries please contact Melanie Stevenson directly on 0207 944 8090 or via email at melanie.stevenson@hs2.org.uk.

I have copied this letter to Melanie Stevenson, Steve Maxey and Alistair Lewis (Sharpe Pritchard) whom I understand is acting as your appointed Parliamentary Agent.

Yours sincerely,



Roger Hargreaves
Director, Hybrid Bill Delivery
High Speed Two Limited

Appendix A – Bill Plan number 3-47

Ms D. Barratt
North Warwickshire Borough Council
The Council House,
South Street,
Atherstone,
Warwickshire,
CV9 1DE

2 February 2016

By email only.

Dear Ms Barratt

Assurances Relating to High Speed Rail (London – West Midlands) Bill – Petition Number AP2:146

I am the Director of Hybrid Bill Delivery at HS2 Ltd, which is acting on behalf of the Promoter of the High Speed Rail (London – West Midlands) Bill ('the Bill') currently before Parliament. I am writing to you on behalf of the Secretary of State for Transport to set out the assurances that the Secretary of State is willing to give in order to address some of North Warwickshire Borough Council's ('the Council's') concerns regarding the impact of Phase One of HS2 (known as 'the Proposed Scheme').

This assurance will be included in the Register of Undertakings and Assurances maintained by the Secretary of State.

DETAILED ASSURANCE:

In this assurance:

- | | |
|----------------------------|--|
| "HS2 Works" | means the works authorised by the Bill; |
| "the Nominated Undertaker" | means the relevant nominated undertaker appointed under the Bill as enacted and, in the period prior to the Secretary of State appointing a nominated undertaker and imposing the requirements on it referred to in these assurances, HS2 Ltd; |
| "the Promoter" | means the Secretary of State for Transport or any successor Secretary of State or Minister holding the Transport portfolio or so far as relevant any Nominated Undertaker exercising the powers or functions under the Bill by virtue of an order under clause 43 of the Bill; |

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Registered office: One Canada Square, London E14 5AB. Company registration number: 067591086. VAT registration number: 181443230

Use of Seeney Lane by HS2 construction vehicles

Following our recent discussions, the Promoter is prepared to offer the Council the following assurance:

"The Promoter will require the Nominated Undertaker to ensure that throughout the construction phase of the Proposed Scheme, except to such extent as any vehicles associated with the HS2 Works are required to cross directly over Seeney Lane, no part of Seeney Lane identified on Bill Plan number 3-47 in the Parish of Lea Marston shall be used either:


(i) by any vehicles associated with the HS2 Works entering or exiting the Kingsbury Road railhead site; or

(ii) for the purposes of parking any vehicles associated with the HS2 Works."

This shall supersede the assurance offered to the Council by way of letter dated 2 December 2015 regarding the use of Seeney Lane by large goods vehicles.

I trust this addresses any residual concerns the Council may have about the use of Seeney Lane by HS2 construction vehicles. I have copied this letter to Melanie Stevenson, Steve Maxey and Alistair Lewis (Sharpe Pritchard) whom I understand is acting as your appointed Parliamentary Agent.

Yours sincerely,



Roger Hargreaves
Director, Hybrid Bill Delivery
High Speed Two Limited

Ms D. Barratt
North Warwickshire Borough Council
The Council House,
South Street,
Atherstone,
Warwickshire,
CV9 1DE

7 July 2016

By email only.

Dear Ms Barratt

Assurances Relating to High Speed Rail (London – West Midlands) Bill

I am the Director of Hybrid Bill Delivery at HS2 Ltd, which is acting on behalf of the Promoter of the High Speed Rail (London – West Midlands) Bill ('the Bill') currently before Parliament. I am writing to you on behalf of the Secretary of State for Transport to set out the assurances that the Secretary of State is willing to give in order to address some of the concerns of North Warwickshire Borough Council ("the Council") regarding the impact of Phase One of HS2 (known as 'the Proposed Scheme').

