

BIRMINGHAM CITY COUNCIL

CABINET COMMITTEE – PROPERTY

WEDNESDAY, 20 DECEMBER 2023 AT 09:00 HOURS
IN COMMITTEE ROOM 2, COUNCIL HOUSE, VICTORIA SQUARE,
BIRMINGHAM, B1 1BB

A G E N D A

1 NOTICE OF RECORDING/WEBCAST

The Chair to advise/meeting to note that this meeting will be webcast for live or subsequent broadcast via the Council's Public-I microsite ([please click this link](#)) and that members of the press/public may record and take photographs except where there are confidential or exempt items.

2 APOLOGIES

To receive any apologies.

3 DECLARATIONS OF INTERESTS

Members are reminded they must declare all relevant pecuniary and other registerable interests arising from any business to be discussed at this meeting.

If a disclosable pecuniary interest is declared a Member must not participate in any discussion or vote on the matter and must not remain in the room unless they have been granted a dispensation.

If other registerable interests are declared a Member may speak on the matter only if members of the public are allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless they have been granted a dispensation.

If it is a 'sensitive interest', Members do not have to disclose the nature of the interest, just that they have an interest.

Information on the Local Government Association's Model Councillor Code of Conduct is set out via <http://bit.ly/3WtGQnN>. This includes, at Appendix 1, an interests flowchart which provides a simple guide to declaring interests at meetings.

4 **EXEMPT INFORMATION – POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC**

a) To highlight reports or appendices which officers have identified as containing exempt information within the meaning of Section 100I of the Local Government Act 1972, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.

b) To formally pass the following resolution:-

RESOLVED – That, in accordance with Regulation 4 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, the public be excluded from the meeting during consideration of those parts of the agenda designated as exempt on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information.

5 **MEMBERSHIP OF COMMITTEE**

To note the Membership of the Committee, set out below:
Councillor John Cotton (Leader) (Chair), Councillor Sharon Thompson (Deputy Leader), Councillor Brigid Jones (Cabinet Member), Councillor Jayne Francis (Cabinet Member)

5 - 6

6 **TERMS OF REFERENCE**

To note the Terms of Reference for the Cabinet Property Committee, approved by Cabinet on 12 December 2023.

7 **SALE OF 150 CHURCH LANE, HANDSWORTH**

8 **SALE OF UNETT STREET, HOCKLEY**

9 **SALE OF 337-339 SOHO ROAD, HOCKLEY**

10 **SALE OF ELEGANCE SUITE, GREAT FRANCIS STREET**

11 **PROPOSED SALE OF SURPLUS FREEHOLD PROPERTY ASSETS BY PUBLIC AUCTION**

12 **OTHER URGENT BUSINESS**

To consider any items of business by reason of special circumstances (to be specified) that in the opinion of the Chair are matters of urgency.

Cabinet Committee – Property

Role of Cabinet Committee – Property

The role of the Committee is to approve proposed sales of council property and assets as part of the Council wide Asset Strategy.

Birmingham City Council is the single largest owner of property in Birmingham and holds the largest land estate of any UK local authority, extending to 26,000 acres. The portfolio, excluding residential homes, infrastructure and schools has an asset value of over £2.4 billion. Income generating assets attract on average £34 million revenue per annum. There are more than 6,500 property assets (land and buildings) in the portfolio and over 300 of these have historic interest.

As part of the Council's Medium term Financial Plan a programme of rationalisation and re-gearing of its investment property portfolio has been agreed. The portfolio in scope for the Strategy is comprised of development sites and strategic assets, industrial premises, retail premises and miscellaneous assets located across the city.

At present the portfolio in scope also includes rental incomes aggregating to approximately £6.7 million per annum and approximately 570 properties.

The council's existing Scheme of Delegation to Officers in relation to Property Transactions will remain in place.

Functions of Cabinet Committee – Property

The Committee's responsibilities include.

To exercise full delegated executive powers to consider and make decisions on :

1. All land and property transactions including the Investment Property portfolio where the City Council has an interest.
2. The acquisition and disposal of leasehold interests for rent (including the granting and surrendering of any rights over such land and property)
3. The acquisition and disposal of freehold and leasehold interests at a premium
4. The management of all of the Council's land and properties, including the authorising and payment of discretionary contributions towards trade/loss and or removal expenses and all payments due under an approved Compulsory Purchase Order

Membership

- i. The Cabinet Committee – Property has been established by Cabinet with the following membership:
The Leader; Cabinet Member Finance plus another 2 Cabinet Members as deemed appropriate by the Leader;
- ii. The quorum for a meeting of a Cabinet Committee shall be two Cabinet Members.
- iii. A substitute member shall be entitled to attend in place of a regular Member provided:
That a Cabinet Member may only be substituted by another Cabinet Member.
That Committee Services has been notified of any substitution before the meeting begins.
- iv. Once an agenda item has begun with a substitute member attending, the regular Member in respect of whom notification has been received, shall not be entitled to vote on the agenda item as a Member of the Cabinet Committee.
- v. A substitute member will be able to vote during the meeting only when s/he is acting as a substitute for a regular Member.

Attendance by Members of the Opposition

- vi. One Councillor from each of the two main Opposition Groups may attend meetings of the Group Company Governance Committee.
- vii. Members of the two main Opposition Groups will attend as observers only. They will be entitled to a copy of the agenda (for the sake of clarity this is both the public and private sections) and will be able to participate in the debate but are not allowed to vote on any item.

Rules of Procedure – Cabinet Committee: Property

- viii. Cabinet Committee decisions shall only be taken based on written report(s) from Chief Officers and after any appropriate advice from the Head of Paid Service, Monitoring Officer and Chief Finance Officer. All reports are to be presented in the template prescribed by the City Solicitor.
- ix. Cabinet Committee decisions are only effective and actionable provided they are taken in accordance with this Constitution, and when posted on the Council's website by Committee Services and following the call-in process.

ENDS

**Birmingham City Council
Cabinet Committee Property**

20 December 2023



Subject: Proposed Sale of Surplus Freehold Property Assets by Public Auction

Commissioner Review and Comments

The Commissioners support the recommendations.

Birmingham City Council

Reports not on the Forward Plan / Late Report / Confidential or Exempt Information not Notified

Birmingham City Council

Cabinet Committee Property – 20th December 2023

Notice Published – (added by Committee Services)



Subject: Proposed Sale of Surplus Freehold Property Assets by Public Auction

Report of:

Strategic Director of Places, Prosperity, and Sustainability – Paul Kitson

Director of Property – Philip Nell

Report author: Rob King

Business Manager – Investment & Valuations

0121 303 3928 / robert.king@birmingham.gov.uk

1) Key Decisions not on the Forward Plan / Urgent Decisions

To be completed for Key Decisions not on the Forward Plan 28 days before the Cabinet meeting at which the decision is to be taken.

<i>Reasons for Urgency / why not included on the notification</i>	To expedite the delivery of an initial sale programme of surplus council owned land and property assets to generate capital receipts as part of the Council's proposed Financial Recovery Plan.
<i>Reasons for Immediate Implementation (if applicable)</i>	To enable the assets to be offered for sale at the Bond Wolfe public auction to be held on 8 th February 2024.
<i>Date Chief Executive Agreement obtained</i>	18 December 2023
<i>Date of Leader's Agreement</i>	18 December 2023
<i>Name, Date and any comments of O&S Chair agreement obtained:</i>	Cllr Albert Bore, 18 December 2023

2) Key Decisions not notified on the Notification of Intention to Consider Matters in Private

To be completed for Key Decisions not on the Forward Plan 28 days before the Cabinet meeting at which the decision is to be taken.

<i>Reasons for Urgency / why not included on the notification</i>	To expedite the delivery of an initial sale programme of surplus council owned land and property assets to generate capital receipts as part of the Council's proposed Financial Recovery Plan. Approval to the report's recommendations will enable the assets to be offered for sale at the Bond Wolfe public auction to be held on 8 th February 2024.
<i>Date of Leader's Agreement</i>	18 December 2023
<i>Name, Date and any comments of O&S Chair agreement obtained:</i>	Cllr Albert Bore, 18 December 2023

3) Late Reports

To be completed for all late reports, i.e. which cannot be despatched with the agenda papers i.e. 5 clear working days' notice before meeting.

<i>Reasons for Urgency / why late</i>	To expedite the delivery of an initial sale programme of surplus council owned land and property assets to generate capital receipts as part of the Council's proposed Financial Recovery Plan. Approval to the report's recommendations will enable the assets to be offered for sale at the Bond Wolfe public auction to be held on 8 th February 2024.
<i>Date Chief Executive Agreement obtained</i>	18 December 2023
<i>Date of Leader's Agreement</i>	18 December 2023

Birmingham City Council

Report to Cabinet Committee Property

20th December 2023



Subject:	Proposed Sale of Surplus Freehold Property Assets by Public Auction
Report of:	Strategic Director of Place, Prosperity, and Sustainability – Paul Kitson Director of Property & Investment– Philip Nell
Relevant Cabinet Member:	Councillor John Cotton, Leader of the Council
Relevant O & S Chairs:	Councillor Jack Deakin – Finance & Resources Councillor Aikhlaq Ahmed – Economy & Skills
Report author:	Rob King Business Manager – Investment & Valuations 0121 303 3928 / robert.king@birmingham.gov.uk

Are specific wards affected?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Balsall Heath West, Billesley, Bordesley & Highgate, Bordesley Green, Erdington, Garretts Green, Ladywood, Nechells, Newtown, Quinton, Soho & Jewellery Quarter, Sparkbrook & Balsall Heath East	
Is this a key decision?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If relevant, add Forward Plan Reference: Not in Forward Plan	
Is the decision eligible for call-in?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Exempt information schedule 12A of the Local Government Act 1972 (as amended) paragraph 3. Information relating to the financial or business affairs of any particular person (including the council) Exempt Appendix 2 contains sensitive commercial information on the purchase price and valuation.	

1 Executive Summary

- 1.1 This report seeks authority for the sale of the Council's freehold property interests listed in Appendix 1 of this report by public auction.
- 1.2 The subject properties are shown edged bold on individual attached plans at Appendix 3.
- 1.3 The recommendations contained in this, and the Exempt Appendix 2 are fully in line with the Council's wider ambitions and plans for financial stability.
- 1.4 Options for these property interests have been considered and the recommended sale route provides the best outcomes for the City as detailed in this report.
- 1.5 Approval for immediate implementation has been received from the Chair of Overview and Scrutiny Committee, Chief Executive and the Leader as set out via the separate cover sheet on the agenda.

2 Recommendations:

- 2.1 Authorises the Director of Property & Investment to conclude the sale of the Council's freehold property interests at a minimum of the reserve values listed in Exempt Appendix 2 by public auction on 8th February 2024.
- 2.2 Authorises the Director of Property & Investment, where deemed appropriate, to set individual reserve prices in excess of £200,000.
- 2.3 Authorises the City Solicitor to prepare, negotiate, execute, and complete all relevant legal documentation to give effect to the above.

3 Background

- 3.1 The subject properties comprise surplus operational, as well as other commercial / industrial interests currently held within the Council's Investment Portfolio. The sales are in line with the Council's investment strategy to reduce the number of small assets in its portfolio.
- 3.2 The current property lease, and rent details are shown at Exempt Appendix 2. Individual identification plans showing the properties to be sold edged bold are shown at Appendix 3 of this report.
- 3.3 The sales methodology to deliver the proposed sale programme will fully recognise market sentiment and individual circumstance. The proposed delivery strategy and mode of sale adopted is tailored to maximise both the prospect of a sale completion and receipt realisation in order to demonstrate best consideration.

4 Options Considered and Recommended Proposal

- 4.1 **Option 1 – Do Nothing.** The Council is under no obligation to proceed with this proposal and would suffer no reputational consequences if it did not proceed. It would not however, be in line with the aims of the Council's Financial Recovery Plan or the Council's investment strategy to reduce the number of small investment assets held. The properties are not allocated for inclusion in any existing strategic

planning proposals, nor do they have planning consent for an alternative use and are therefore not immediate development opportunities. The properties do not have an obvious alternative use which would benefit the Council.

- 4.2 **Option 2 – Proceed with Agreed Transaction.** It is recommended to proceed with the recommendations outlined in this report, in line with the aims of the Council's Financial Recovery Plan.

5. Consultation

- 5.1 The Property Disposals Board comprising officers from Investment & Valuation, Finance and Legal Services recommends proceeding with the transaction.
- 5.2 No further external consultation is necessary for these commercial transactions.
- 5.3 Ward members will be notified as each asset comes forward for sale.

6. Risk Management

- 6.1 There are no immediate risks to the investment interests listed in Appendix 1 if the proposed transactions do not complete since its interests are protected under the terms of the existing leases.
- 6.2 In terms of the surplus operational assets listed in Appendix 1, if sales are not concluded then the Council will incur extended interim management holding cost liabilities.
- 6.3 The 'risk' of not proceeding could only be seen of in terms of a lost opportunity to generate a potential capital receipt and reconciliation of the Council's financial position.
- 6.4 Execution risk is deemed to be limited by use of an auction as the disposal method.

7. Compliance Issues:

- 7.1.1 The proposed sale programme and generation of a capital receipt supports the Council's Financial Recovery Plan by generating resources and thus helping to achieve a balanced budget.

7.2 Legal Implications

- 7.2.1 Sections 120 - 123 of the Local Government Act 1972 authorises the Council to hold, appropriate and dispose of land. The disposal power in Section 123 of the Local Government Act 1972 is subject to the best consideration test. The Director of Property & Investment has confirmed that the recommended sale, as detailed in Exempt Appendix 2 represents best consideration and satisfies the Council's obligations, under Section 123 of the Local Government Act 1972.
- 7.2.2 Section 1 of the Localism Act 2011 contains the Council's general power of competence, which is circumscribed only to the extent of any applicable pre-commencement restrictions and any specific post-commencement statutory restriction of the power, and Section 111 of the Local Government Act 1972 contains the Council's ancillary powers in relation to the discharge of its functions including the disposal and acquisition of property and incurring of expenditure.
- 7.2.3 The Local Government Act 2003 and guidance issued under it authorises the Council's investment management functions.

7.2.4 Exempt information: Schedule 12A of the Local Government Act 1972 (as amended) paragraph 3. Information relating to the financial or business affairs of any particular person (including the Council). Exempt Appendix 2 is considered to be exempt as it contains commercially sensitive information of a financial or business nature, which if disclosed to the public could be prejudicial to a named person, individual or company.

7.3 Financial Implications

7.3.1 The proposed sale programme at the proposed reserve values, as set out in Exempt Appendix 2, will generate capital receipts for the Council. The capital receipt will be available to fund the Council's Financial Recovery Plan, providing resources to support delivery of a balanced budget.

7.3.2 The Council will complete the sale of its freehold interests in the properties listed to generate estimated potential minimum capital receipt of £5.3m.

7.3.3 For each individual sale, the purchaser will pay the Council's reasonable legal costs together with a surveyor's fee. These sums will be payable on completion of sale.

7.3.4 With respect to the disposals being at best consideration, the Council will offer the individual assets at a reserve value representing the current minimum value at which the Council is deemed to be a willing seller as shown in Exempt Appendix 2.

7.3.5 The basis of valuation is an Open Market appraisal of worth. Achieving the reserve value will satisfy best consideration under S123 of the Local Government Act 1972.

7.3.6 Final reserve values will be validated as such prior to auction (having specific regard to RICS guidelines) by both the Director of Property & Investment and the Council's retained auctioneers (Bond Wolfe). Validation being based upon an analysis of available market evidence.

7.3.7 The sale of these assets will result in a loss of income in the sum of £142,555 per annum. Given the priority to generate capital receipts to support the Council's Financial Recovery Plan, provision for loss of this income is being provided in the MTFP as a pressure to rebase the income budget.

7.3.8 The purchase price, including any contribution to the Council's costs, is exclusive of VAT.

7.4 Human Resources Implications

7.4.1 Internal resources in conjunction with the Council's retained auctioneers, Bond Wolfe are being used to evaluate and execute the proposed sales programme.

8. Appendices

8.1 List of Appendices accompanying this report:

- Appendix 1 – List of Assets to be Sold
- Exempt Appendix 2 – Proposed Reserve Values
- Appendix 3 – Site Plans

9 Background Documents

9.1 Nil



Subject: Proposed Sale of Surplus Freehold Property Assets by Public Auction

Appendix 1 – List of Property Assets to be Sold in Public Auction February 2024

Lot No	ADDRESS	Mode of Sale	Description	Proposed Sale Transaction	Ward
	Surplus Operational Assets				
1	Sandcastle Day Nursery Chester Road, Erdington, B24 0ED	Auction	Former Day Nursery occupying a site of 2587 sqm (0.64 acres).	Freehold with vacant possession. Property to be sold subject to all existing rights of way, documented or otherwise, that are exercised over the property.	Erdington
2	Four Dwellings Children Centre Quinton Road West B32 1RJ	Auction	Former Day Nursery occupying a site of 2448 sqm / 0.53 acres	Freehold with vacant possession. Property to be sold subject to all existing rights of way, documented or otherwise, that are exercised over the property.	Quinton
3	Land at Latelow Road, Garretts Green B33 8JZ	Auction	Vacant former depot site. Site Area 3,729 sqm	Freehold with vacant possession. Property to be sold subject to all existing rights of way, documented or otherwise, that are exercised over the property.	Garretts Green

	Surplus Commercial Interests				
4	91 Buckingham Street Birmingham B19 3JB	Auction	Industrial land and premises. Site Area 471 sqm	Freehold subject to 125 years from 23 rd June 1966 at a rent of £4,300 per annum (7-year reviews)	Newtown
5	38 Smith Street Newtown, B19 3EN	Auction	Land and premises. Site Area 618 sqm	Freehold subject to a lease for 75 years from 25th March 1962, at a current ground rent of £320 per annum with no rent reviews.	Newtown
6	140 Hockley Hill, Birmingham, B18 5AN	Auction	Industrial land and premises. Site Area 421 sqm	Freehold subject to a lease for 99 years from 24th January 1978, at a ground rent of £3,000 per annum (7-year reviews).	Newtown
7	Land & Premises at Adams Street, Nechells, Birmingham, B7 4LT	Auction	Industrial land and premises. Site Area 725 sqm	Freehold subject to a lease for 75 years from 29 th September 1961, at a ground rent of £320 per annum.	Nechells
8	411 Moseley Road, Highgate, Birmingham, B12 9BY	Auction	Industrial land and premises. Site Area 981 sqm	Freehold subject to a lease for 99 years from 1 st December 1975, at a ground rent of £50 per annum doubling every 25 years.	Balsall Heath West

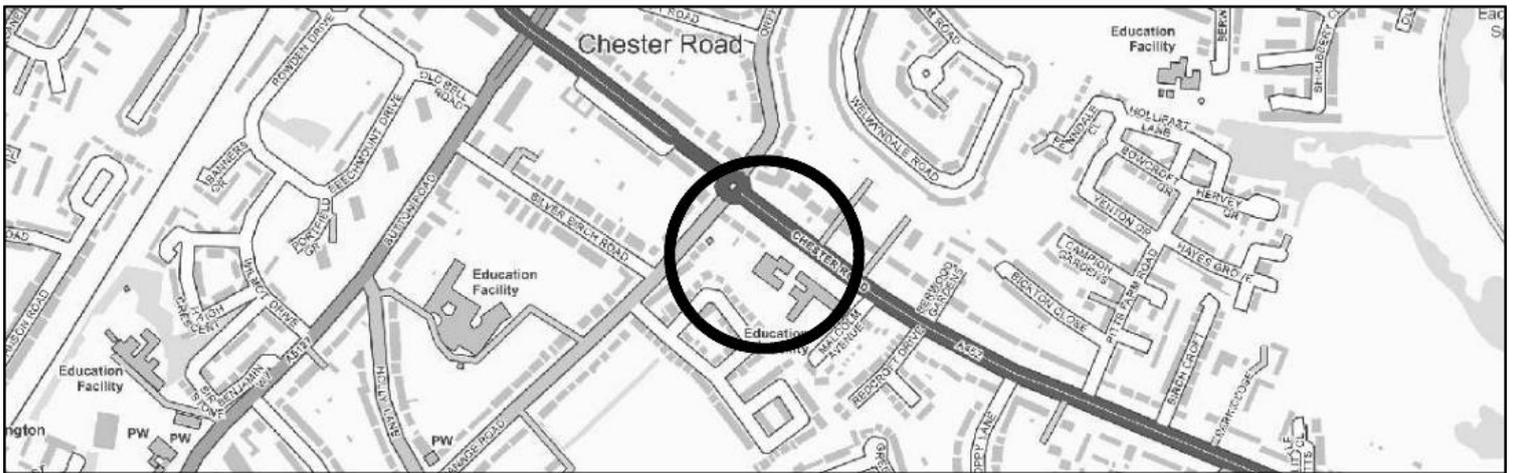
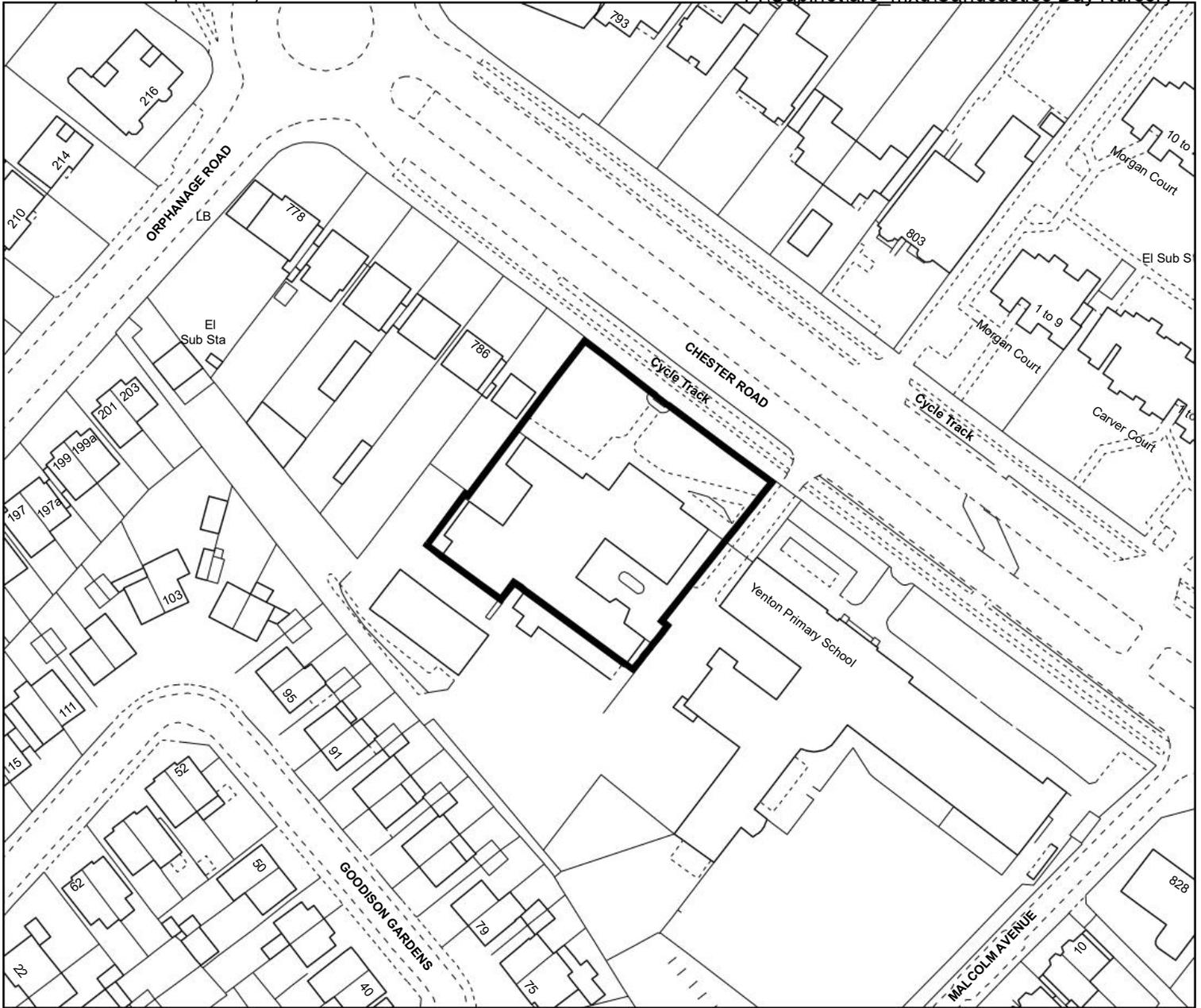
9	Land & Premises at Steward Street, Birmingham, B18 7AE	Auction	Industrial land and premises. Site Area 1,055 sqm	Freehold subject to a lease for 99 years from 7 th June 1972, at a ground rent of £9,250 per annum (21- year reviews).	Ladywood
10	Land & Premises at Chapel Street, Handsworth Birmingham, B21 0PA	Auction	Industrial land and premises. Site Area 782 sqm	Freehold subject to a lease for 75 years from 19 th June 1975 at a ground rent of £6,800 per annum (10-year reviews)	Soho & Jewellery Quarter
11	22 New John Street Birmingham B19 3NB	Auction	Industrial land and premises. Site Area 292 sqm	Freehold subject to a lease for 99 years from 30 th April 1973 at a ground rent of £2,680 per annum (21-year reviews).	Newtown
12	24 New John Street Birmingham B19 3NB	Auction	Industrial land and premises. Site Area 286 sqm	Freehold subject to a lease for 99 years from 30 th April 1973 at a ground rent of £2,950 per annum (21-year reviews).	Newtown
13	26 New John Street Birmingham B19 3NB	Auction	Industrial land and premises. Site Area 204 sqm	Freehold subject to a lease for 99 years from 30 th April 1973 at a ground rent of £2,200 per annum (21-year reviews).	Newtown
14	28 New John Street Birmingham B19 3NB	Auction	Industrial land and premises. Site Area 216 sqm	Freehold subject to a lease for 99 years from 30 th April 1973 at a ground rent of £2,000 per annum (21-year reviews).	Newtown
15	30 New John Street Birmingham B19 3NB	Auction	Industrial land and premises. Site Area 215 sqm	Freehold subject to a lease for 99 years from 30 th April 1973 at a ground rent of £2,000 per annum (21-year reviews).	Newtown