DETAILED ASSURANCES:

In these assurances unless the context otherwise requires, the following expressions shall have the following meanings:

Bill	means the High Speed (London to West Midlands) Bill that was introduced in the House of Commons on 25 th November 2013 and upon Royal Assent includes the resulting Act and clause and work numbers refer to clauses and work numbers in the Bill as at introduction in the House of Commons;
commencement	means the carrying out in relation to the HS2 Works of any material operation as defined by section 56(4) of the Town and Country Planning Act 1990 and commence and commenced shall be interpreted accordingly;
HS2 Works	means the works authorised under the Bill;
Nominated Undertaker	means the relevant nominated undertaker appointed under the Bill as enacted and, in the period prior to the Secretary of State appointing a nominated undertaker

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Registered office: One Canada Square, London E14 5AG. Company registration number: 09751616. VAT registration number: 265 431 022

	and imposing the requirements on it referred to in these assurances, HS2 Ltd;
Promoter	means the Secretary of State for Transport or any successor Secretary of State or Minister holding the Transport portfolio and includes so far as relevant any Nominated Undertaker exercising the powers or functions under the Bill;
Proposed Scheme	means Phase 1 of HS2 as described in the Bill.

Old Salteians Rugby Football Club

At a meeting between the Promoter and the Council on 11th May 2016, the Council reiterated the concerns raised in its petition number HL: 575 about the impact of the Proposed Scheme on the Old Salteians RFC. This is a matter that was raised in the Council's original petition against the Bill, petition number 424 and was raised subsequently in the Council's petitions against Additional Provision 2 and Additional Provision 4 to the Bill, numbers AP2: 146 and AP4: 261 respectively.

As set out in the Promoter's Response Document to the Council's House of Lords petition number HL: 575, the Promoter has been actively engaged for some time in discussions to facilitate the provision of a replacement site for the Old Salteians RFC and meets with the Club on a monthly basis.

The Promoter continues to assist Old Salteians RFC with its relocation proposals, including the reimbursement of professional fees and encouragement for the preparation of detailed development plans. A legal agreement is currently being drafted which will set the framework for how the development might progress and the Promoter is preparing a formal business case for securing funding to potentially support the initial steps of a relocation prior to Royal Assent. While the business case and associated funding is subject to appropriate governance, an in-principle approval has been given. The Promoter also continues to work with the Club to consider how the timing and phasing of works, particularly early enabling works, can be arranged to reduce the impact on the Club.

I trust this offers the Council the comfort it is seeking regarding the impact of the Proposed Scheme on Old Salteians RFC.

Business Rates

At paragraph 6 of its petition number HL: 575, the Council reiterates concerns raised in its original petition number 424 against the Bill regarding a reduction in its business rates income as a result of HS2. The Council indicates that it wishes to agree a formula with the Promoter which will be used to determine the amount of compensation payable to a local authority which experiences a loss in business rates due to the HS2 scheme.

Since receiving the Council's original petition against the Bill, the Promoter has worked closely with the Department for Communities and Local Government ("DCLG") to explore the likely impacts of HS2 on local authority business rates income. In 2015, the Promoter instructed property consultants and rating specialists, Montagu Evans, to provide their view on the likely impact of HS2 on the rateable value of the Council's business properties and rates income. Montagu Evans also provided an addendum report to give an indication of the likely impacts of rateable values on an annual basis. I understand that both reports have been shared with the Council as well as other local authorities.

While the initial report does acknowledge the likelihood of a reduction in the Council's business rates income as a result of the HS2 scheme, it also recognises that *"it is likely that HS2 will lead to RV generation both in the short and long term"* (Page 27). The report notes that facilities provided for relocated businesses may attract higher rateable values. It also notes that the Council may receive a temporary increase in rateable values as a result of construction compounds in the North Warwickshire area. Additionally, with Birmingham Interchange station only half a mile outside of its administrative area, the Council is likely to see an increase in job opportunities and wider economic growth in the area. The report goes on to accept that *"whilst it is unlikely that this will extinguish the projected loss through appeal or deletion, some of the loss could be mitigated"*. However the report concludes that at this stage the level to which any RV generation may mitigate against the projected losses is difficult to quantify. As such, the Promoter considers it too early at this stage to conclude with any certainty what the impact will be.