16	32 New John Street Birmingham B19 3NB	Auction	Industrial land and premises. Site Area 203 sqm	Freehold subject to a lease for 99 years from 30 th April 1973 at a ground rent of £2,200 per annum (21-year reviews).	Newtown
17	36 New John Street Birmingham B19 3NB	Auction	Industrial land and premises. Site Area 211 sqm	Freehold subject to a lease for 99 years from 30 th April 1973 at a ground rent of £2,000 per annum (21-year reviews).	Newtown
18	38 New John Street Birmingham B19 3NB	Auction	Industrial land and premises. Site Area 290 sqm	Freehold subject to a lease for 99 years from 30 th April 1973 at a ground rent of £2,950 per annum (21-year reviews).	Newtown
19	40 New John Street Birmingham B19 3NB	Auction	Industrial land and premises. Site Area 290 sqm	Freehold subject to a lease for 99 years from 30 th April 1973 at a ground rent of £2,630 per annum (21-year reviews).	Newtown
20	46 New John Street Birmingham B19 3NB	Auction	Industrial land and premises. Site Area 536 sqm	Freehold subject to a lease for 99 years from 18 th September 1969 at a ground rent of £2,370 per annum Review in 50 th year of lease term)	Newtown
21	26 Hall Street, Birmingham, B18 6BS	Auction	Three storey commercial premises with retail to ground floor and residential / offices above. Site Area 297 sqm	Freehold subject to a lease for 150 years from 10 th March 2005 at a ground rent of £2,765 per annum (No reviews)	Soho & Jewellery Quarter
22	53 Brearley Street, B19 3NS	Auction	Industrial land and premises. Site Area 516 sqm	Freehold subject to a lease for 99 years from 23 rd September 1977 at a ground rent of £6,250 per annum (7-year reviews)	Newtown

23	80 Grange Road, B10 9QR	Auction	Industrial land and premises. Site Area 682 sqm	Freehold subject to a lease for 99 years from 20 th March 1985 at a ground rent of £4,200 per annum (7-year reviews)	Bordesley Green
24	212 Thimble Mill Lane, B7 5HT	Auction	Industrial land and premises. Site Area 741 sqm	Freehold subject to a lease for 99 years from 10 th May 1984 at a current ground rent of £8,950 per annum (5-year reviews)	Nechells
25	455 Yardley Wood Road, B13 0TA	Auction	Community centre. Site Area 2219 sqm	Freehold subject to a lease for 25 years from 25 th December 2017 at a current passing rent of £18,000 per annum (5-year reviews)	Billesley
26	5 Dymock Street, B12 0TA	Auction	Industrial land and premises. Site Area 661 sqm	Freehold subject to a lease for 99 years from 19 th November 1981 at a current ground rent of £3,600 per annum (7-year reviews)	Bordesley & Highgate
27	8 Bullock Street, B7 4DY	Auction	Industrial land and premises. Site Area 345 sqm	Freehold subject to a lease for 125 years from 3 rd November 2006 at a current ground rent of £2,000 per annum (10-year reviews)	Nechells
28	64 Rea Street South, B5 6LB	Auction	Industrial land and premises. Site Area 2,466 sqm	Freehold subject to a lease for 100 years from 8 th May 2015, at a ground rent of £20,000 per annum (7-year reviews)	Bordesley & Highgate

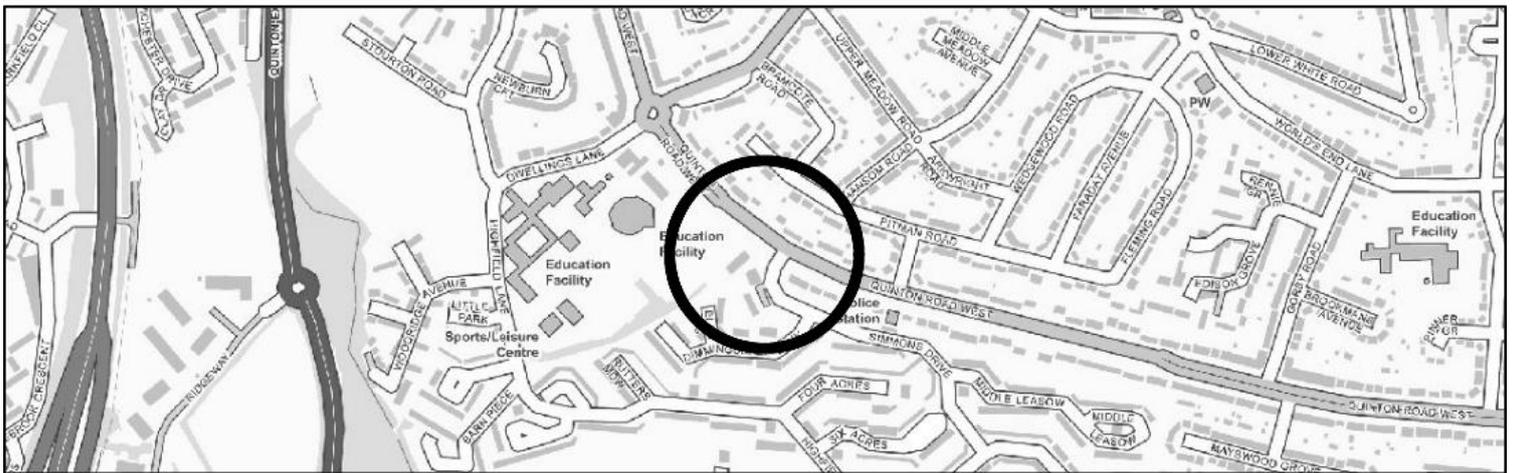
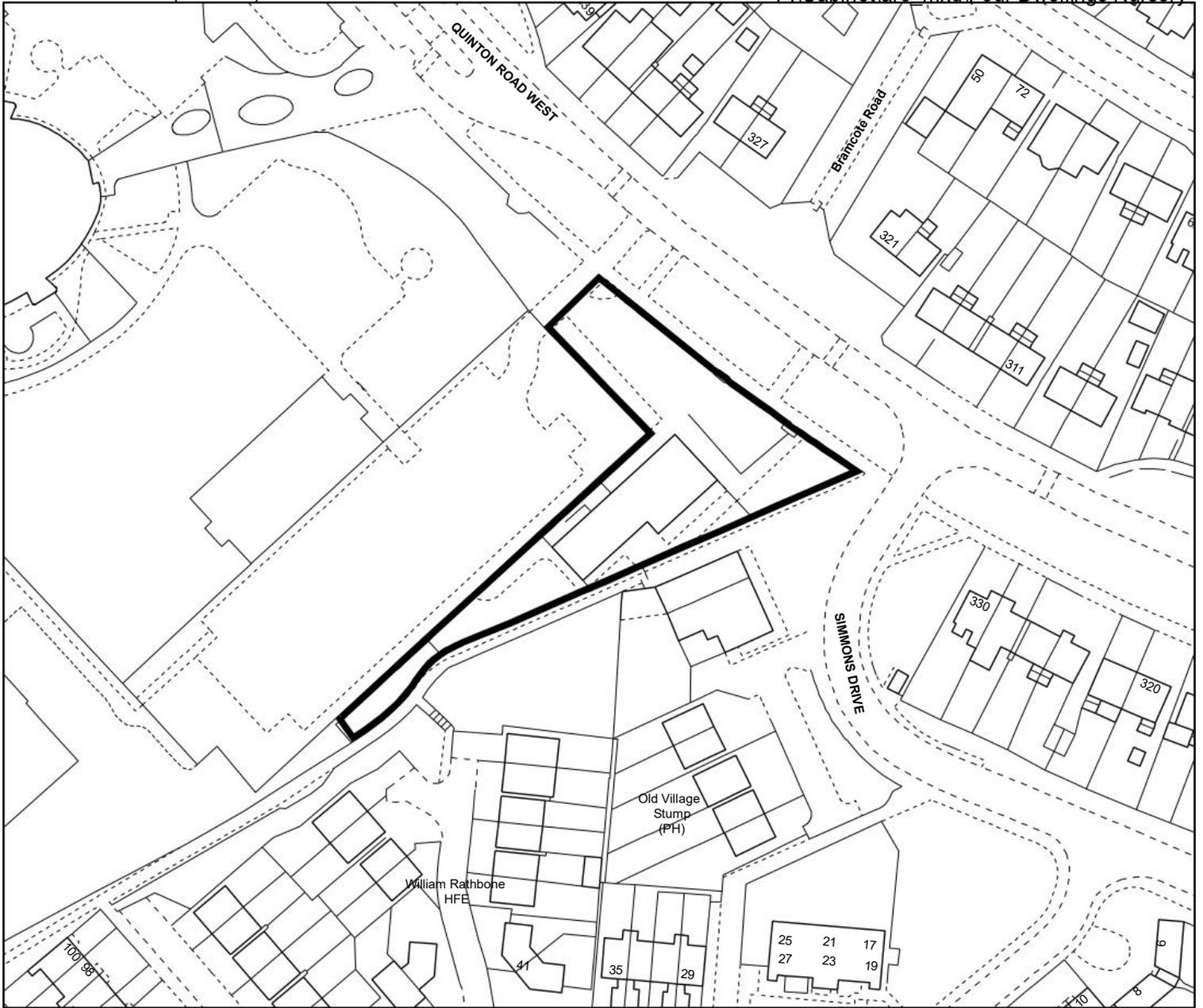
29	253-255 Great Lister Street, B7 4BS	Auction	Industrial land and premises. Site Area 347 sqm	Freehold subject to a lease for 125 years from 14 th February 2007, at a ground rent of £2,000 per annum (7-year reviews)	Nechells
30	Land and Premises Fronting Grafton Road, B11 1JP	Auction	Industrial land and premises. Site Area 1481 sqm	Freehold subject to a lease for 125 years from 20 th November 1990, at a ground rent of £9,750 per annum (7-year reviews)	Sparkbrook & Balsall Heath East
31	Land & Premises at Lowe Street, Camp Hill, B12 0ER	Auction	Commercial premises and land. Site Area 2538 sqm	Freehold subject to a lease for 125 years from 6 th March 1998 at a peppercorn ground rent (No reviews).	Bordesley & Highgate
32	Richmond House, Park Road, Hockley Birmingham B18 5HP	Auction	Commercial premises and land. Site Area 899 sqm	Freehold subject to a lease for 99 years from 16 th May 1983, at a rent of £4,200 per annum. (7-year reviews).	Soho & Jewellery Quarter
33	241-242 Great Lister Street, Birmingham B7 4BS	Auction	Commercial premises and land. Site Area 830 sqm	Freehold subject to a lease for 125 years from 6 th December 2000, at a peppercorn ground rent (No reviews).	Nechells
34	Land & Premises at Summer Lane / Tower Street Birmingham B19 3RG	Auction	Industrial land and premises. Site Area 2650 sqm	Freehold subject to (1) a lease for 125 years from 26 th July 2004, at a ground rent of £4,320 per annum (10-year reviews)., and (2) a lease for 125 years from 26 th July 2004, at a rent of £2,880 per annum (10-year reviews).	Newtown

35	70 to 76 Bissell Street, Birmingham, B5 7HP	Auction	Industrial land and premises. Site Area 1657 sqm	Freehold subject to a lease for 125 years from 22 nd March 2006, at a ground rent of £8,500 per annum (10-year reviews).	Ladywood



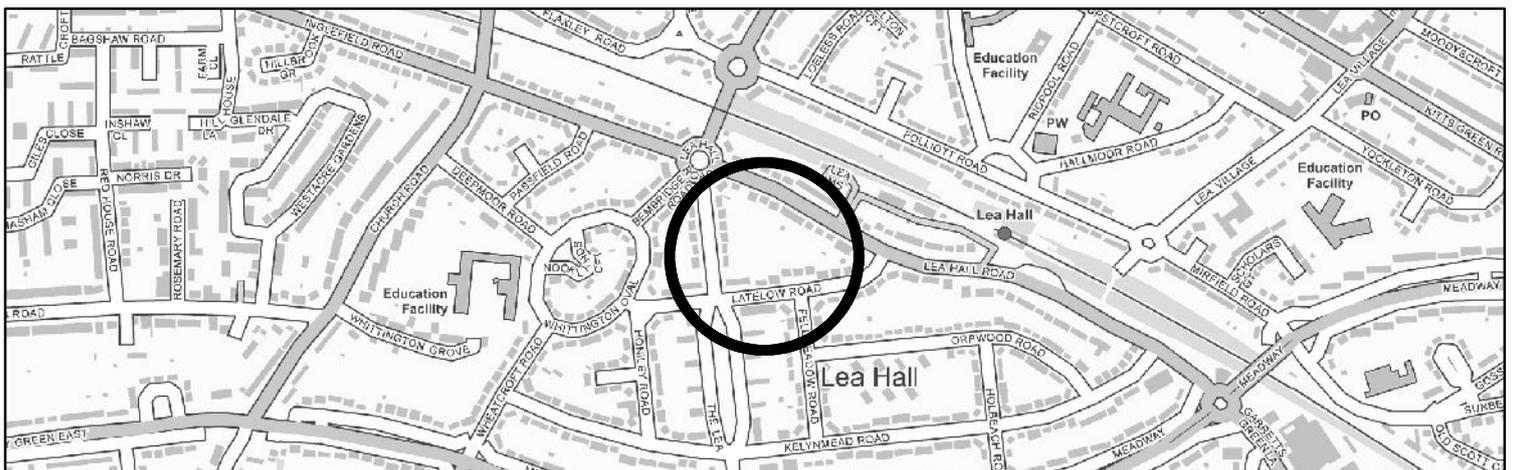
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council		Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
Sandcastles Day Nursery Yenton Primary School Chester Road Erdington		Scale (Main Map)	Drawn	Date
		1:1,250	MI	06/12/2023



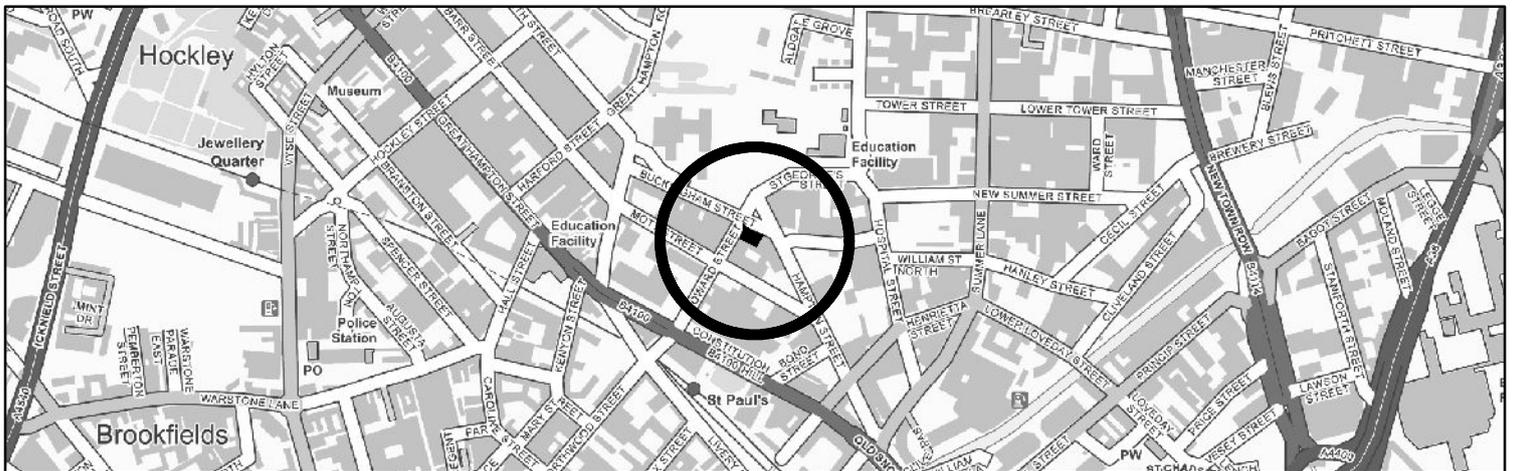
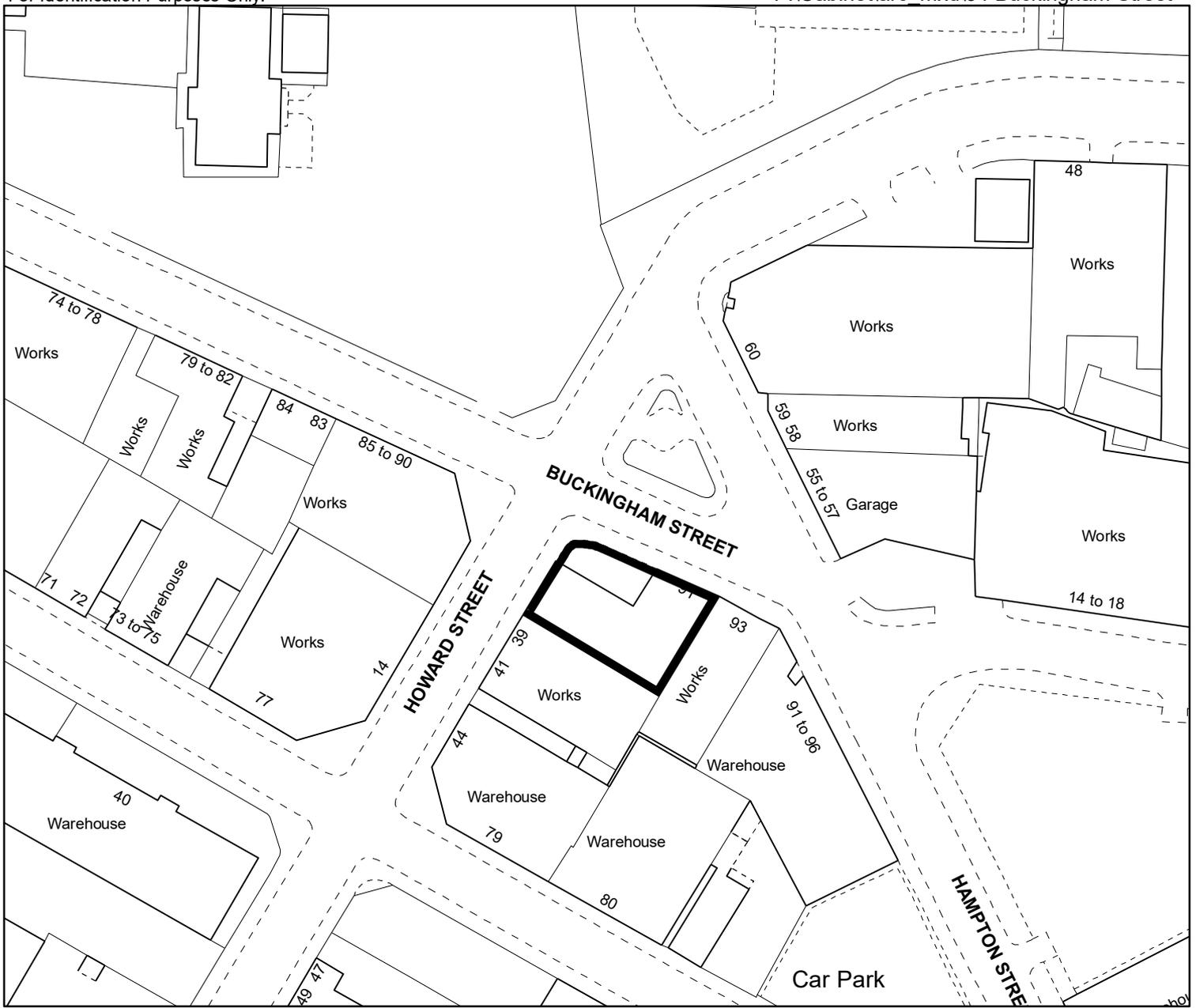
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council		Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG			
		Scale (Main Map)	Drawn	Date	
(Former) Four Dwellings Nursery Quinton Road West Quinton		 Page 24 of 58	1:1,250	MI	06/12/2023



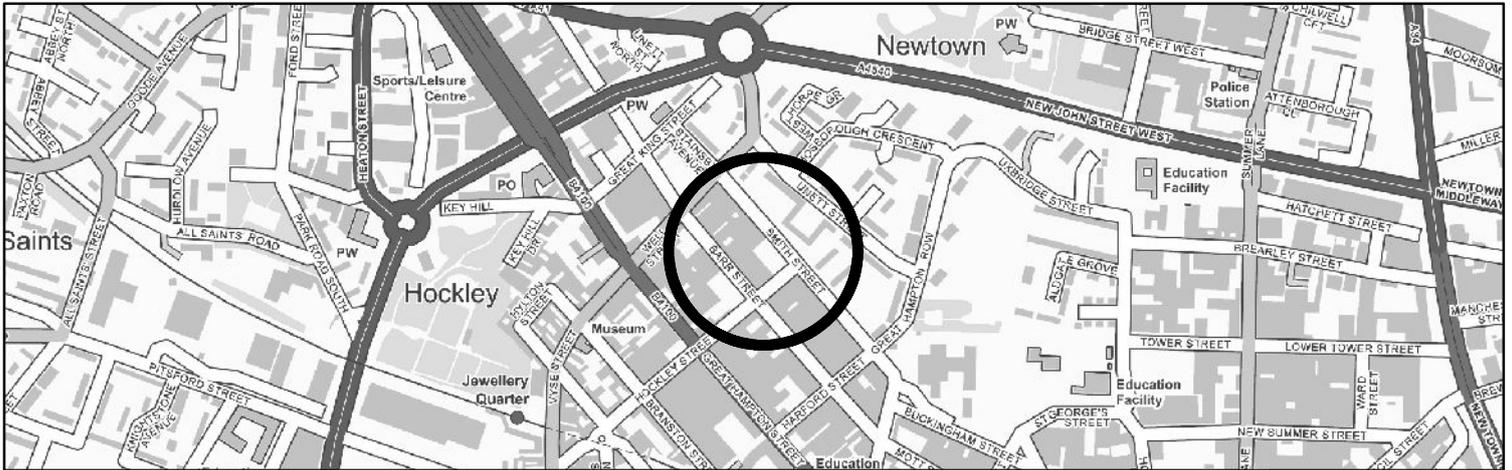
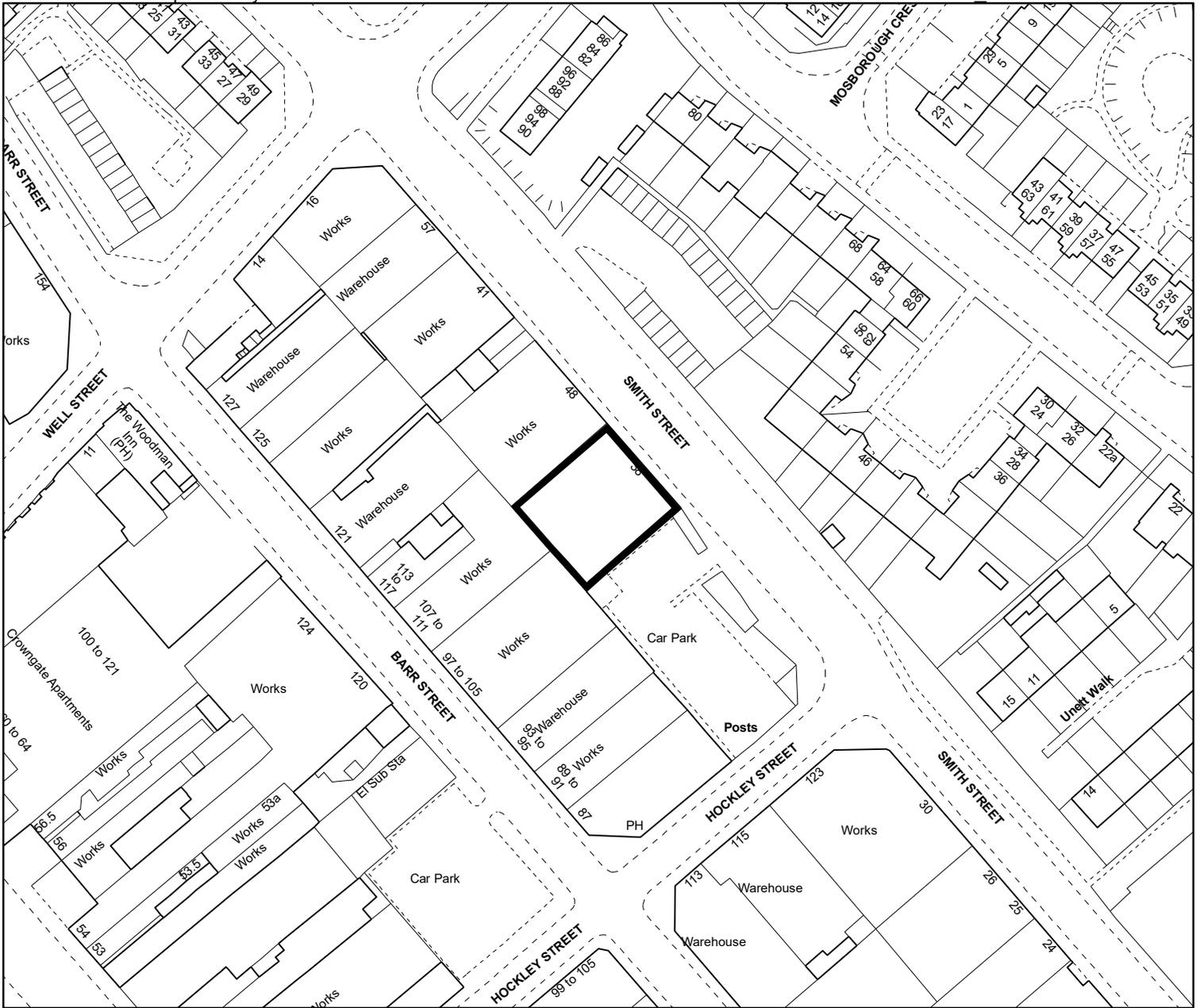
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council		Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
Land At Latelow Road Garretts Green		Scale (Main Map)	Drawn	Date
		1:1,250	MI	06/12/2023
Page 25 of 58				



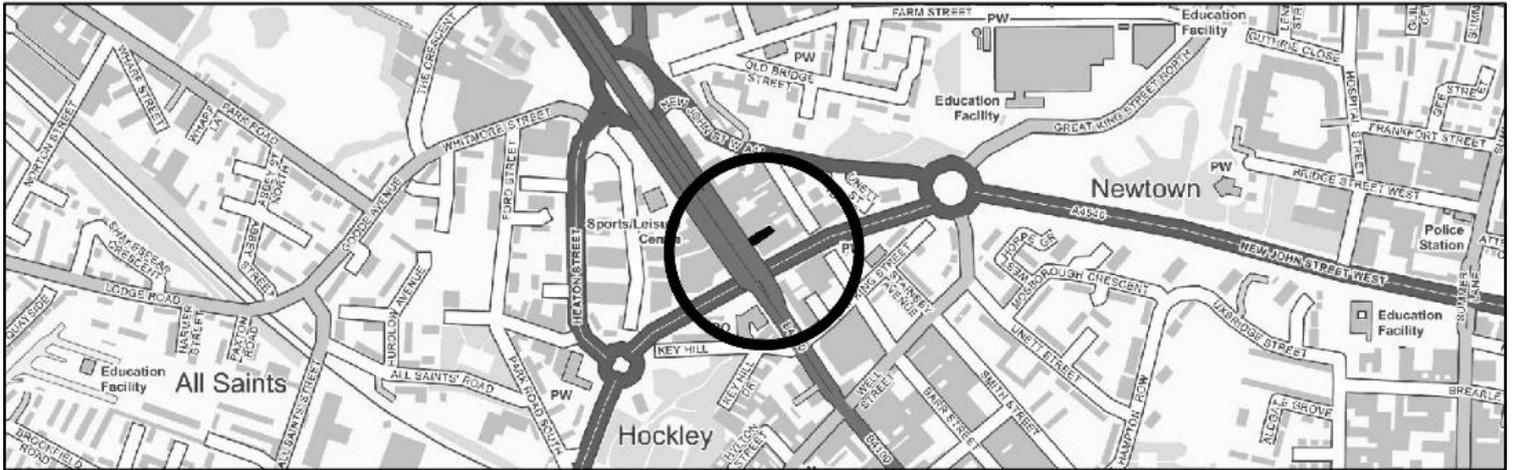
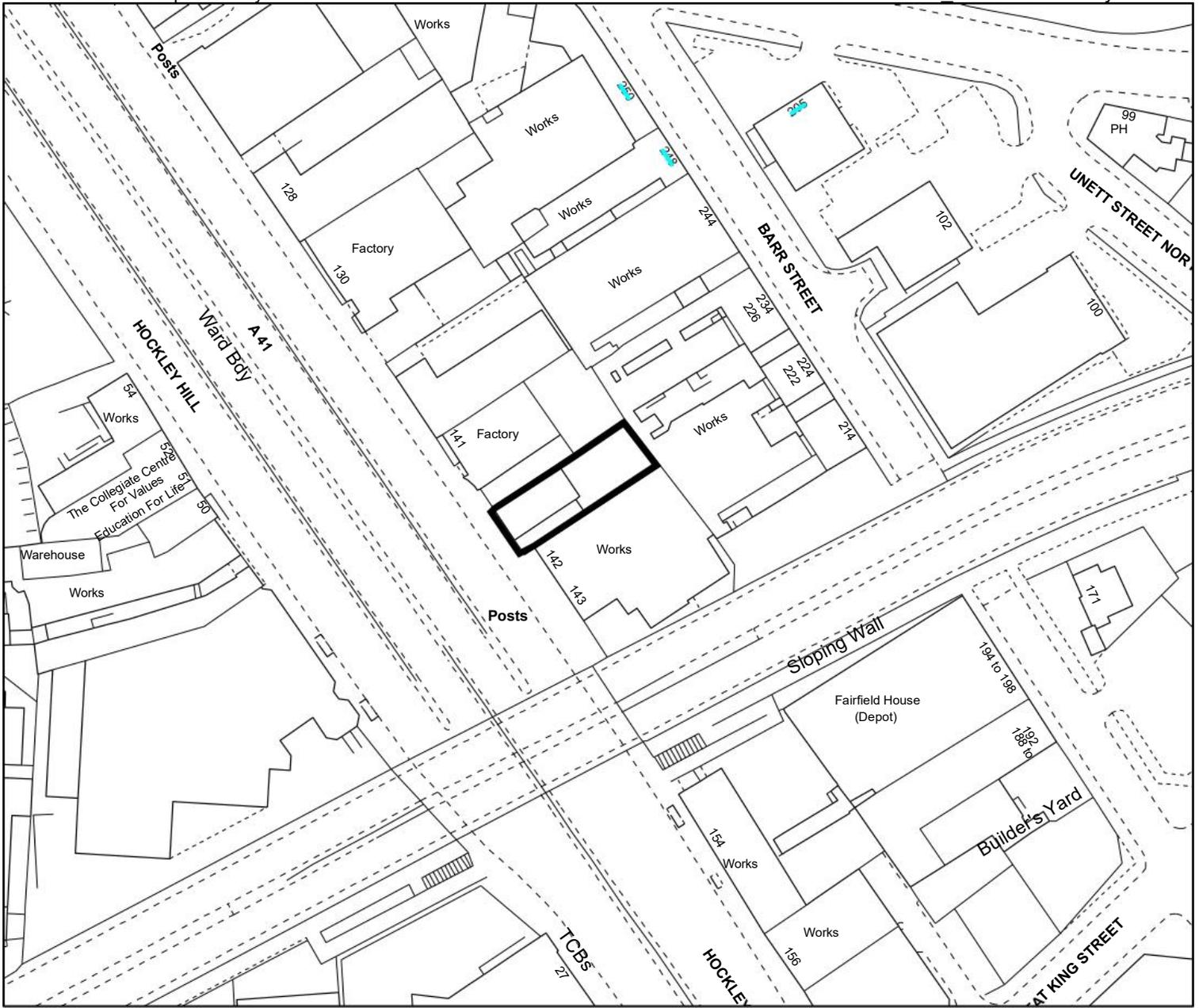
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	91 Buckingham Street Newtown	 Scale (Main Map) 1:1,000 O.S.Ref. SP0688SE	Drawn Bharat Patel



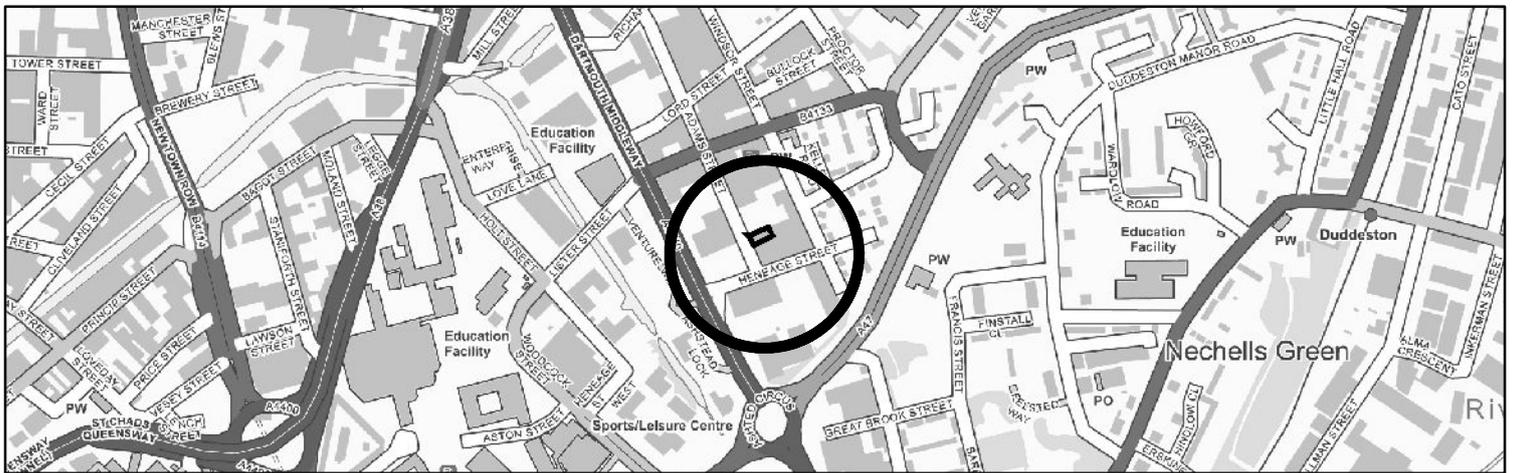
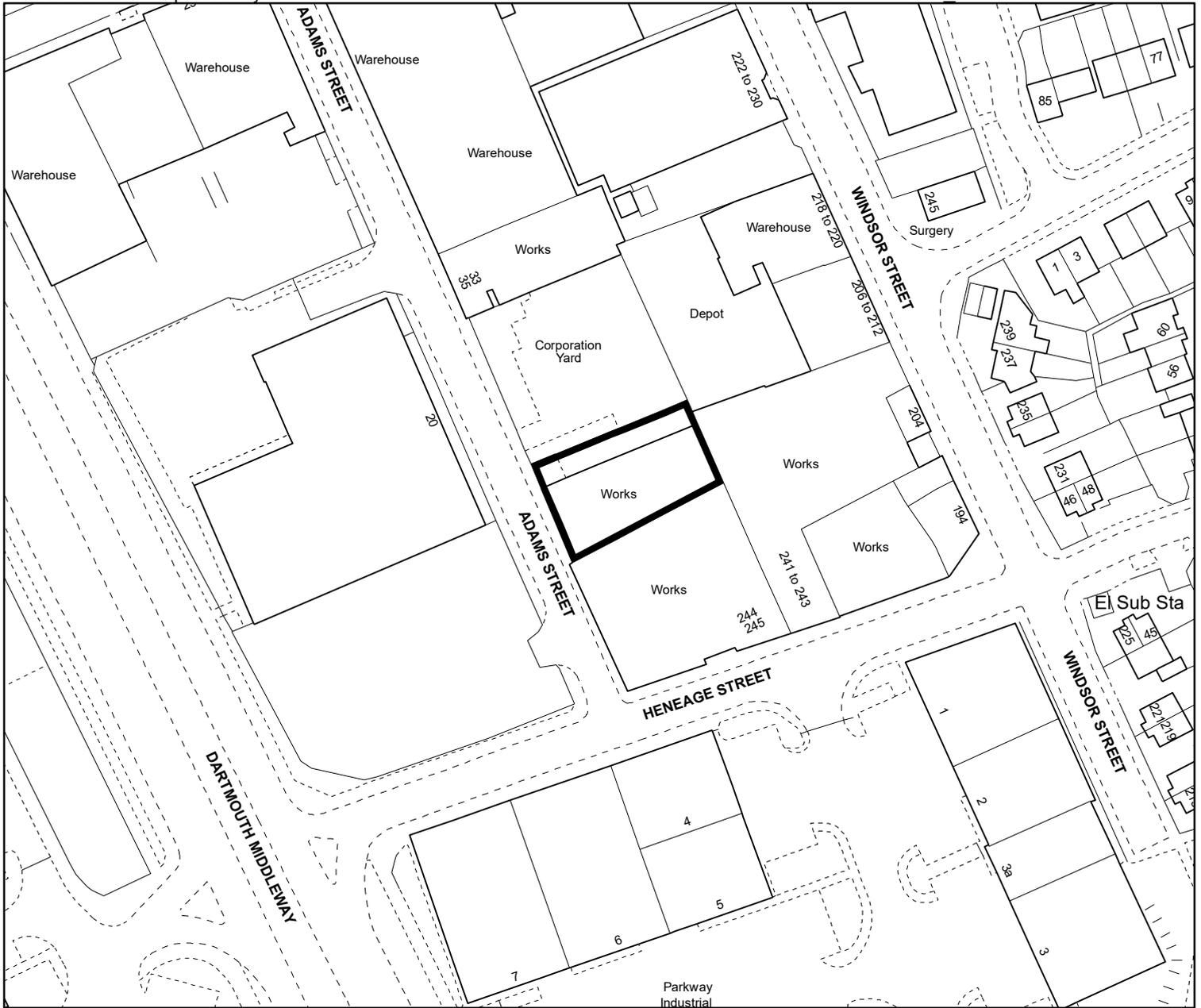
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	38 Smith Street Newtown	Scale (Main Map) 1:1,250	Drawn MI



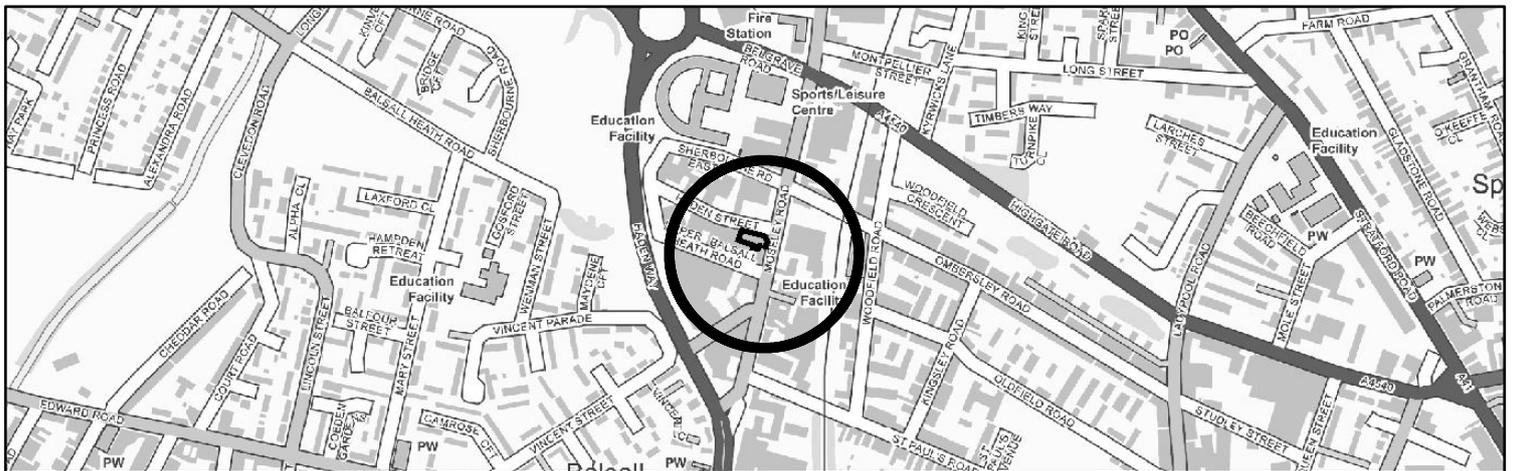
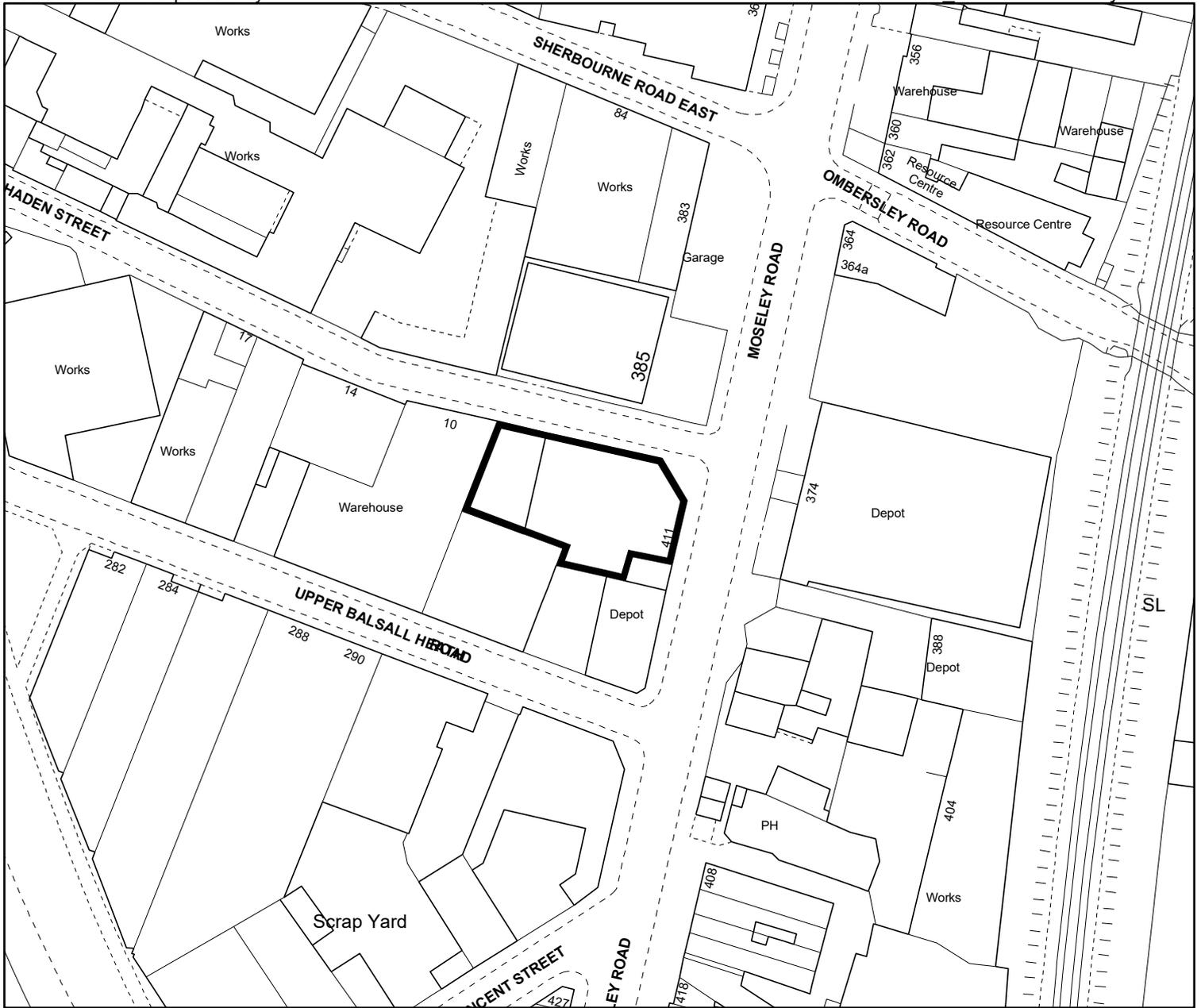
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

	<h1>Birmingham City Council</h1>	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
140 Hockley Hill Newtown		Scale (Main Map)	Drawn	Date
		1:1,250	Bharat Patel	06/12/2023
Page 28 of 58				



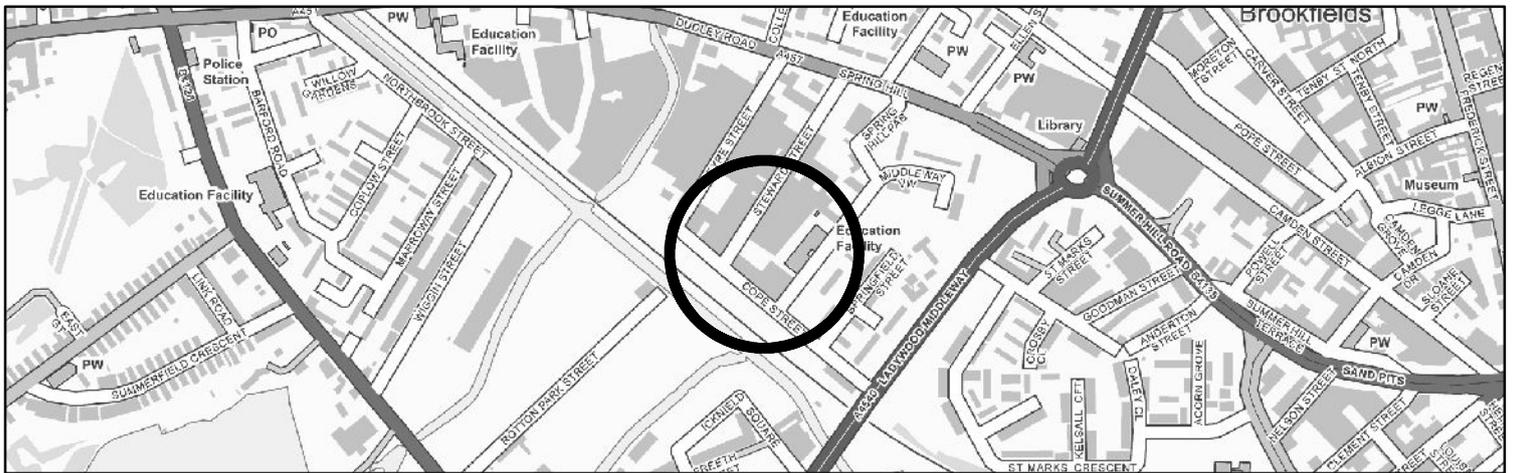
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	25 Adams Street Nechells	 Scale (Main Map) 1:1,250 Page 29 of 58	Drawn Bharat Patel



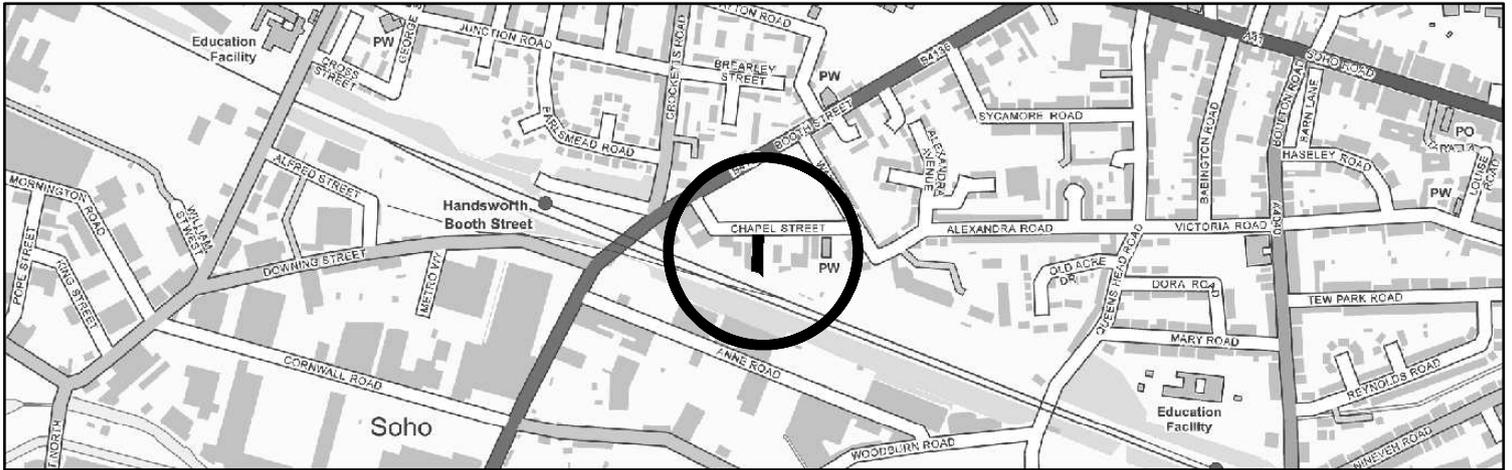
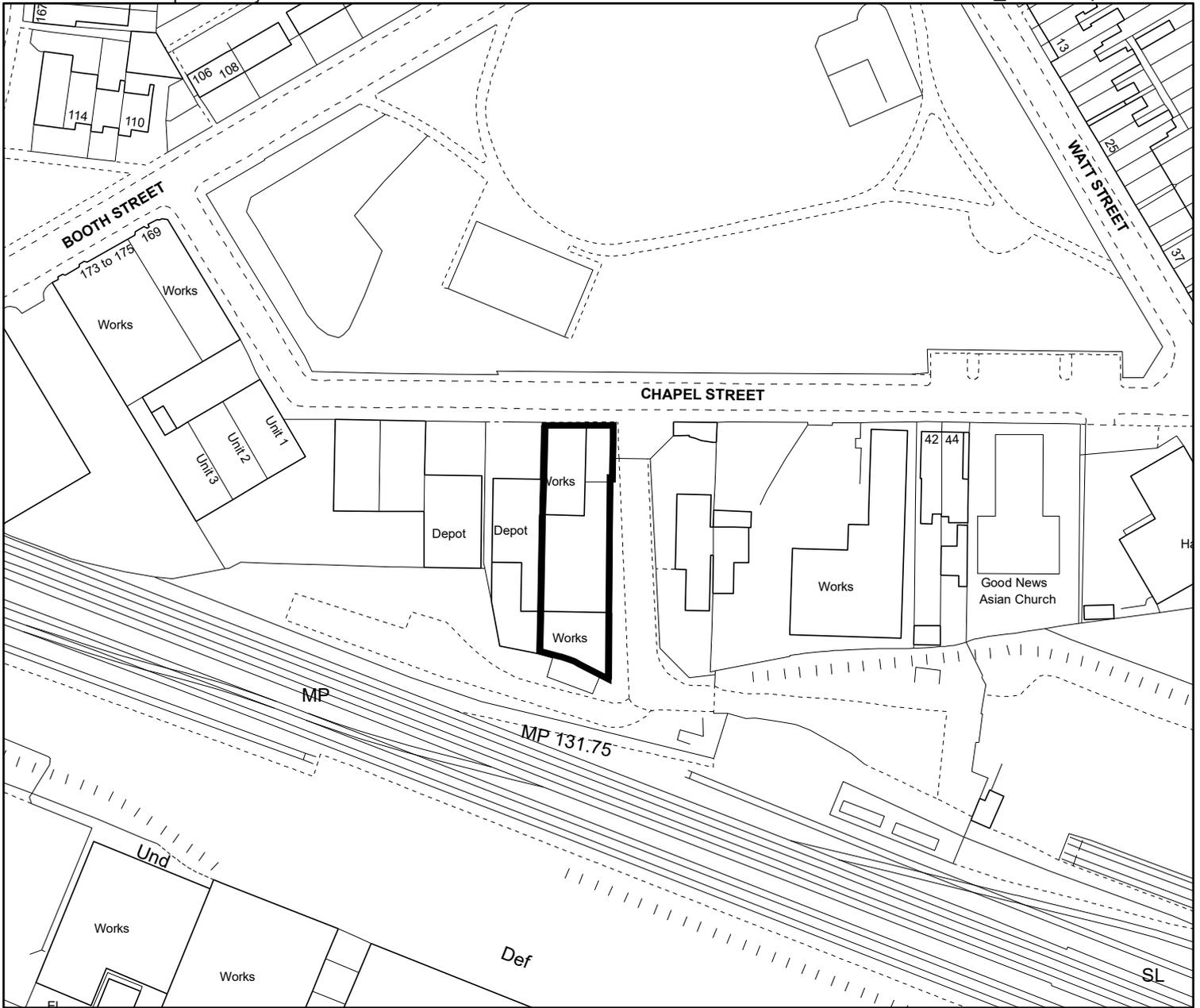
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	411 Moseley Road Balsall Heath West B12 9BY	 Scale (Main Map) 1:1,250 Page 30 of 58	Drawn Bharat Patel