The Promoter is however mindful of concerns raised by the Council and other local authorities and is therefore prepared to offer the following assurances:

1. *The Promoter, in conjunction with the Department for Transport and the Department for Communities and Local Government will, in the financial year commencing April 2018, undertake a further review of the impact of the HS2 Scheme on the business rates income of North Warwickshire Borough Council and other potentially affected local authorities.*
2. *In undertaking the review, the Promoter shall engage with North Warwickshire Borough Council and shall have regard to any evidence presented by the Council and other affected local authorities.*
3. *The Secretary of State for Transport shall engage with the Department for Communities and Local Government regarding the findings of the review.*

Special Management Zone

By a letter dated 27th October 2014, the Promoter offered assurances that North Warwickshire would be treated as a "Special Management Zone" in respect of community engagement. The detail of the assurances is set out below:

"In line with the Code of Construction Practice, the Secretary of State will require the nominated undertaker to ensure that appropriately experienced community engagement personnel are appointed to manage stakeholder and community relationships during the development of HS2 in North Warwickshire.

The community engagement team will include:

- *A single point of contact for local authorities in the area;*
- *Named individual points of contact for affected property owners; and*
- *A senior manager accountable for effective implementation of the Code of Construction Practice in the North Warwickshire area.*

The broad duties of individuals will include, but will not be limited to:

- *Being the first point of contact for communities and local authorities along the line of route;*
- *Coordination between both proposed phases of the railway, including alignment of powers and construction approaches;*

- *Managing relationships with the local communities, businesses, local authorities and other stakeholders;*
- *Raising issues from the community within HS2 Ltd for escalation, resolution or clarification;*
- *Monitoring the progress of each item raised and keeping stakeholders informed of progress;*
- *Ensuring the HS2 stakeholder engagement framework is appropriately implemented; for the whole scheme*
- *Attending regular meetings with the lead contractor, local authority, local community and other stakeholders to discuss construction issues and forthcoming programmes of works; and*
- *Advising on the appropriate support mechanisms to be provided by the nominated undertaker which will be available to local businesses, land owners, voluntary and community organisations that may be affected by the works."*

At paragraph 8 of its petition number HL: 575, the Council requests that the Promoter provide an explanation as to (i) how it envisages the arrangements for the Special Management Zone will work and (ii) a timeline for bringing such arrangements into effect.

Following the meeting of 11th May 2016, I understand that significant progress has been made in developing the engagement plan for the Special Management Zone with the local community. This engagement shall continue going forward to ensure that both the Council's and the local community's input is taken into account in developing the engagement plans.

As a further product of this process, the Promoter has identified the benefit of developing an internal Special Management Zone Project Group. The process has now started and you will be aware that an individual, Jonathan Lord, has already been appointed as Senior Engagement Manager for the Special Management Zone to lead on engagement going forward.

To reflect these latest developments, the Promoter is prepared to offer the following further assurances:

4. *The Promoter shall, with immediate effect, establish an internal HS2 Special Management Zone Project Group which shall have responsibility for overseeing and delivering engagement activities in the Special Management Zone.*
5. *The Special Management Zone Project Group will continue to engage with North Warwickshire Borough Council and the local community from the date of these assurances to develop a detailed engagement plan for the Special Management Zone which will set out the Promoter's approach to engagement with the Special Management Zone both before and during the construction phase of the Proposed Scheme and will have ongoing regard to the nature of the Special Management Zone.*

Cottages off Lichfield Road

At paragraph 14 of its petition, the Council raises concerns about the impact of the Proposed Scheme on the residents of 8 cottages off Lichfield Road, Coleshill, which are subject to compulsory acquisition under the Bill.

As explained at the meeting of 11th May 2016, the Promoter has already begun discussions with some of the residents of these cottages. As explained further, under section 39 of the Land Compensation Act 1973 ("the Act"), there is a duty on the local housing authority, in this case North Warwickshire Borough Council, to rehouse residents displaced by Compulsory Purchase Order. Under section 42 of the Act, the acquiring authority, in this case the Promoter, is required to indemnify the local housing authority in respect of the

costs of rehousing. As such, as requested at the meeting, the Promoter is keen to understand more about the housing stock the Council may have available to offer individuals displaced by the Proposed Scheme and would be grateful if the Council would provide this information at its earliest convenience.

I trust that the contents of this letter accurately reflects the outcome of our recent discussions and would be grateful for confirmation that the assurances contained are acceptable to you. If you have any queries please contact Melanie Stevenson directly on 0207 944 8090 or via email at melanie.stevenson@hs2.org.uk.

I have copied this letter to Melanie Stevenson, Steve Maxey and Alistair Lewis (Sharpe Pritchard) whom I understand is acting as your appointed Parliamentary Agent.

Yours sincerely,



Roger Hargreaves
Director, Hybrid Bill Delivery
High Speed Two Limited