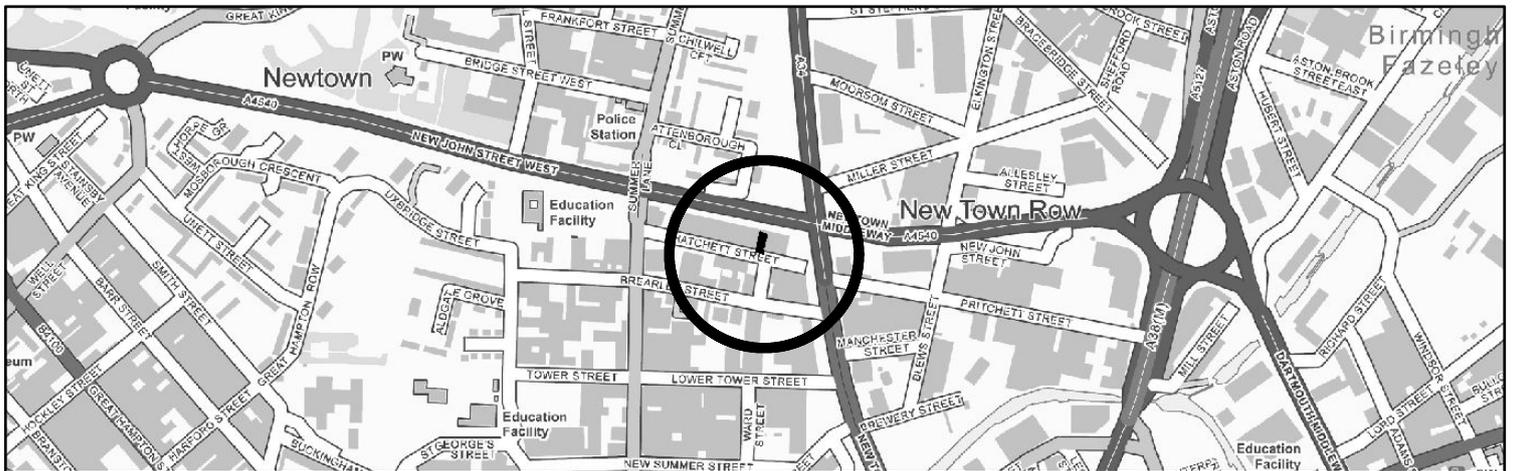
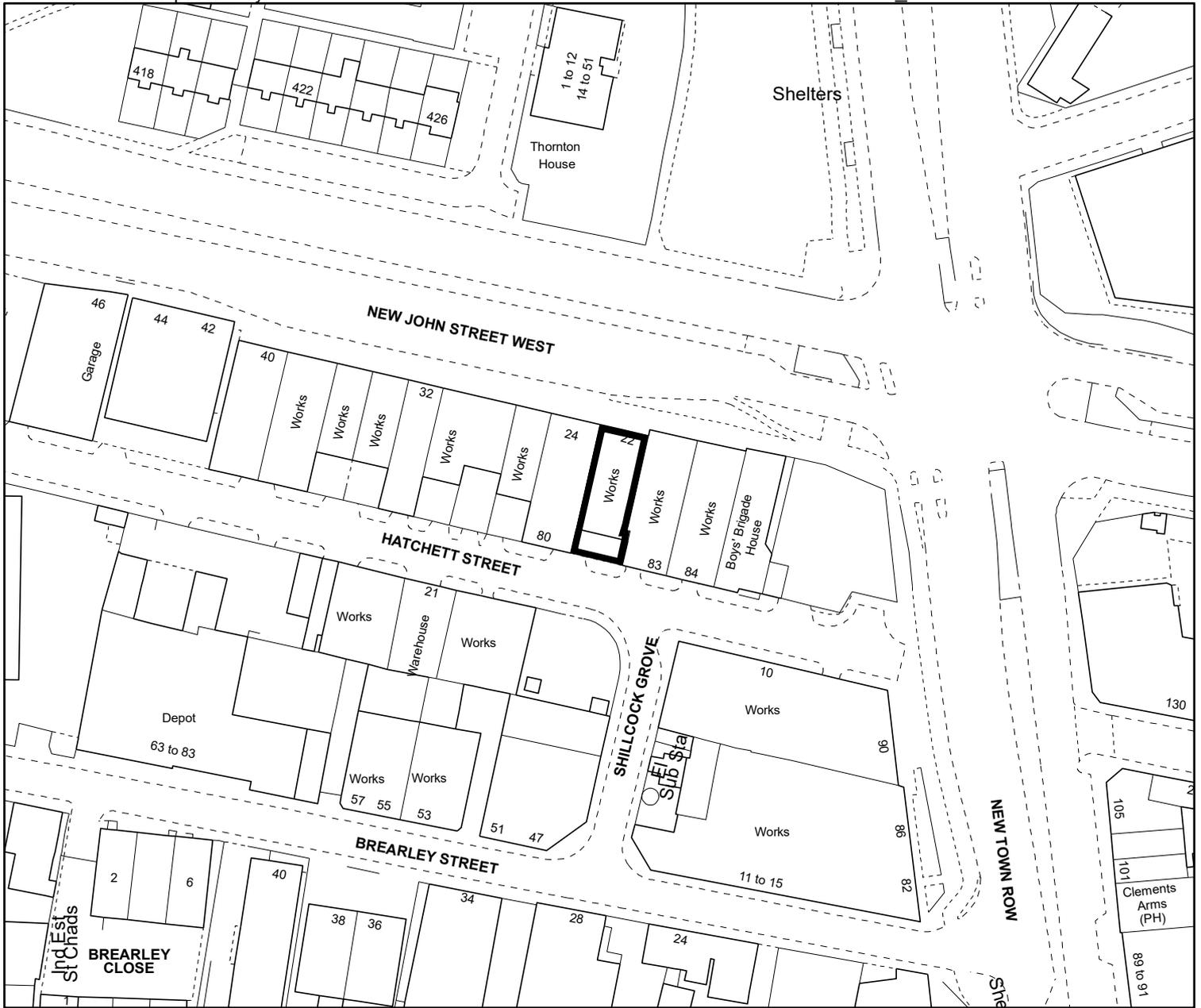
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	Steward Street Ladywood	 Scale (Main Map) 1:1,250 Page 31 of 58	Drawn MI



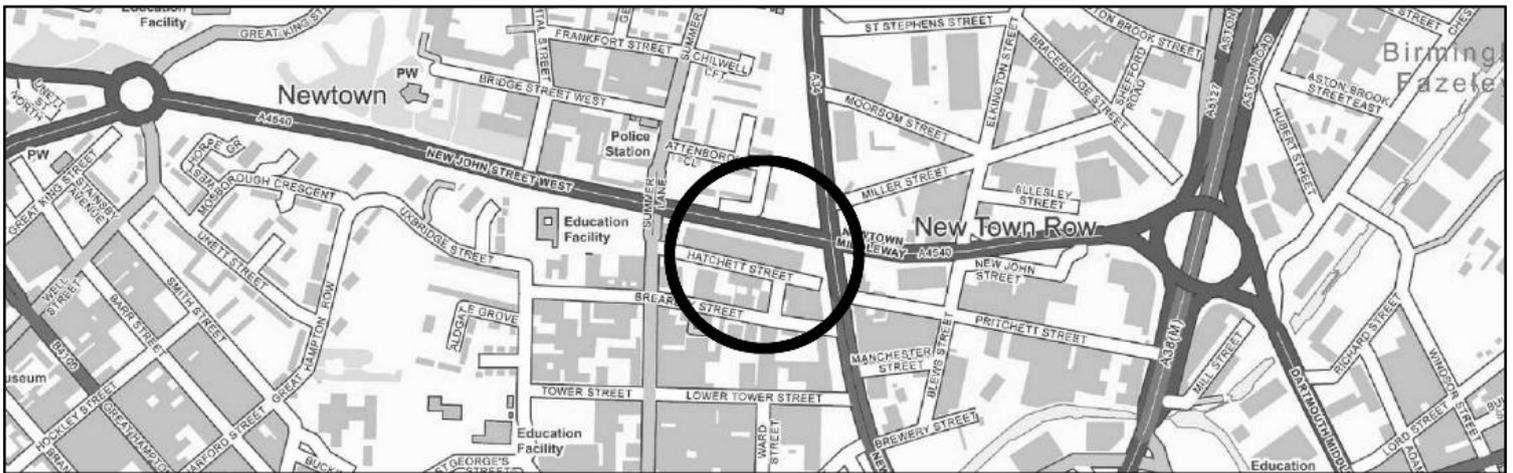
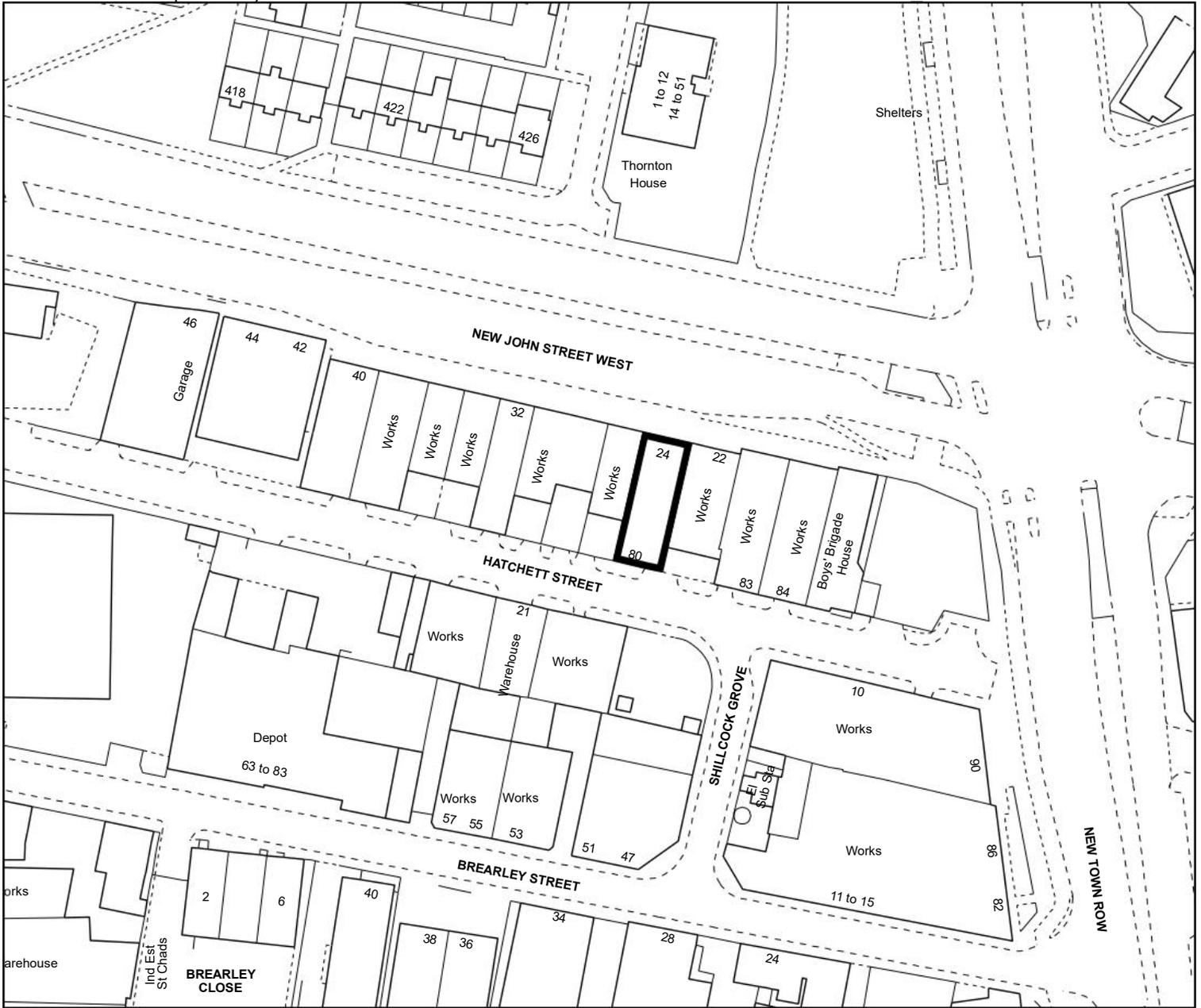
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	Industrial Premises Fronting Chapel Street Soho & Jewellery Quarter B21 0PA	 Scale (Main Map) 1:1,250 O.S.Ref. SP0389SE	Drawn Bharat Patel



© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

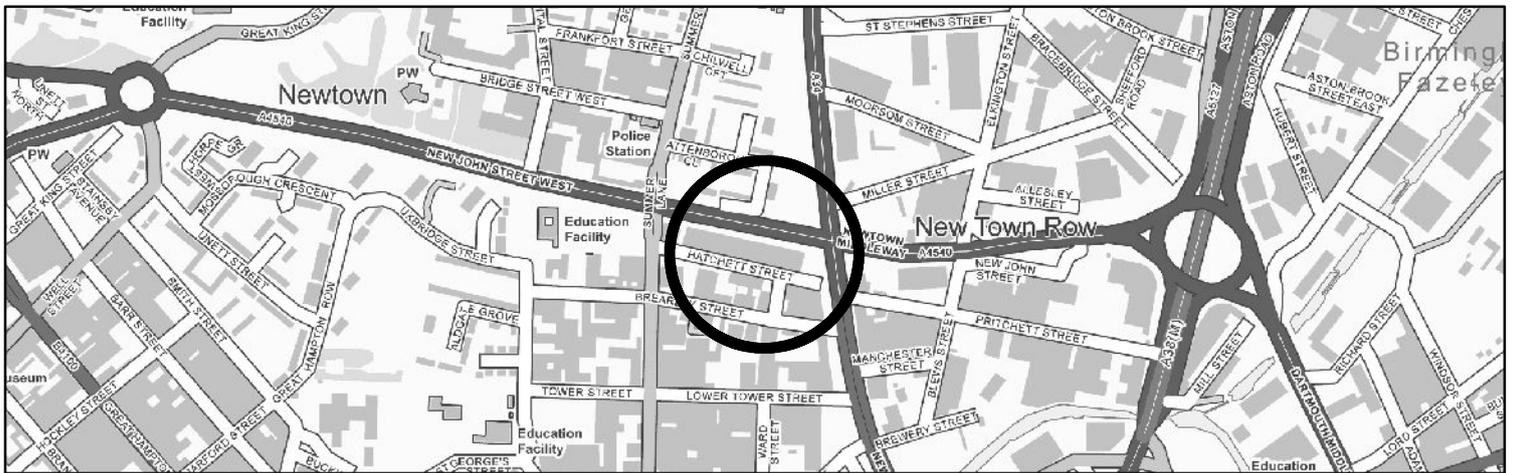
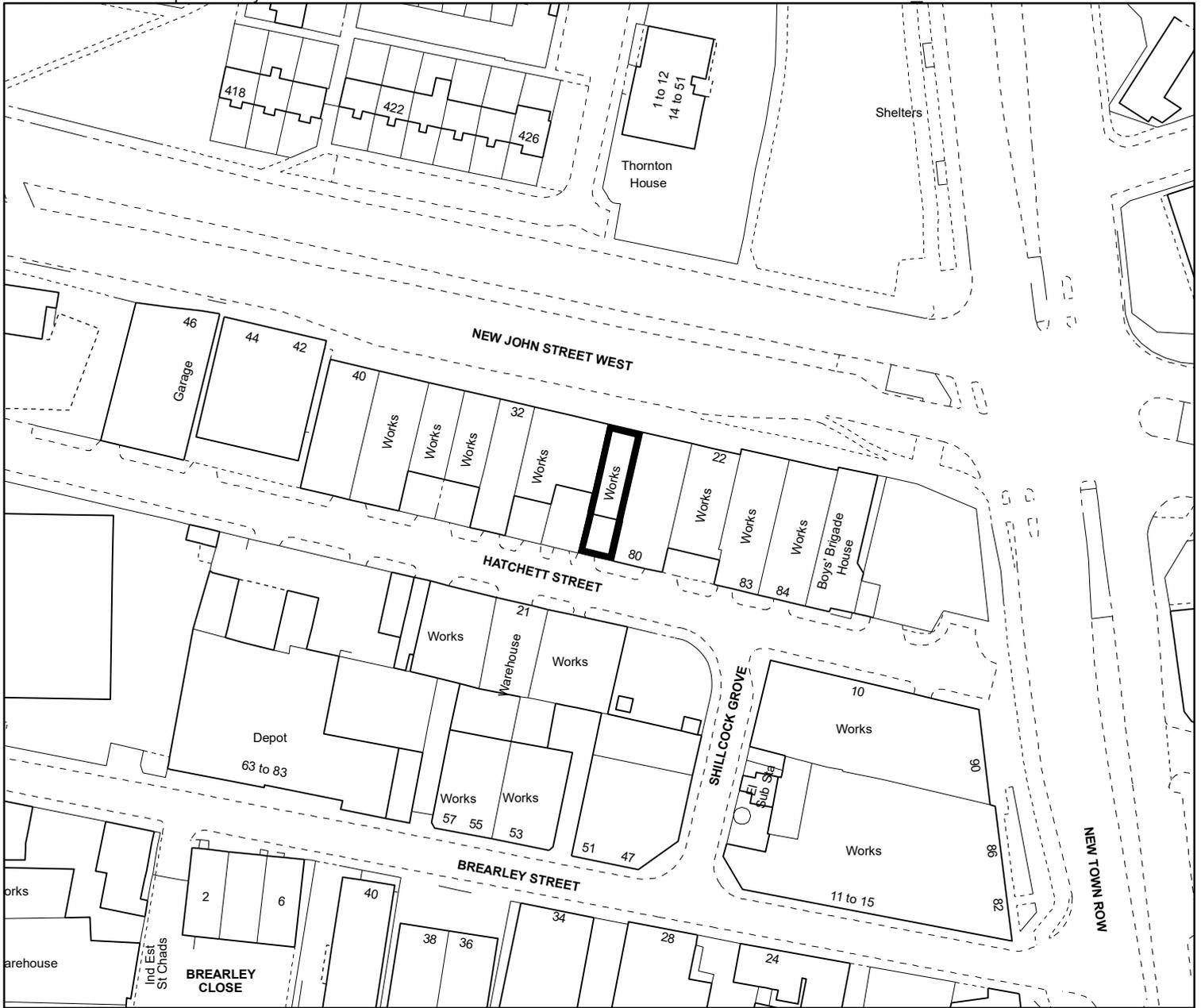
 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	22 New John Street West Newtown	 Scale (Main Map) 1:1,250 O.S.Ref SP0788SW	Drawn Bharat Patel



© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	24 New John Street West Newtown	Scale (Main Map) 1:1,250	Drawn AK

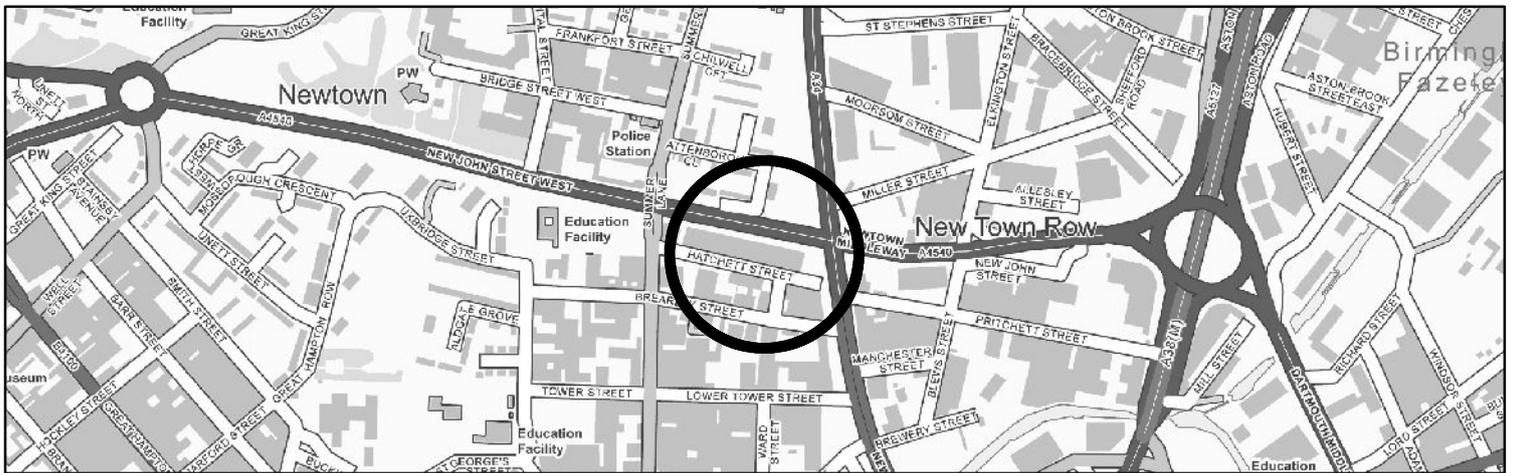
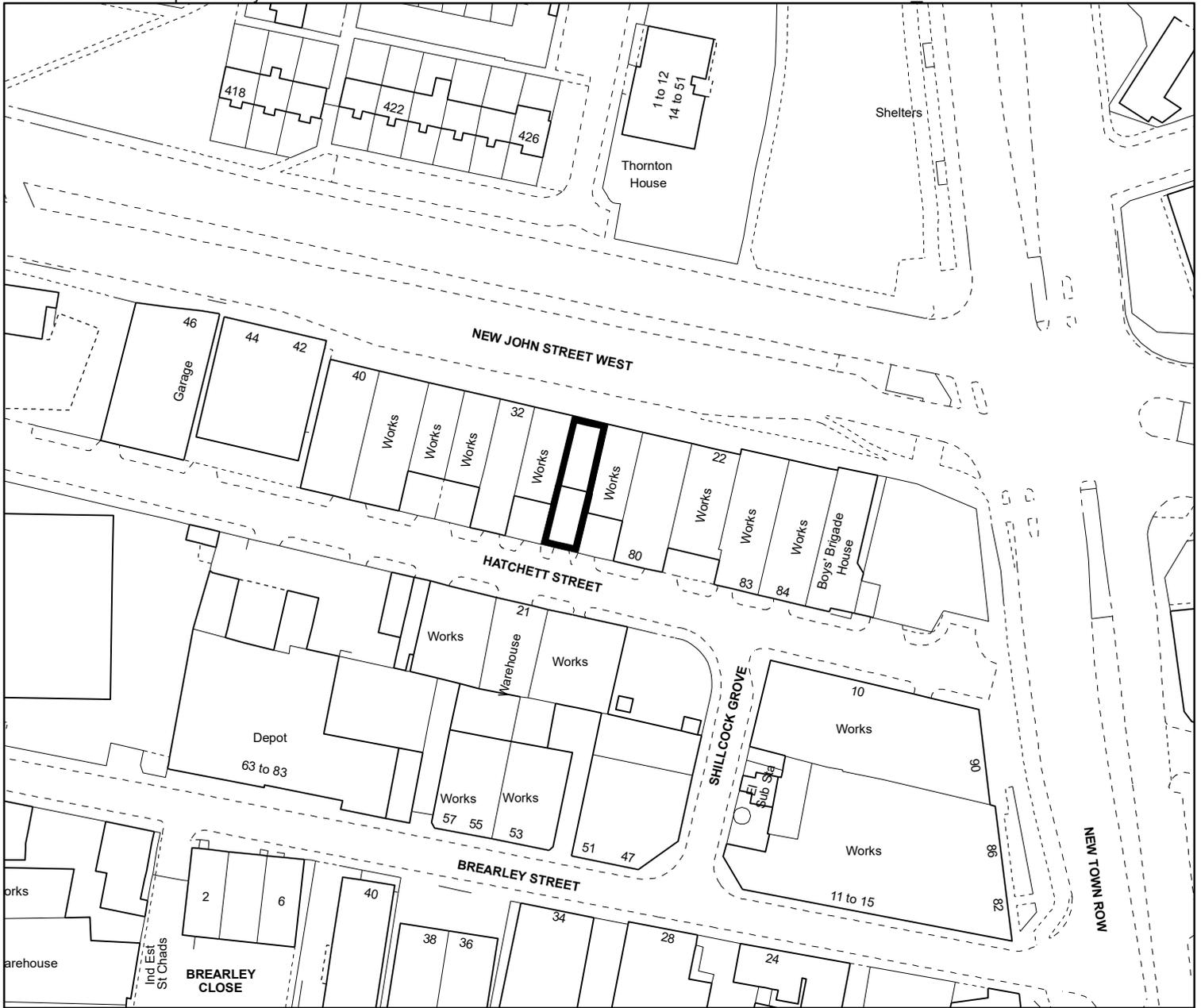




© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

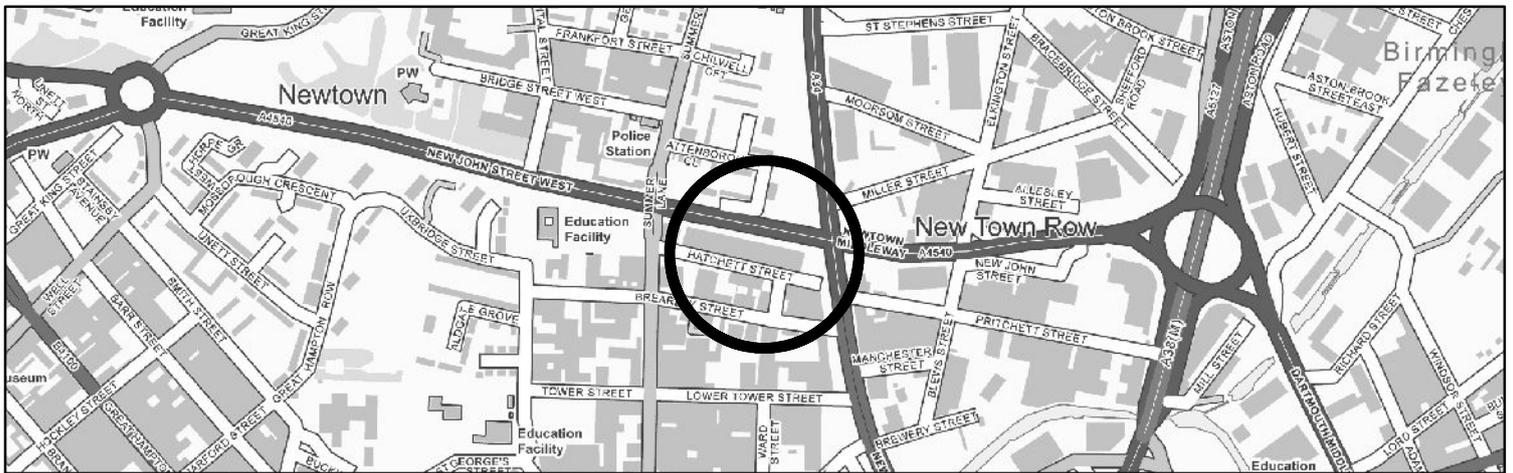
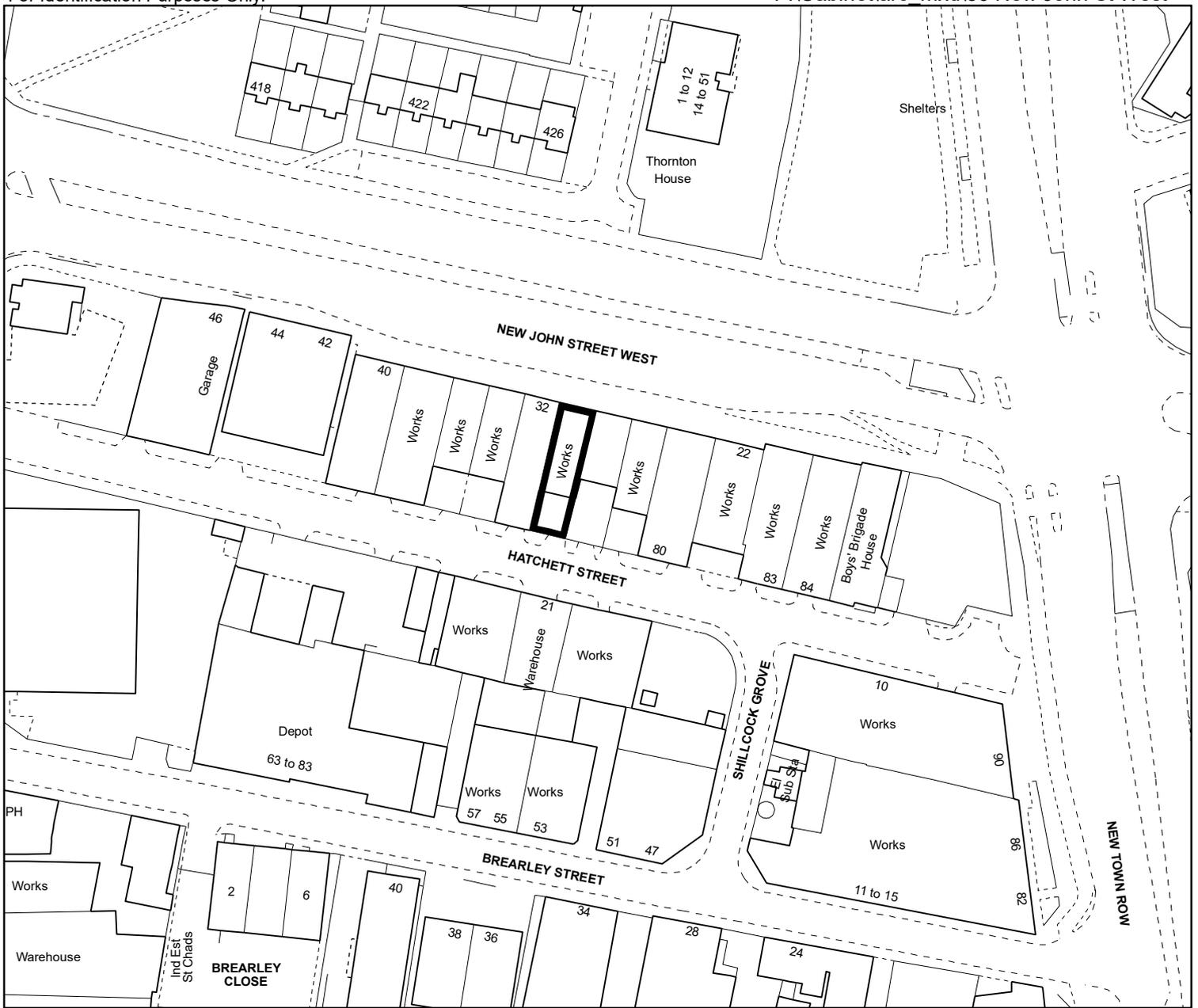
 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	26 New John Street West Newtown	Scale (Main Map) 1:1,250	Drawn MI





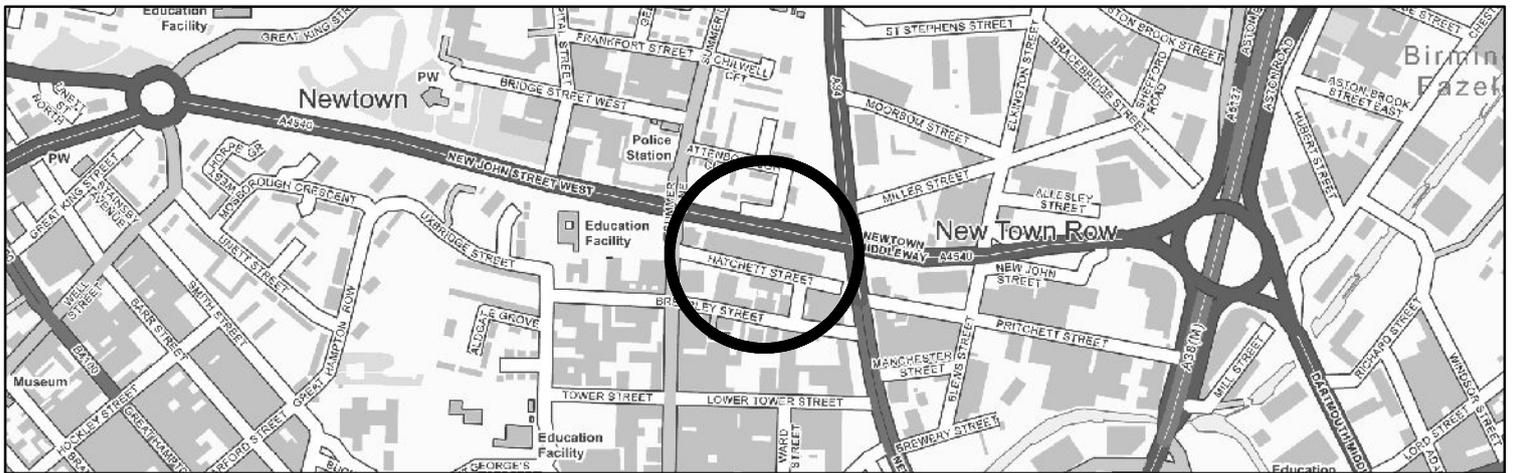
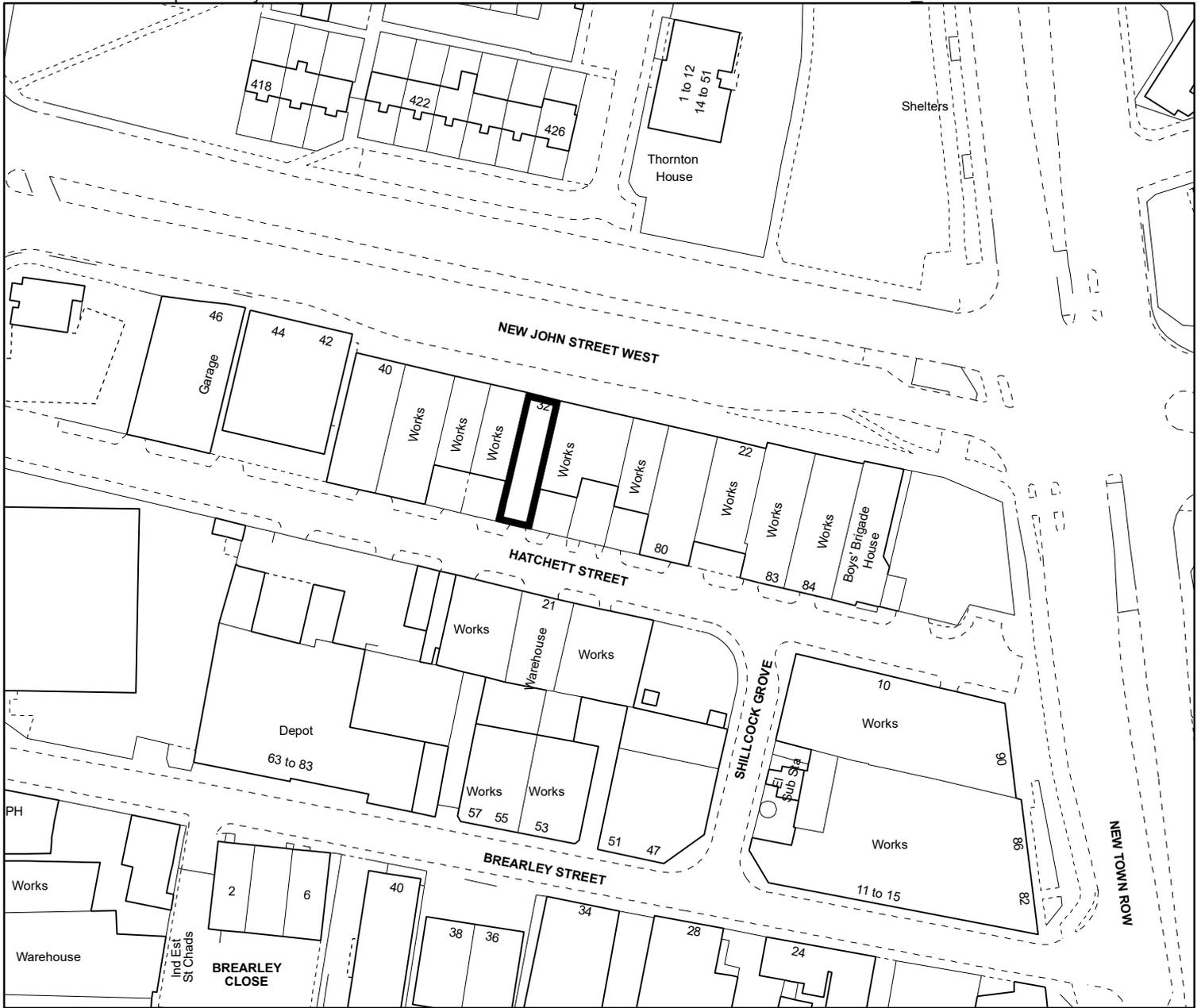
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	28 New John Street West Newtown	Scale (Main Map) 1:1,250 Page 36 of 58	Drawn MI



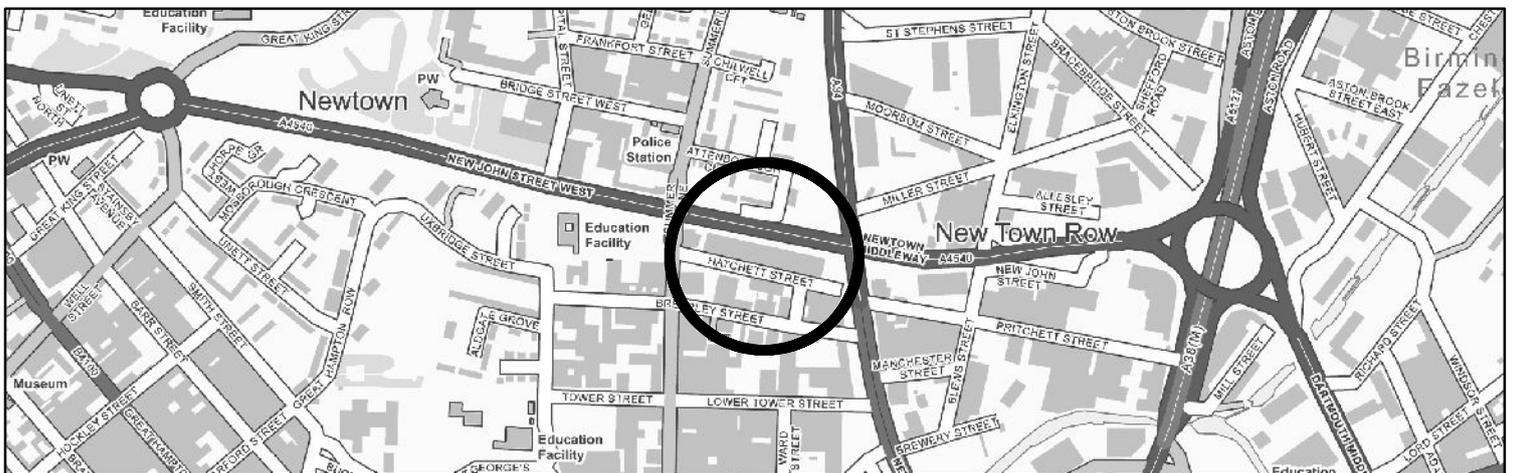
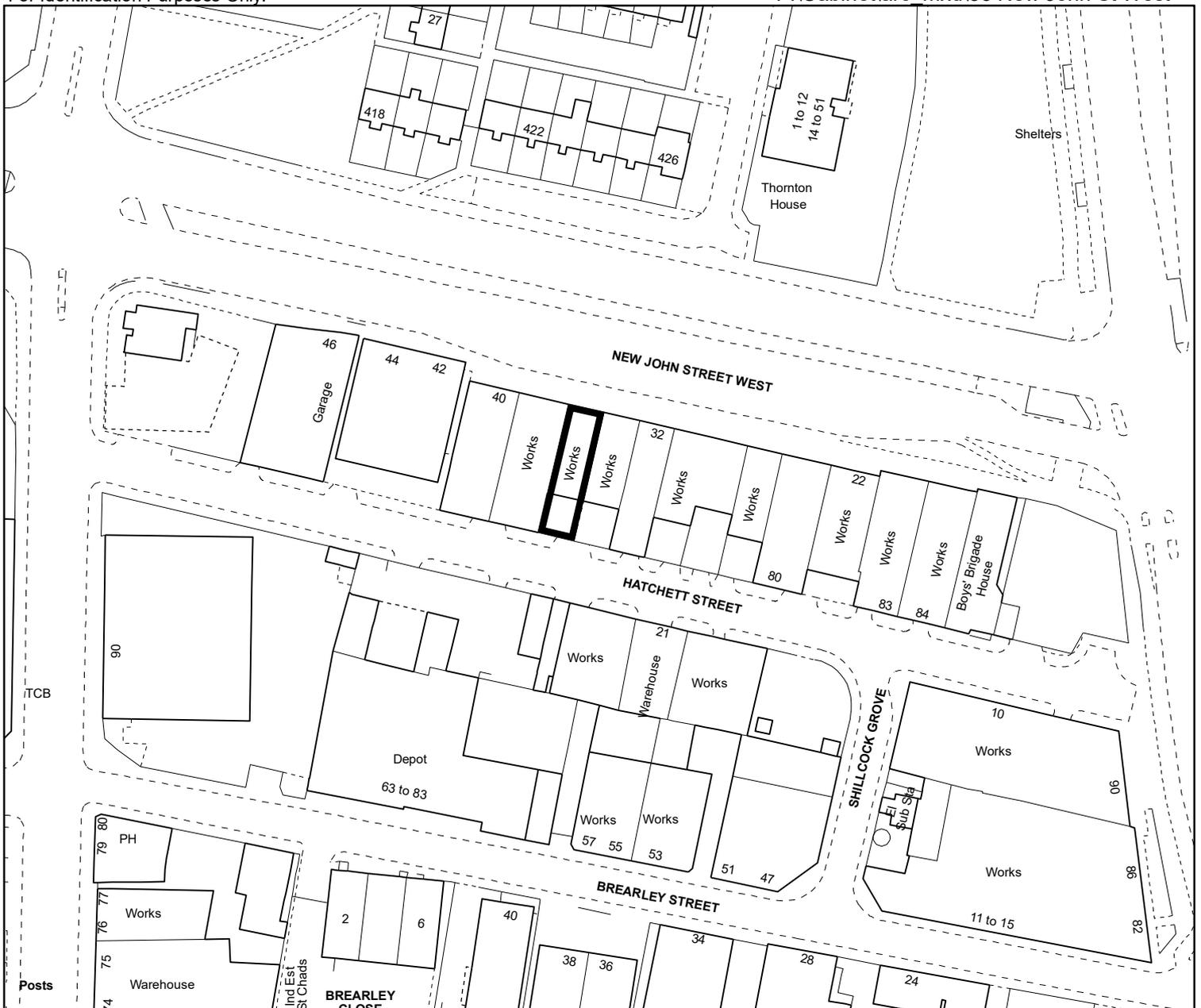
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	30 New John Street West Newtown	 Scale (Main Map) 1:1,250 Page 37 of 58	Drawn MI



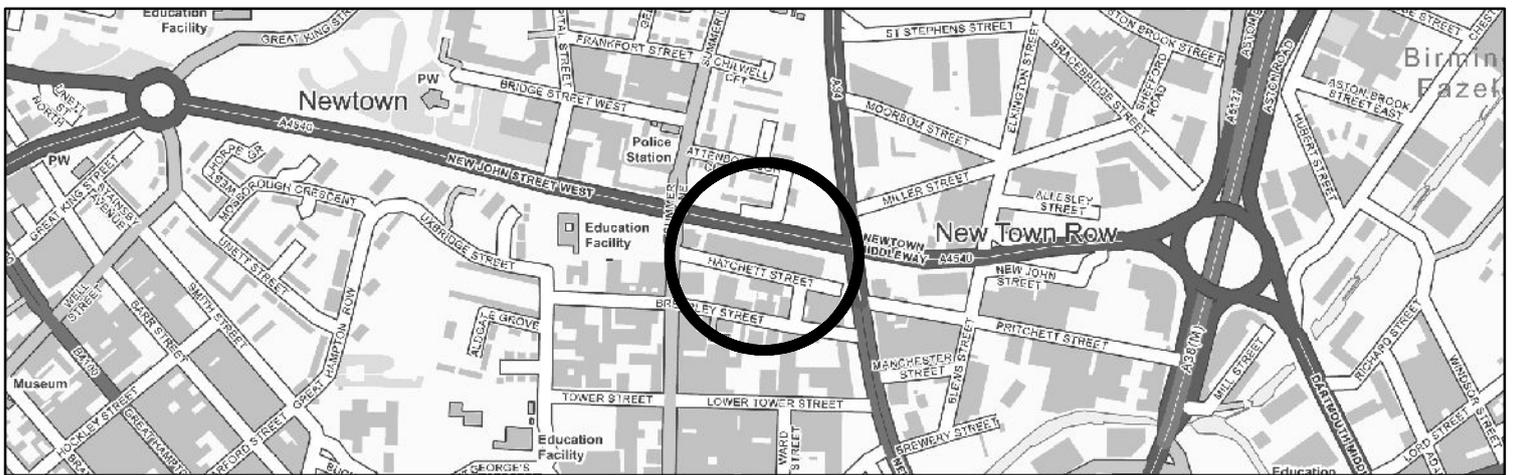
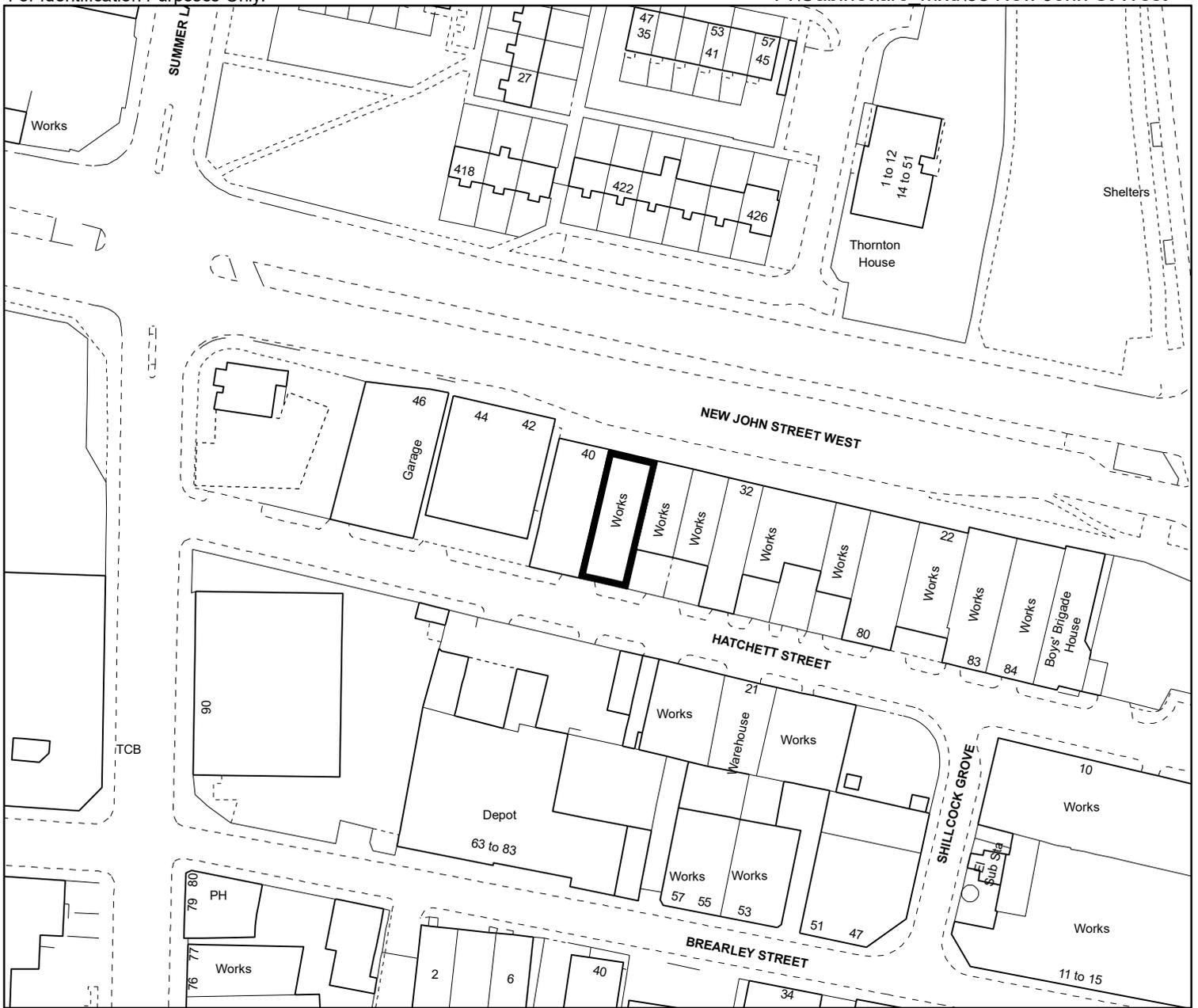
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	32 New John Street West Newtown	 Scale (Main Map) 1:1,250 Page 38 of 58	Drawn MI



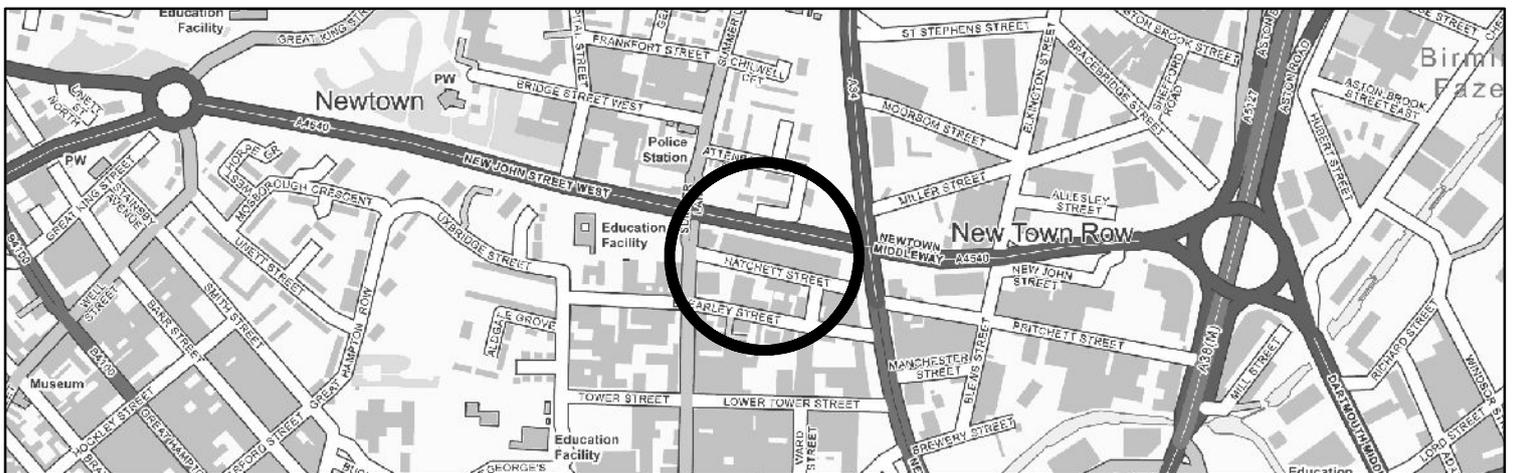
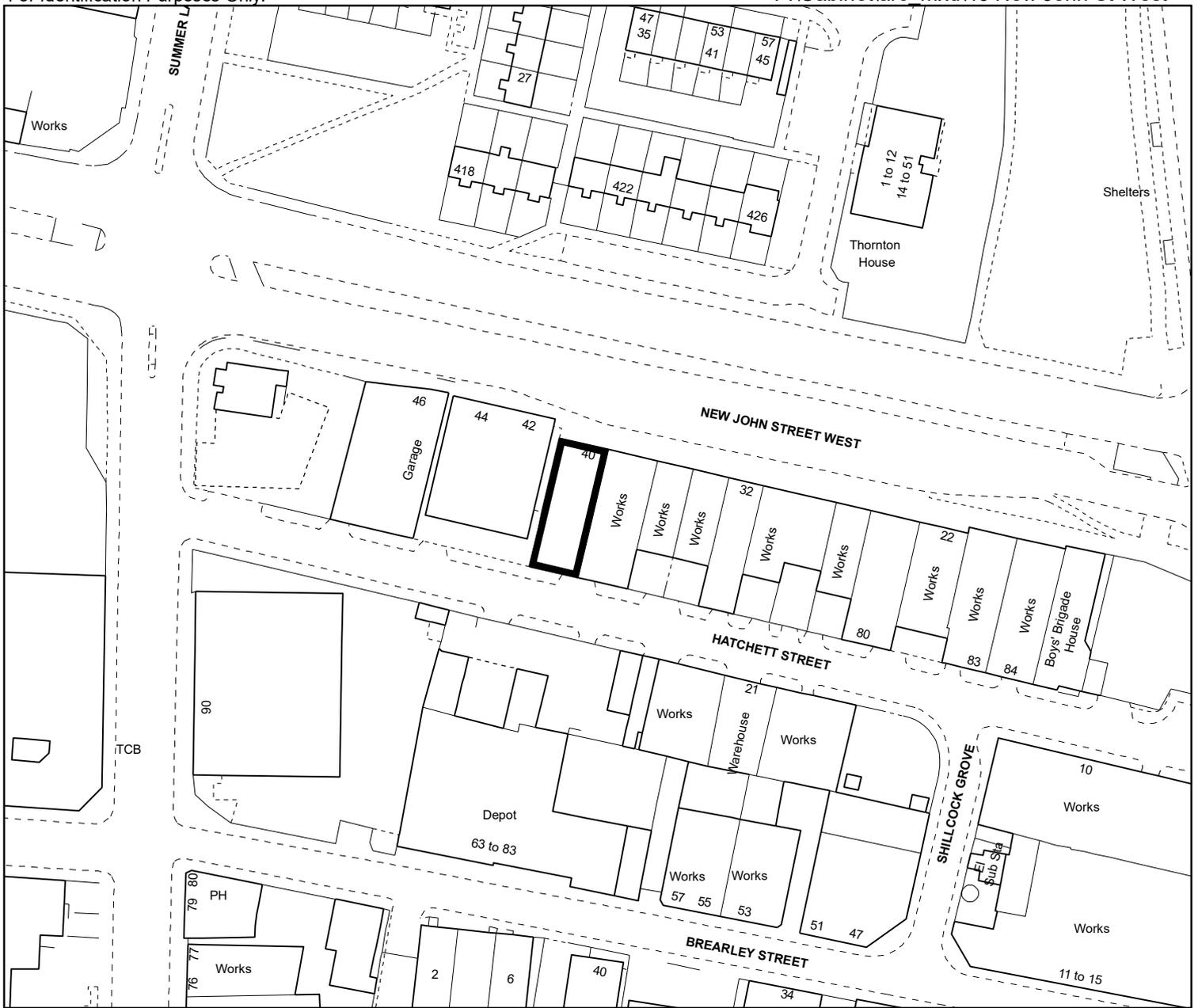
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	36 New John Street West Newtown	 Scale (Main Map) 1:1,250 Page 39 of 58	Drawn MI



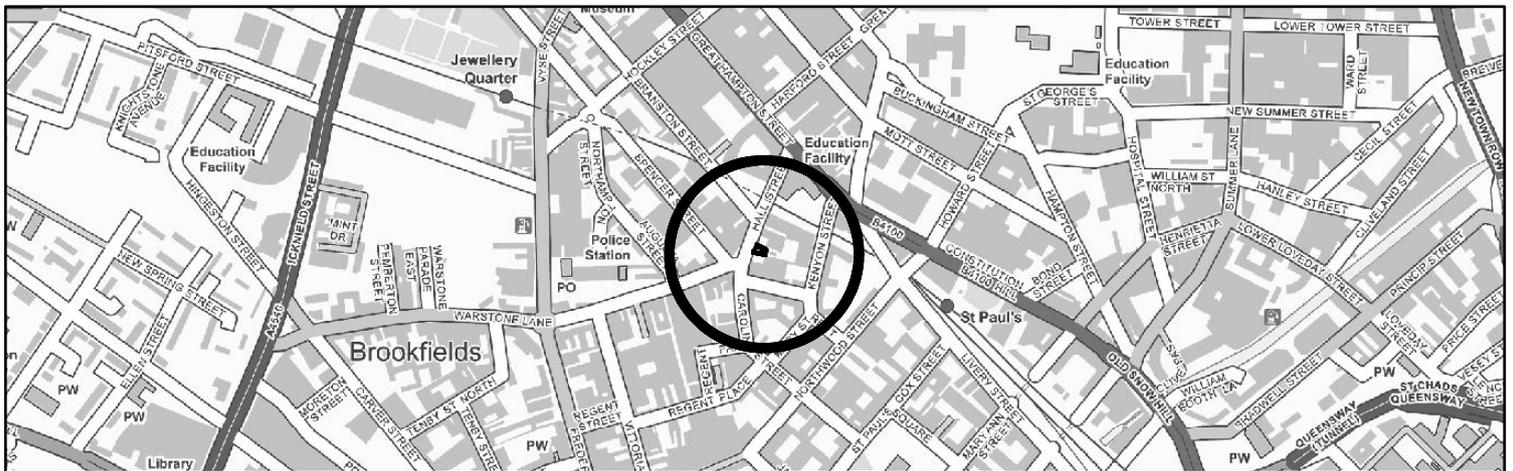
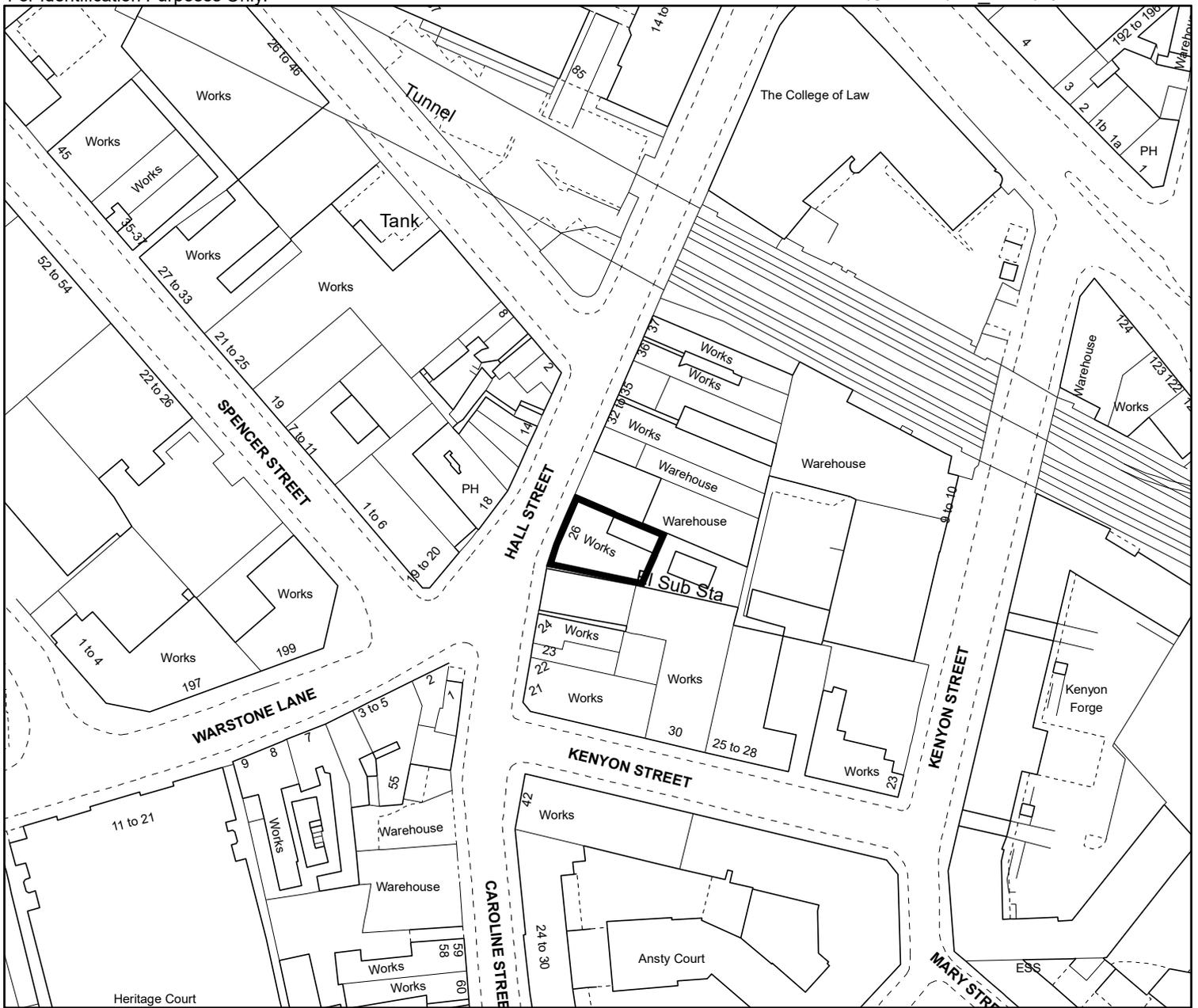
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	38 New John Street West Newtown	 Scale (Main Map) 1:1,250 Page 40 of 58	Drawn MI



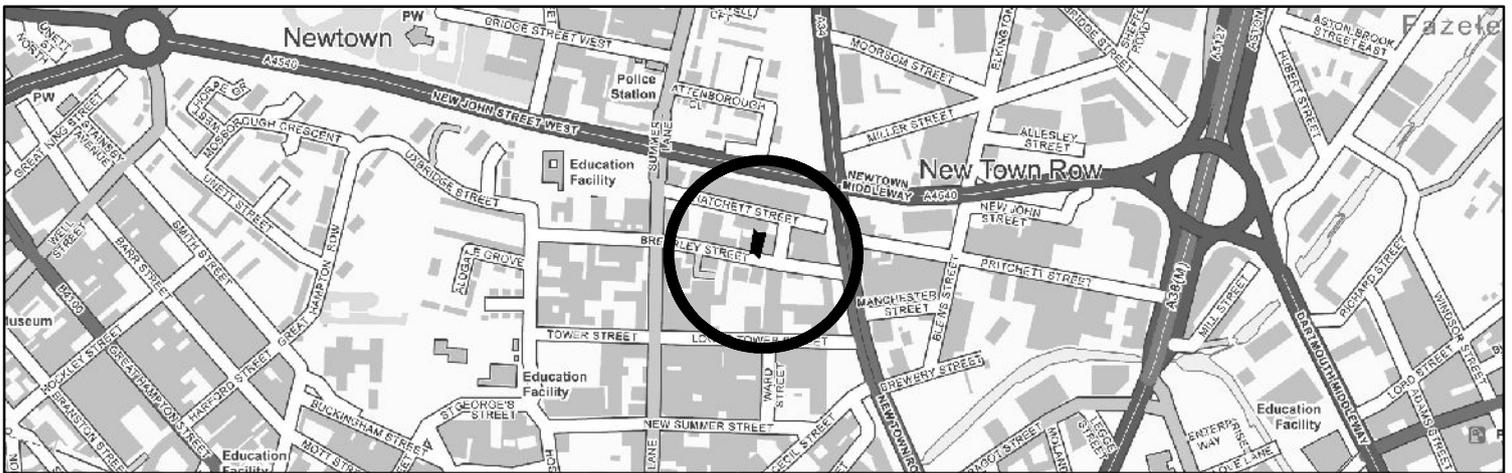
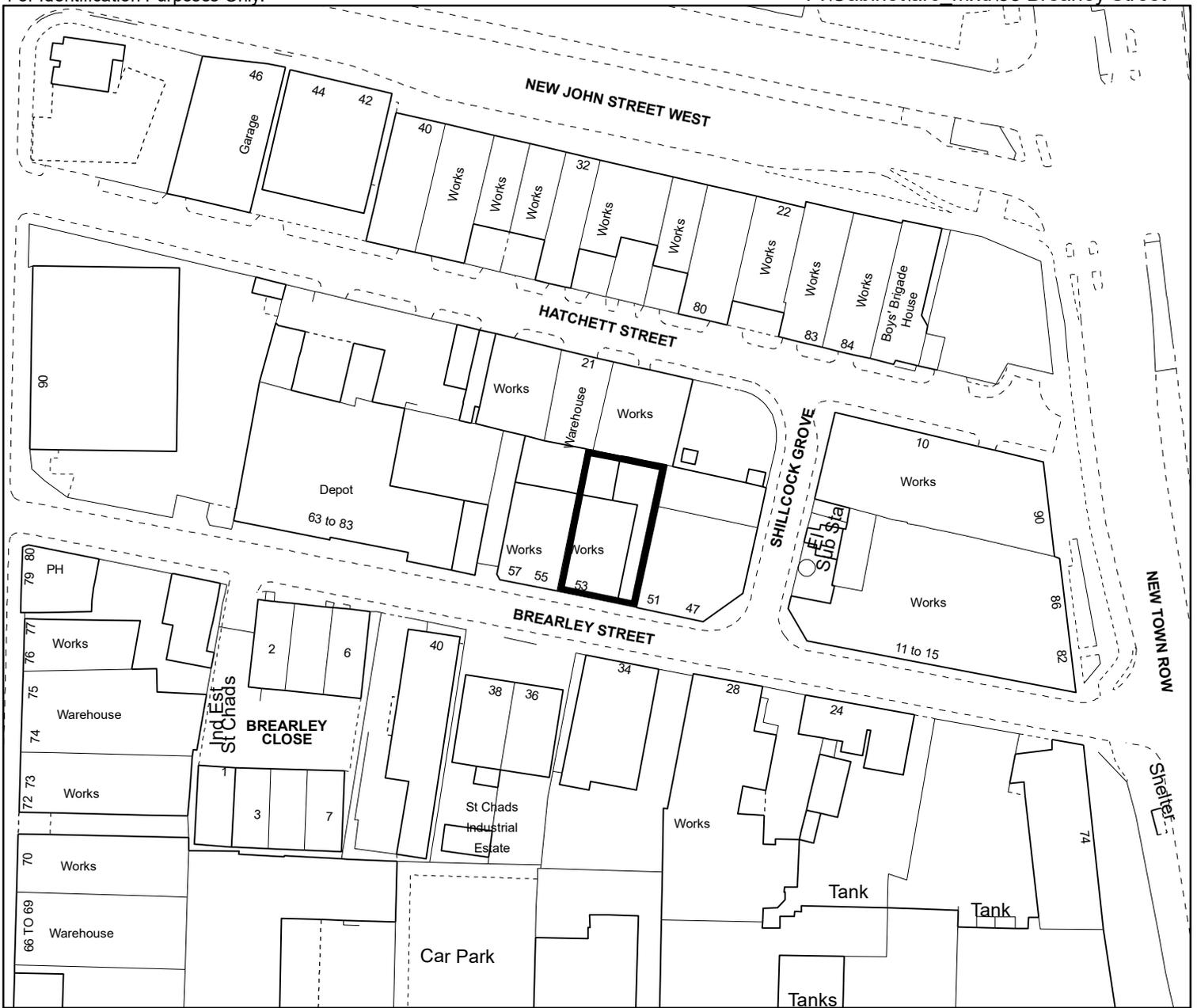
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	40 New John Street West Newtown	Scale (Main Map) 1:1,250	Drawn MI
 Page 41 of 58			



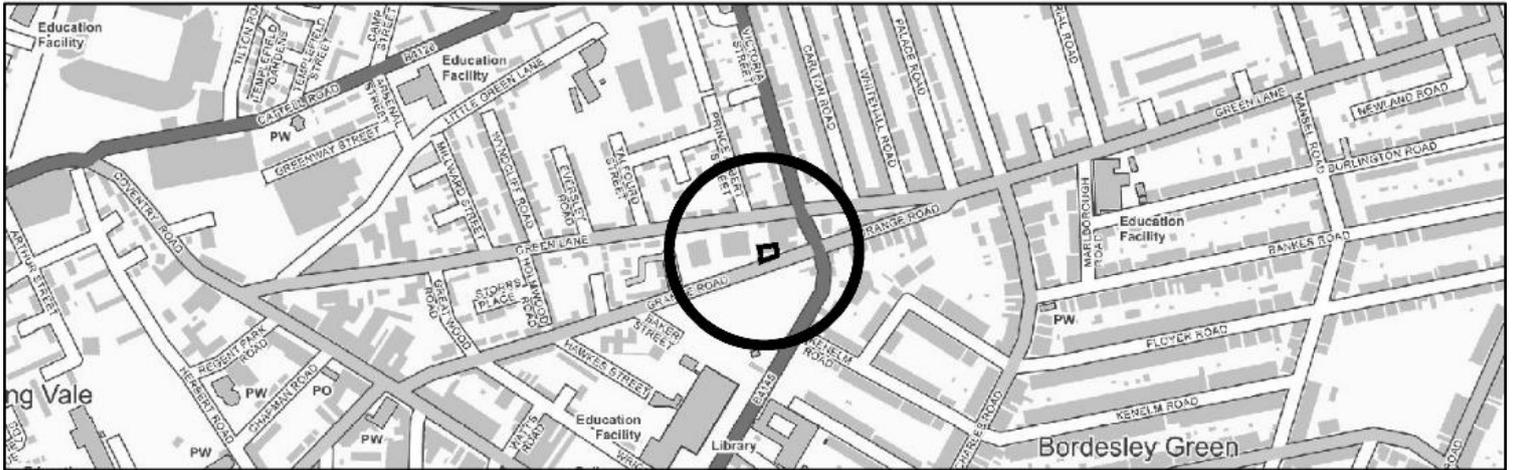
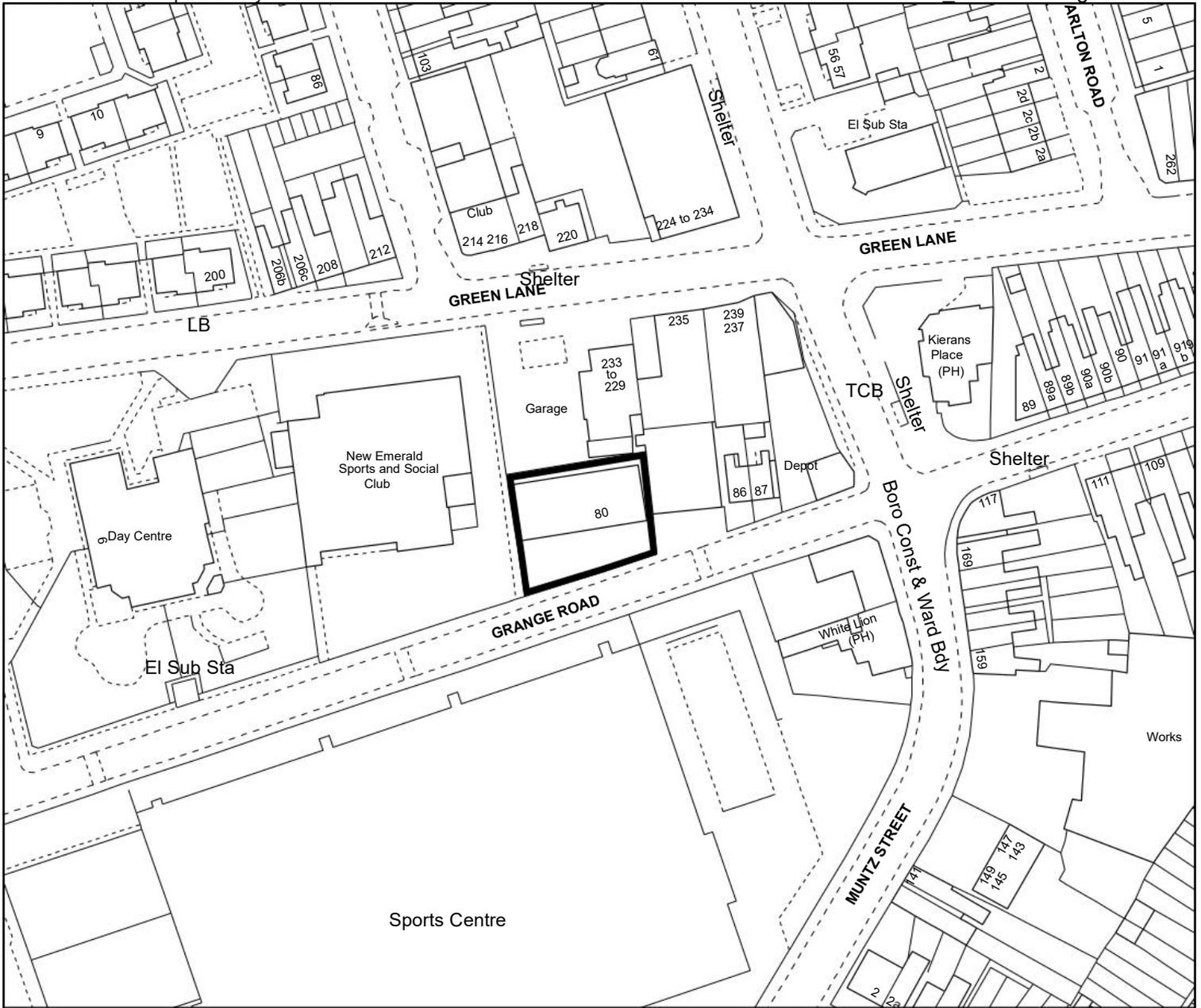
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	26 Hall Street Soho & Jewellery Quarter	 Scale (Main Map) 1:1,250 O.S.Ref SP0687NW	Drawn Bharat Patel



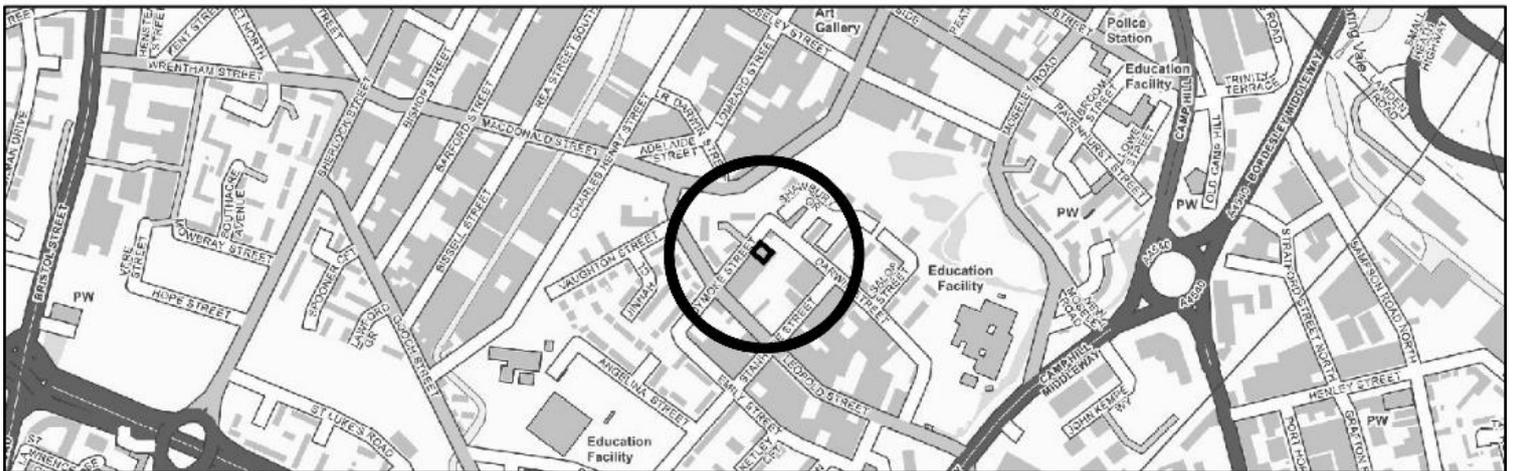
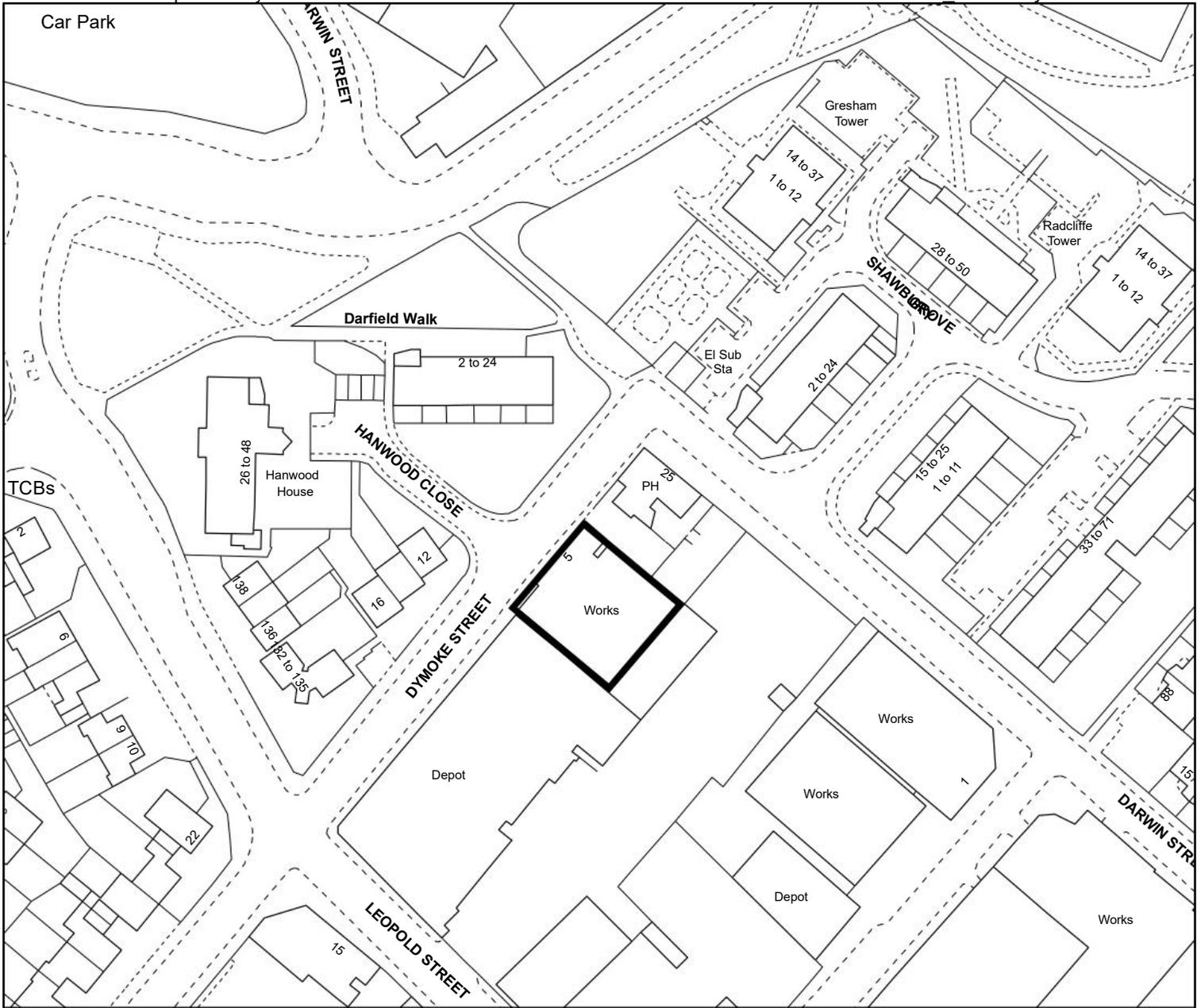
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	53 Brearley Street Newtown	 Scale (Main Map) 1:1,250 O.S.Ref SP0788SW	Drawn Bharat Patel



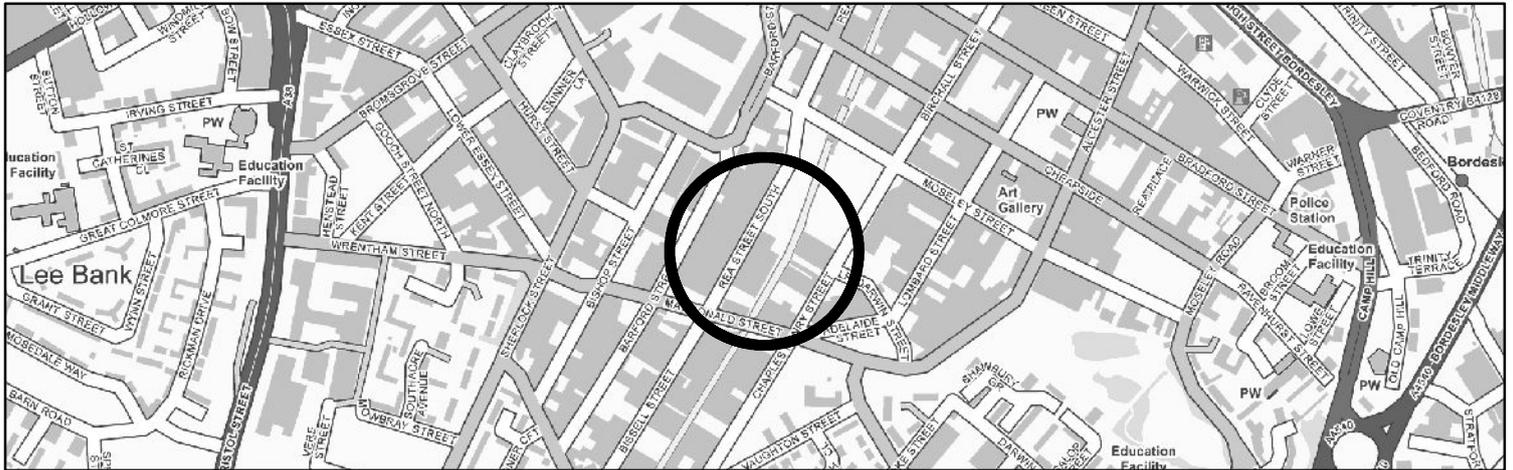
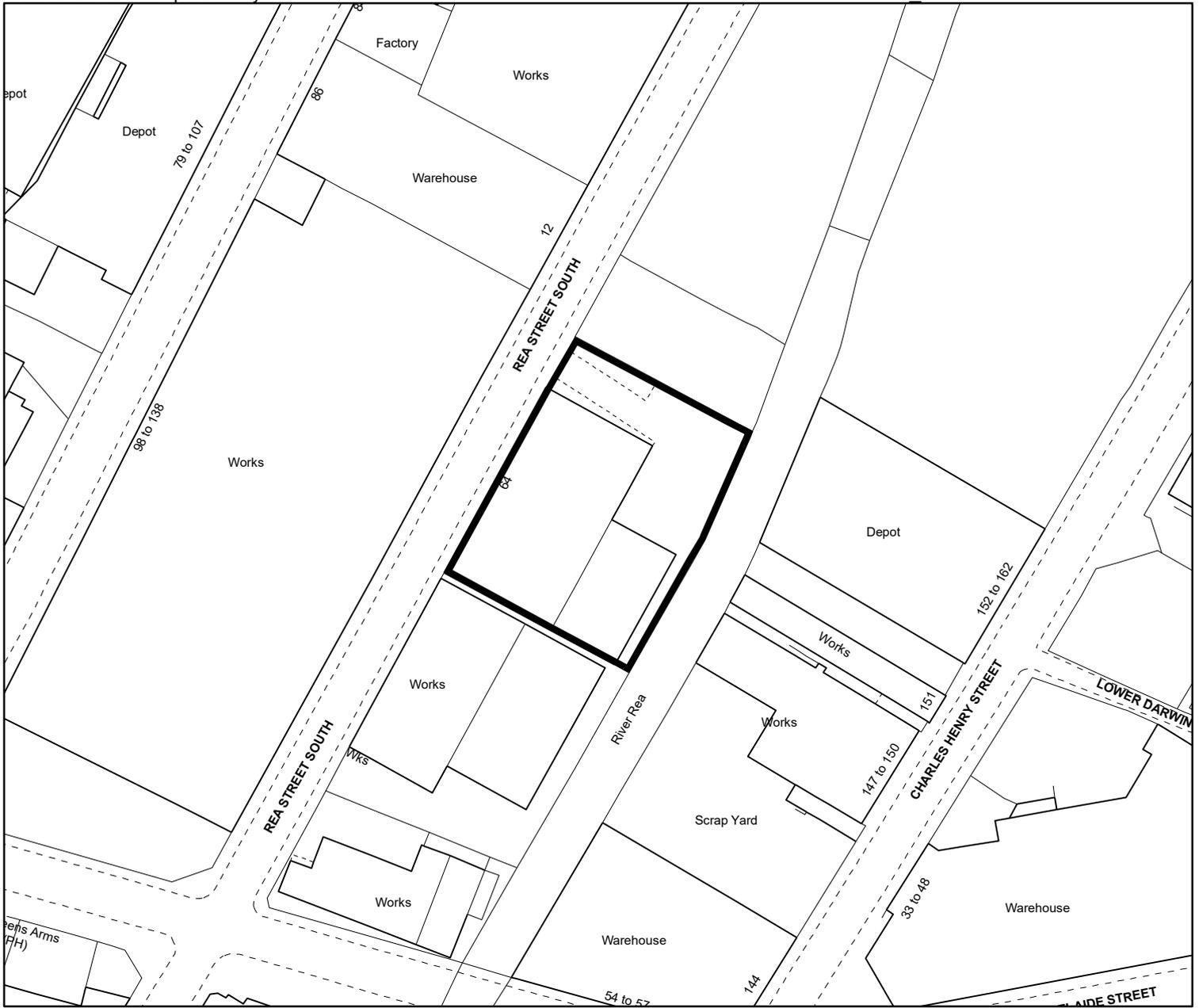
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

	<h1>Birmingham</h1> <h2>City Council</h2>	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
80 Grange Road Bordesley Green		Scale (Main Map)	Drawn	Date
		1:1,250	Bharat Patel	06/12/2023
		Page 45 of 58 O.S.Ref SP0986SE		



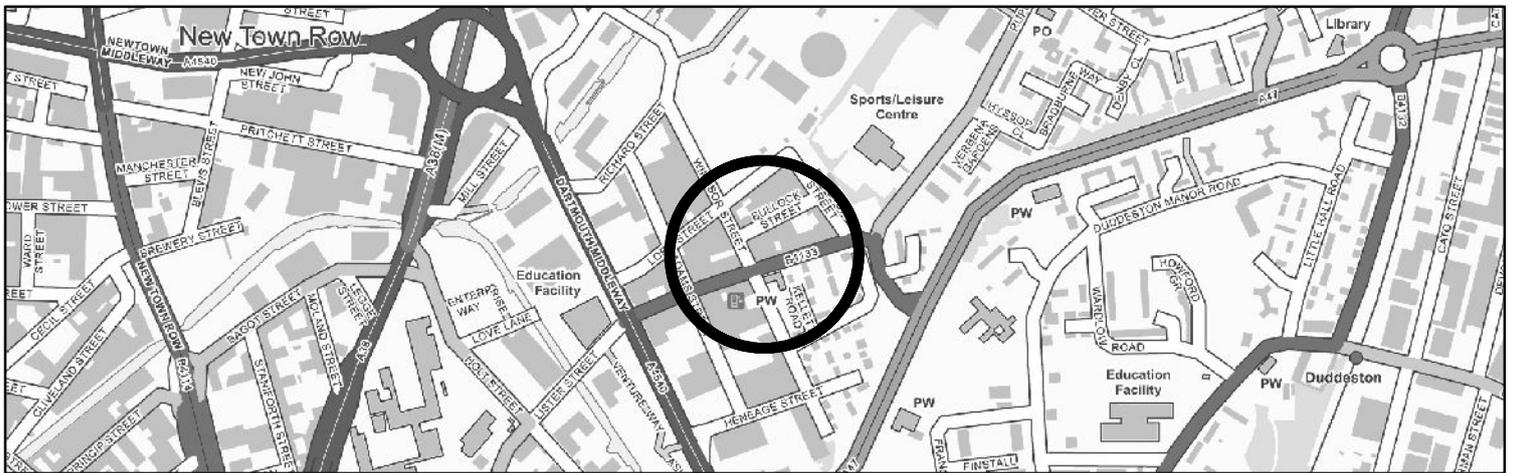
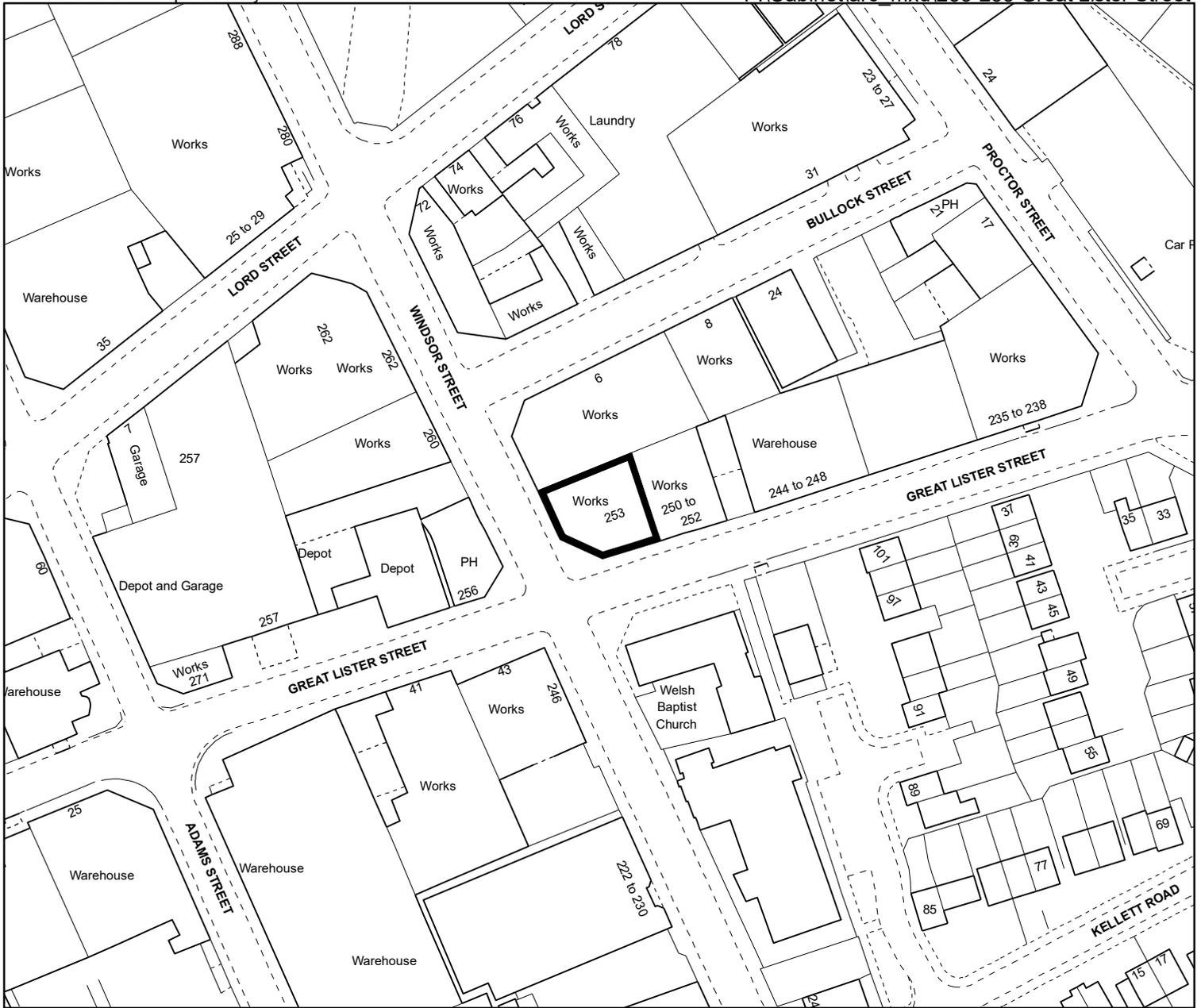
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

	<h1>Birmingham</h1> <h2>City Council</h2>	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
5 Dymoke Street Bordesley & Highgate		Scale (Main Map)	Drawn	Date
		1:1,250	Bharat Patel	06/12/2023
		Page 48 of 58 O.S.Ref SP0785NE		



© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

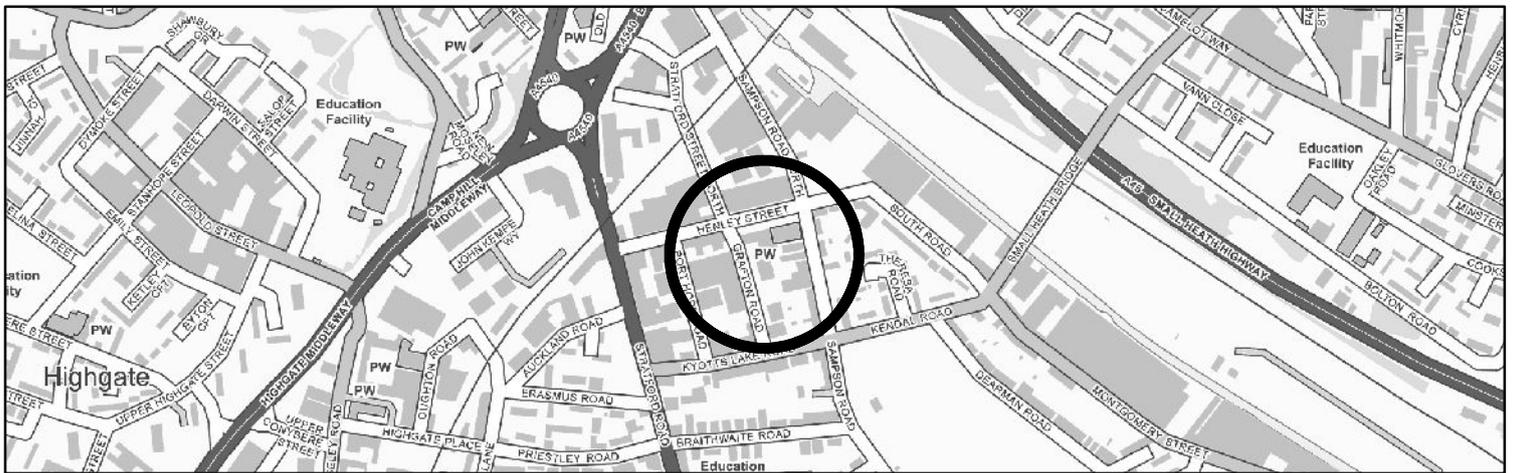
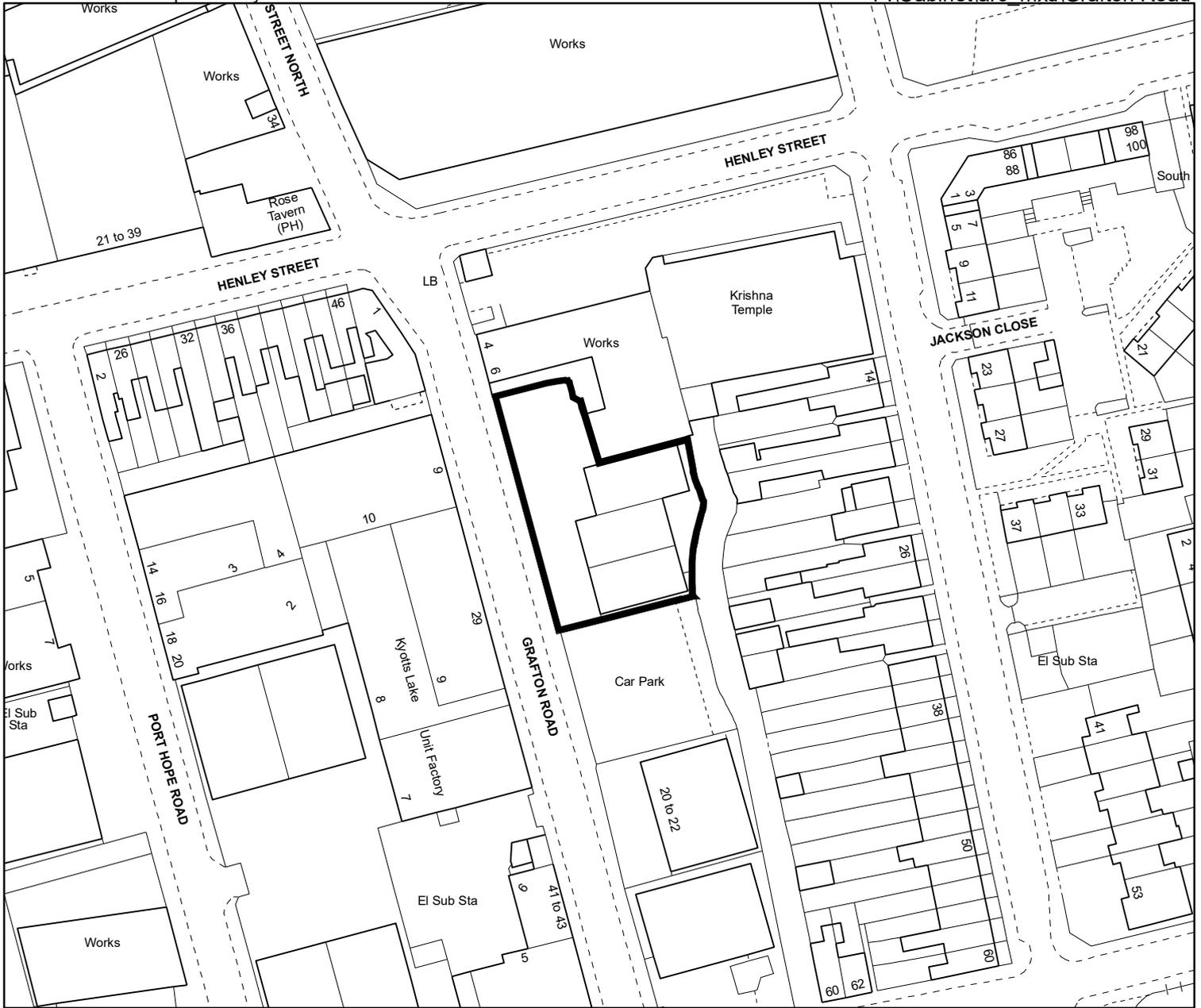
 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	Scale (Main Map) 1:1,250	Drawn MI	Date 06/12/2023
64 Rea Street South Bordesley & Highgate	 Page 50 of 58		



© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	253-255 Great Lister Street Nechells	Scale (Main Map) 1:1,250	Drawn MI

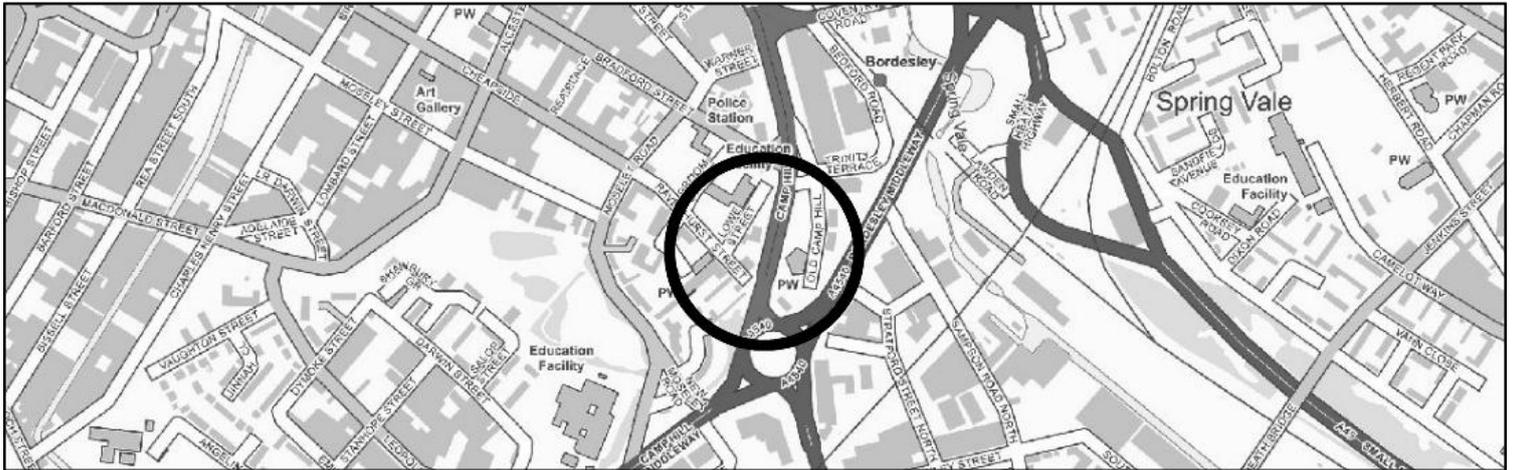
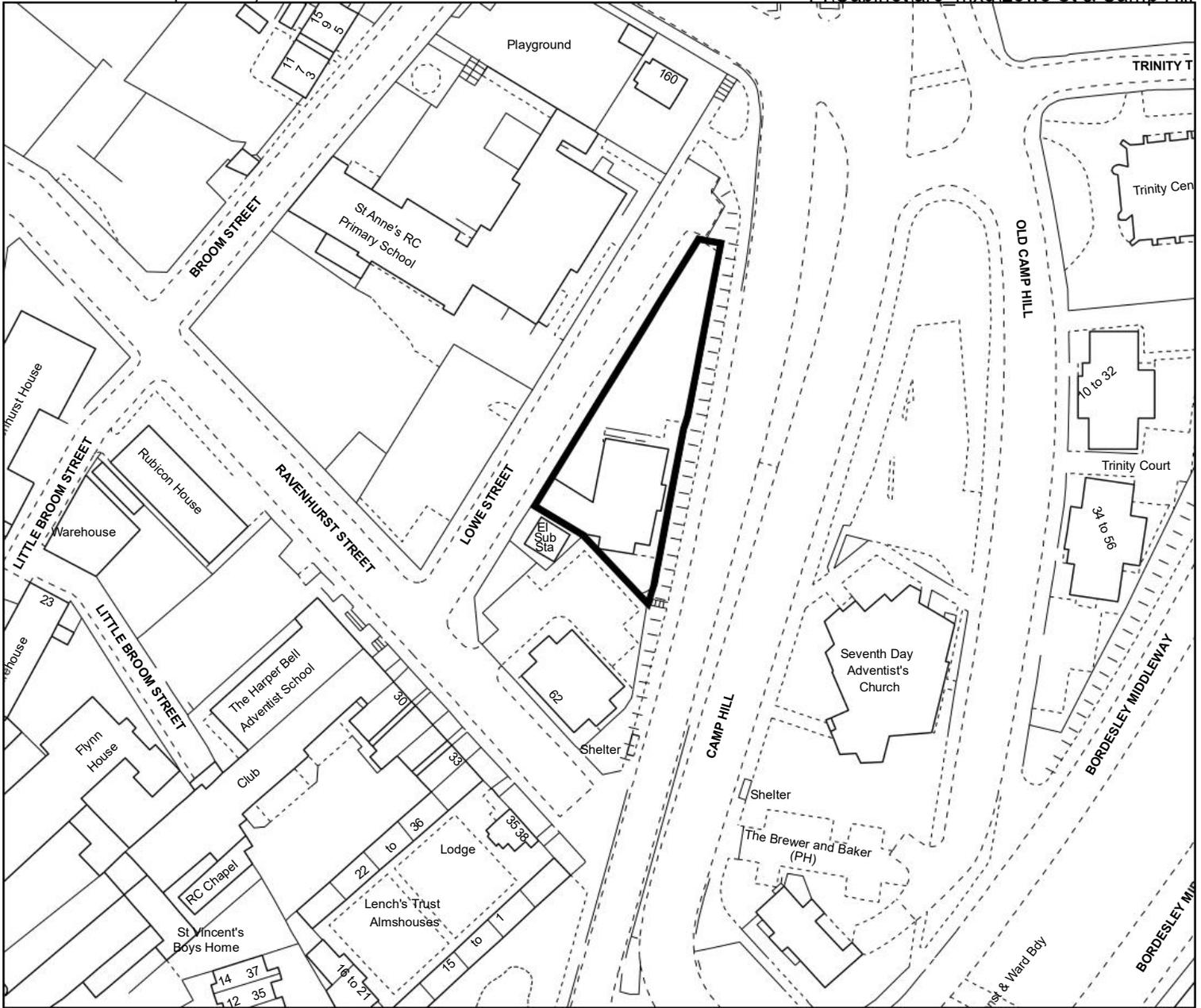




© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

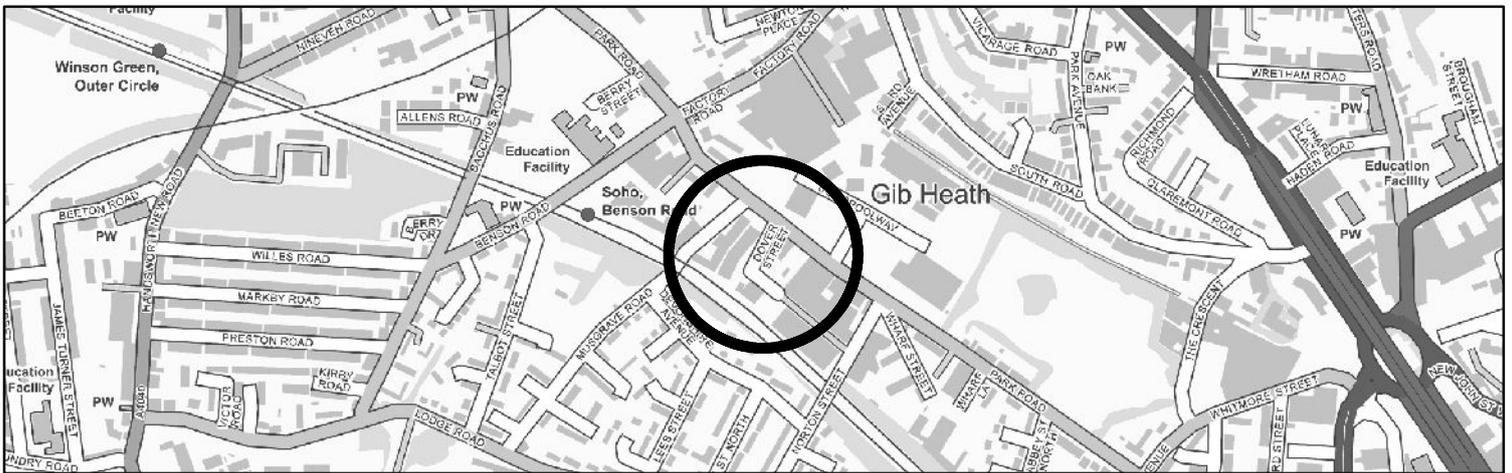
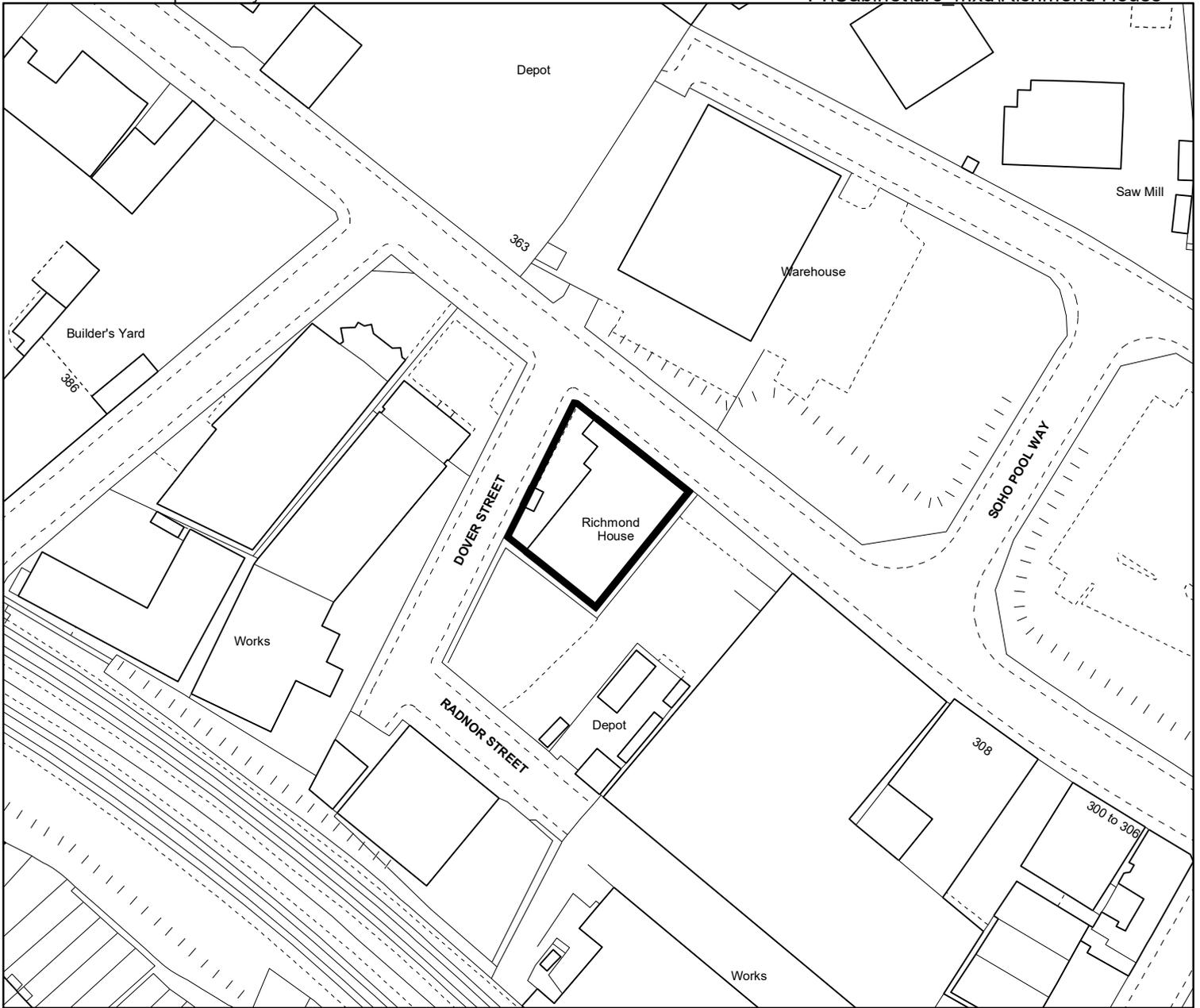
 <p>Birmingham City Council</p>	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
<p>Grafton Road Sparkbrook & Balsall Heath East</p>	<p>Scale (Main Map) 1:1,250</p>	<p>Drawn MI</p>	<p>Date 07/12/2023</p>





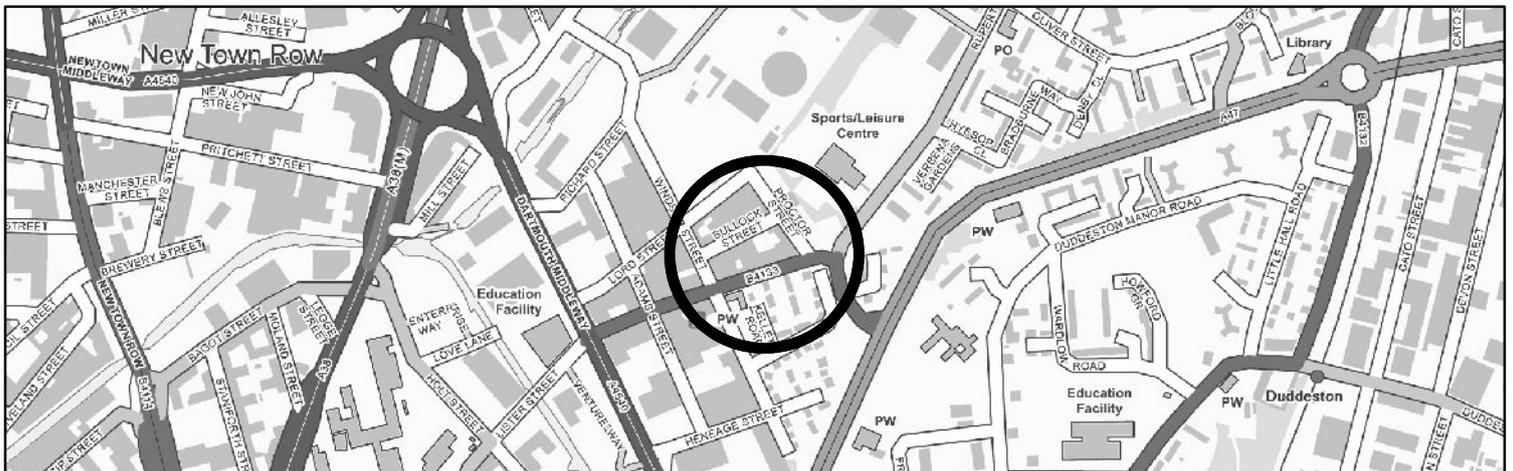
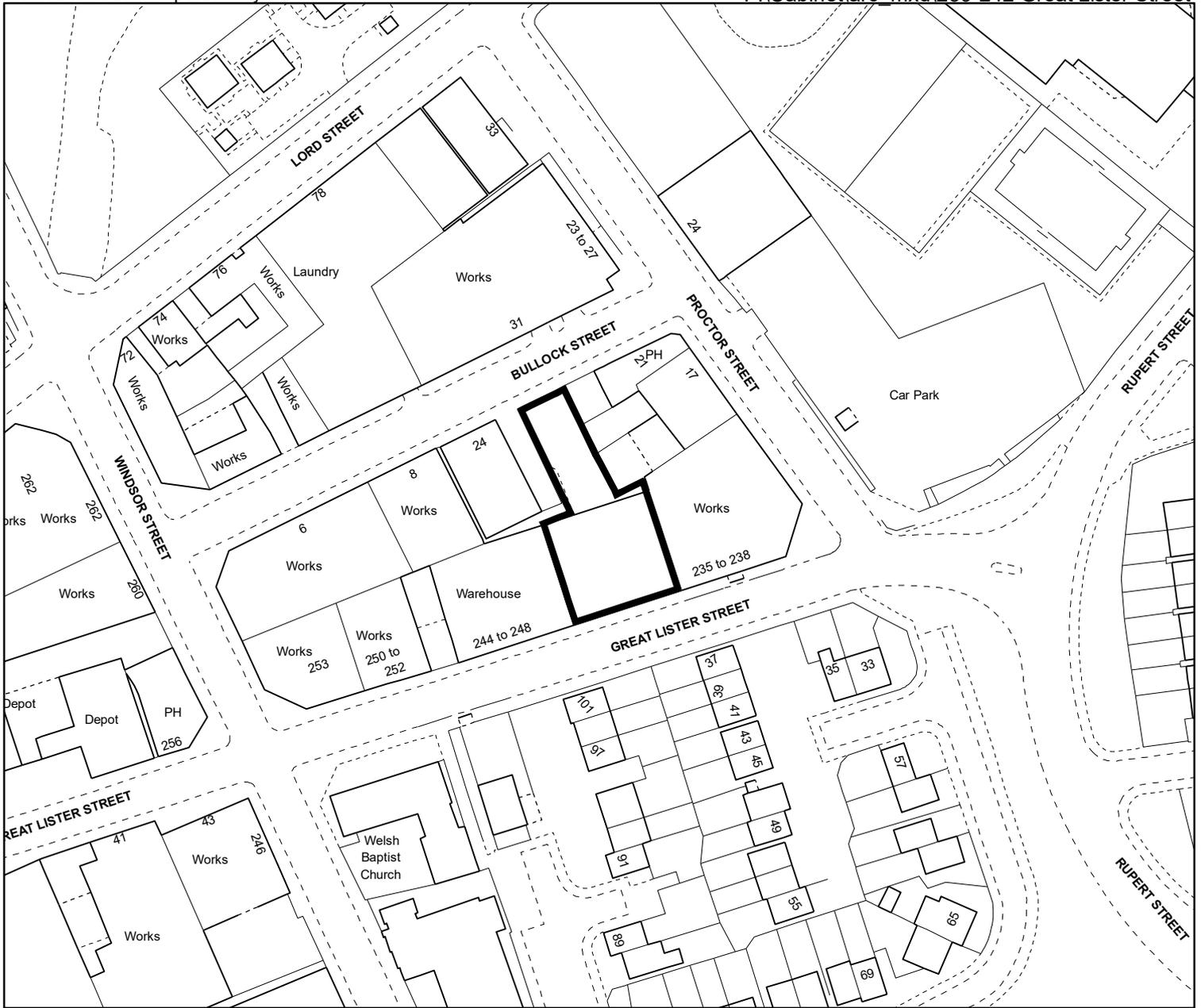
© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	Lowe Street & Camp Hill Bordesley & Highgate	Scale (Main Map) 1:1,250	Drawn MI
 Page 53 of 58			



© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

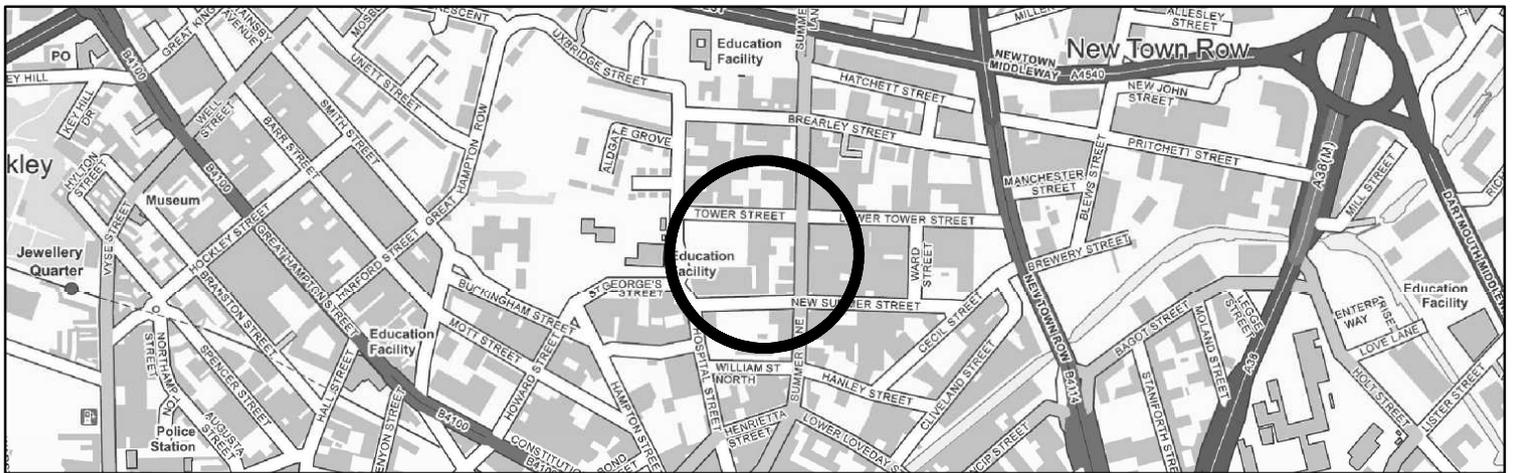
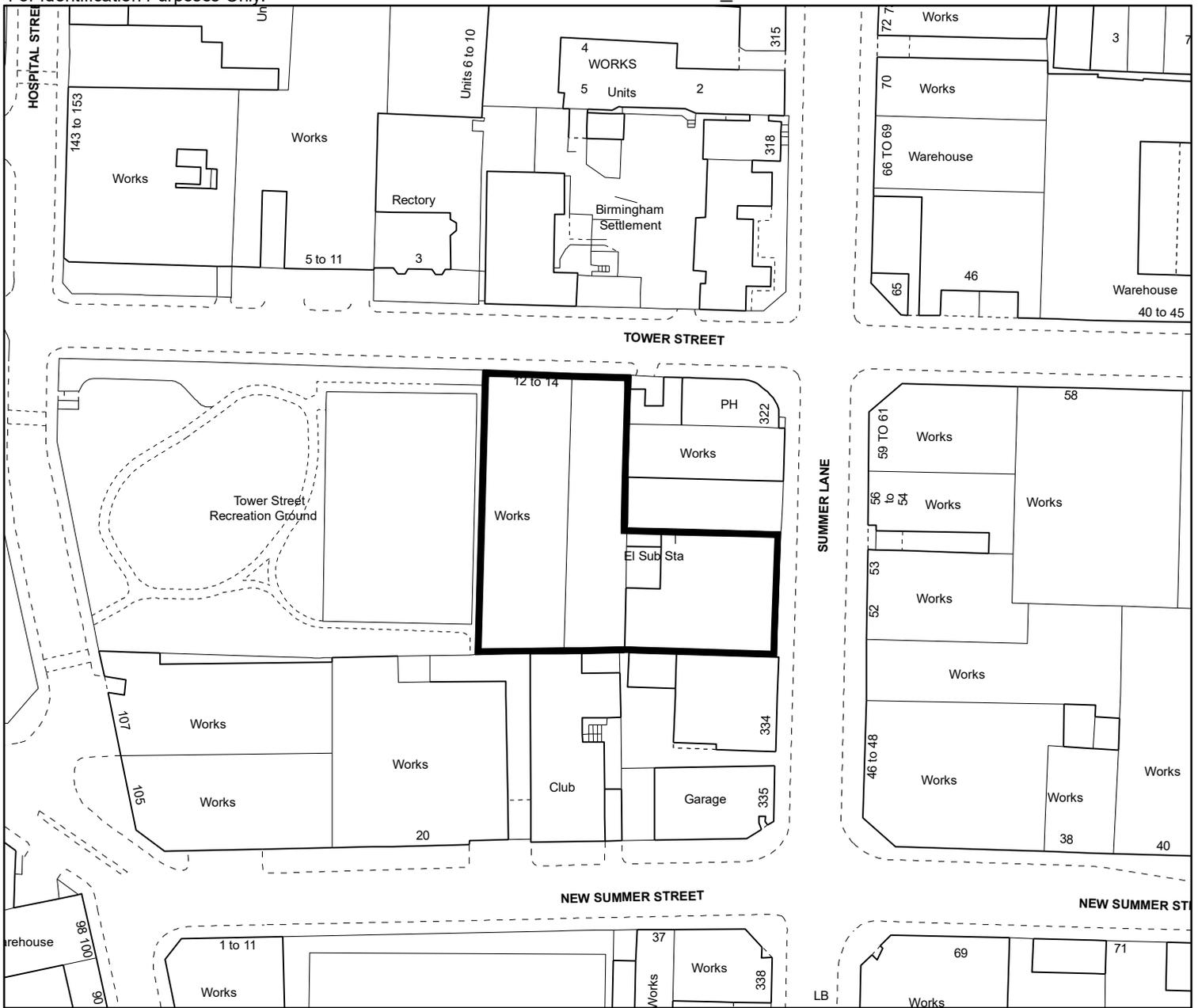
 <p>Birmingham City Council</p>	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG			
<p>Richmond House Park Road/Dover Street Soho & Jewellery Quarter</p>		<p>Scale (Main Map)</p>	<p>Drawn</p>	<p>Date</p>
<p>Page 54 of 58</p>		<p>1:1,250</p>	<p>MI</p>	<p>07/12/2023</p>



© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

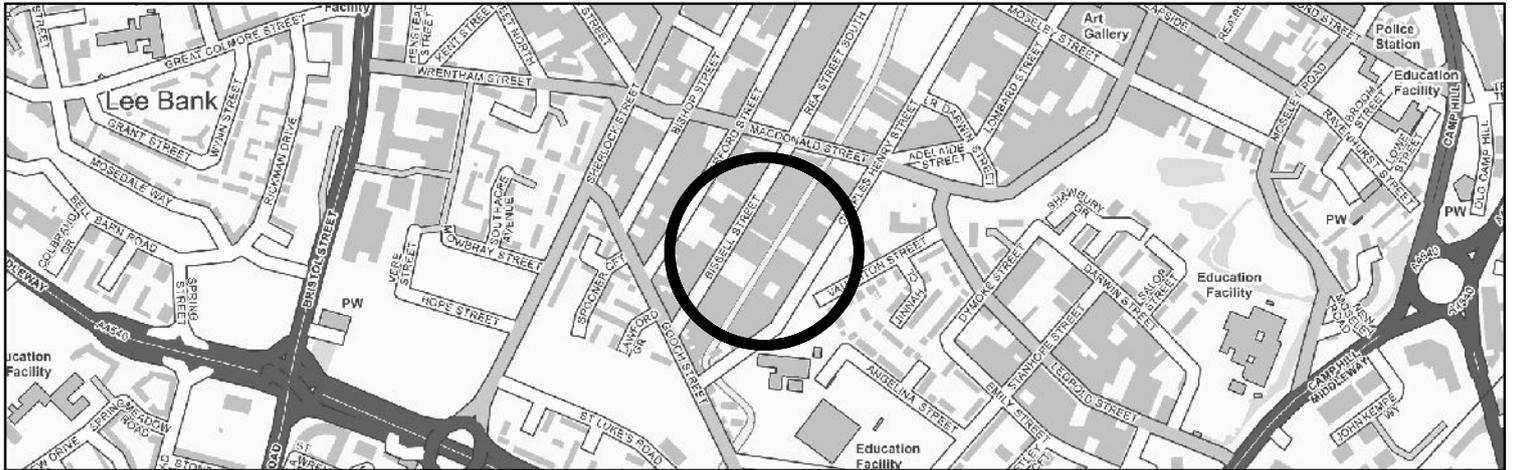
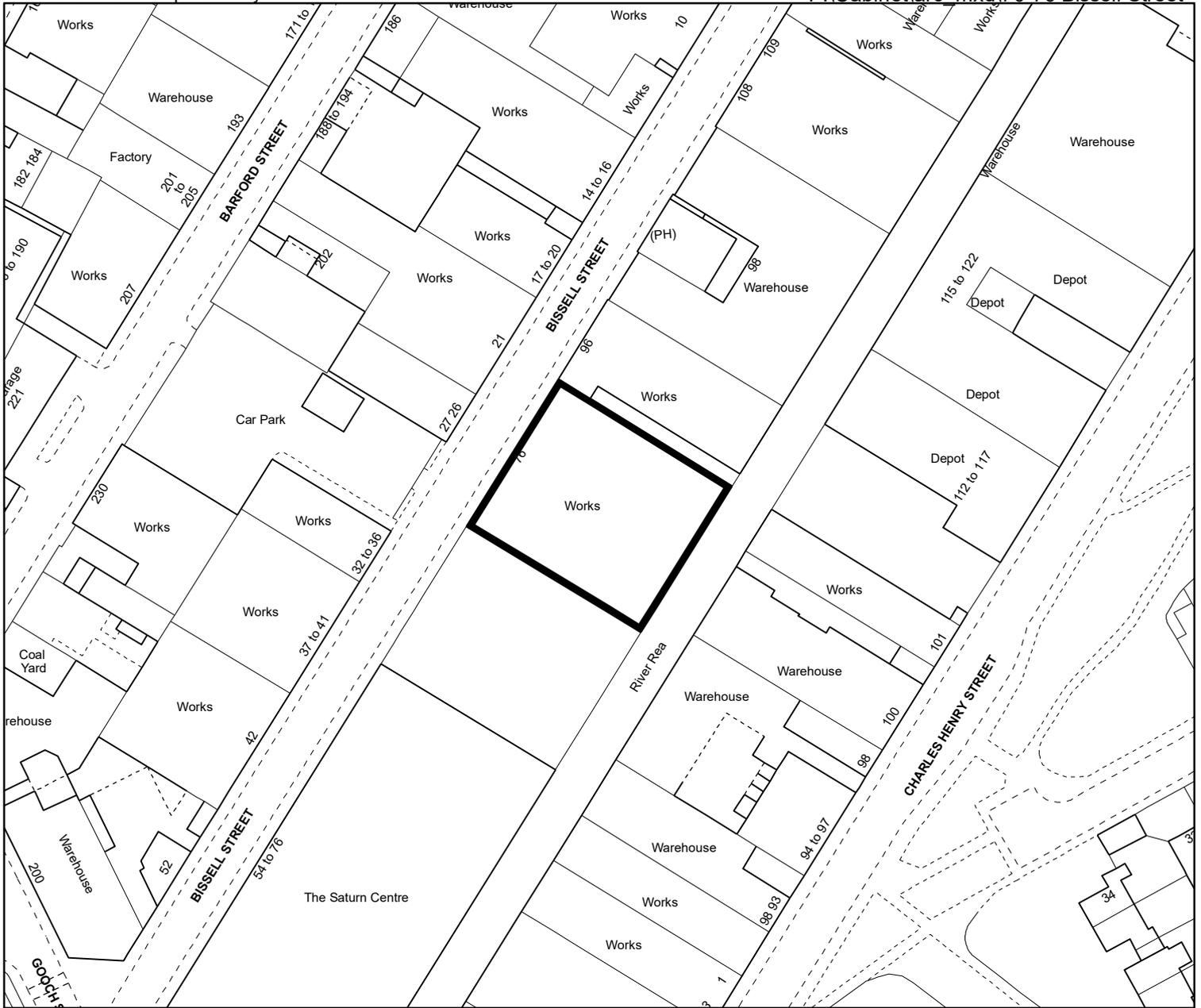
 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	239-242 Great Lister Street Nechells	Scale (Main Map) 1:1,250	Drawn MI





© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	Land and Premises Summer Lane and Tower Street Ladywood	 Scale (Main Map) 1:1,250 Page 56 of 58	Drawn JP



© Crown Copyright and database right 2023. Ordnance Survey AC0000819638.
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

 Birmingham City Council	Kathryn James Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG		
	70-76 Bissell Street Ladywood	 Scale (Main Map) 1:1,250 Page 57 of 58	Drawn MI

