BIRMINGHAM CITY COUNCIL

CABINET COMMITTEE - PROPERTY

THURSDAY, 24 OCTOBER 2024 AT 15:30 HOURS
IN COMMITTEE ROOM 6, COUNCIL HOUSE, VICTORIA SQUARE,
BIRMINGHAM, B1 1BB

AGENDA

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 (<u>please click</u> 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.

5 - 12 4 <u>MINUTES</u>

To confirm and sign the Public and Private Minutes of the meeting held on the 12 September 2024.

5 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.

6 <u>DISPOSAL OF SURPLUS PROPERTIES</u>

13 - 88

Report of Strategic Director of Place, Prosperity and Sustainability

7 SALE OF PLOT 1, SMALL HEATH BUSINESS PARK, COVENTRY ROAD, BIRMINGHAM, B10 0HJ

Report of Strategic Director, Place Prosperity & Sustainability

8 AMENDMENT TO LONG NUKE ROAD DEVELOPMENT SCHEME TO ENABLE HOUSING DELIVERY

Report to Strategic Director Place Prosperity & Sustainability.

This report is to follow

9 PRIMROSE PHASE 3 KINGS NORTON SITE TO DELIVER AFFORDABLE HOUSING

Report to Strategic Director Place Prosperity & Sustainability.

This report is to follow

10 AMENDMENT TO YARDLEY BROOK DEVELOPMENT SCHEME TO ENABLE HOUSING DELIVERY

Report to Strategic Director Place Prosperity & Sustainability.

The report is to follow.

11 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.

11A THE BRASSHOUSE, SHEEPCOTE STREET BIRMINGHAM B16 8AE

<u>105 - 120</u>

Report of Strategic Director Place, Prosperity, Sustainability

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BIRMINGHAM CITY COUNCIL

CABINET COMMITTEE – PROPERTY MEETING THURSDAY, 12 SEPTEMBER 2024

MINUTES OF A MEETING OF THE CABINET COMMITTEE - PROPERTY HELD ON THURSDAY 12 SEPTEMBER 2024 AT 1100 HOURS IN COMMITTEE ROOM 6, COUNCIL HOUSE, VICTORIA SQUARE, BIRMINGHAM, B1 1BB.

PRESENT: - Councillor John Cotton, Leader in the Chair

Councillor Jayne Francis, Cabinet Member for Housing and Homelessness Councillor Karen McCarthy, Cabinet Member for Finance Councillor Sharon Thompson, Deputy Leader and Cabinet Member for Economy and Skills

ALSO PRESENT:-

Councillor Robert Alden, Leader of the Opposition (Conservative)
Andrew Bradley, Property Development Surveyor
Ian Chaplin, Head of Service, Investment and Valuation
Andrew Cox, Principal Surveyor, Investment and Valuation
Kathryn James, Assistant Director, Investment and Valuation
Philip Nell, Director for Property and Investment
Mohammed Sajid, Assistant Director Financial Strategy
Sushil Thobhani, Head of Law, Property, Planning & Regeneration
Errol Wilson, Committee Team Leader

NOTICE OF RECORDING/WEBCAST

55. The Chair welcomed attendees and advised, and the Committee noted, that this meeting will be webcast for live or subsequent broadcast via the Council's Public-I microsite (<u>please click this link</u>) and that members of the press/public may record and take photographs except where there are confidential or exempt items.

APOLOGIES

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Cabinet Committee Property - 12 September 2024

56. Apologies for non-attendance was submitted on behalf of Councillors Jayne Francis and Deborah Harries. An apology for lateness was submitted on behalf of Councillor Sharon Thompson, Deputy Leader and Cabinet Member for Economy and Skills.

DECLARATIONS OF INTERESTS

57. The Chair reminded Members that they must declare all relevant pecuniary and other registerable interests arising from any business to be discussed at the 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.

Any declarations will be recorded in the minutes of the meeting.

MINUTES

The Leader referred to Minute No. 33 from July's meeting and Minute No. 51 from August meeting in relation to the Table of Revenue impact and enquired when this would be coming to the Committee. The Director for Property and Investment responded that a verbal update would be presented at this meeting.

Councillor Robert Alden referred to the Private Minutes on page 25 and advised that '... like a lesson learnt ... 'should be '... needs a lessons learnt ... '

58. RESOLVED: -

The Public and Private Minutes of the meetings held on the 25 July 2024 and the 8 August 2024, having been previously circulated, subject to the correction were confirmed and signed by the Chair.

<u>EXEMPT INFORMATION – POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC</u>

The Chair advised that the reports at Agenda items 6 to 8 contained exempt appendices within the meaning of Section 100I of the Local Government Act 1972.

Cabinet Committee Property - 12 September 2024

The Chair then enquired whether there were any matters that Members would like to raise on the exempt appendices that may affect the decision to be made or to ask for clarification on a point on the exempt appendices.

Members of the Committee indicated that they have questions to raise in relation to items 5 to 7 which presumably needed to be raised in the private session, however, they would be guided by the Chair.

The legal officer present at the meeting proposed that the Committee move into private session for discussions around items 6 to 8.

The Chair agreed with the proposal to move into a private session and make the decision in public when the meeting returned to the public session.

59. 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.

SALE OF LAND AT THE PEDDIMORE ESTATE, MINWORTH, BIRMINGHAM

The Committee considered a report concerning the Sale of Land at the Peddimore Estate, Minworth, Birmingham.

EXCLUSION OF THE PUBLIC

It was-

60. RESOLVED:-

That members of the press and public be excluded from the meeting for the exempt items of business under the next agenda item under Section 100A(4) of the Local Government Act 1972 on the grounds that: (i) it involved the likely disclosure of exempt information as defined under paragraphs 3, 4 and 5 of Part 1 of Schedule 12A of the Act; and (ii) the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

There were a range of matters that were considered during the exempt part of the meeting, and these are set out in full under the private Minutes.

61. RESOLVED UNANIMOUSLY: -

That Cabinet Committee Property:-

Cabinet Committee Property - 12 September 2024

- a. Authorised the Assistant Director of Investment & Valuation to conclude an unconditional sale of the Council owned freehold land at the Peddimore Estate Minworth, Birmingham, ("the Property") as shown edged bold on attached plan at Appendix 1 to the report, and extending to 46.1 hectares (114 acres), to the Purchaser as detailed in exempt Appendices 2 and 3 to the report;
- Noted that the purchaser will also pay a contribution towards the Council's surveyor and legal costs, as detailed in Exempt Appendix 2 to the report;
- Authorised the Assistant Director of Investment & Valuation to revert to the under bidders in the event of a failure to complete the transaction within the prescribed timeline;
- d. Authorised the City Solicitor to prepare, negotiate, execute and complete all relevant legal documentation to give effect to the above; and
- e. Noted the feedback from Economy, Skills and Culture Overview and Scrutiny Committee and the response set out in paragraph 7.2 and Exempt Appendix 6 to the report.

LEASE SURRENDER AND GRANT OF THREE NEW LEASES 'SBQ' THE RINGWAY CENTRE, 1-4 SMALLBROOK, QUEENSWAY

The Committee considered a report concerning the Lease Surrender and Grant of Three New Leases 'SBQ' the Ringway Centre, 1-4 Smallbrook, Queensway.

EXCLUSION OF THE PUBLIC

It was-

62. RESOLVED:-

That members of the press and public be excluded from the meeting for the exempt items of business under the next agenda item under Section 100A(4) of the Local Government Act 1972 on the grounds that: (i) it involved the likely disclosure of exempt information as defined under paragraphs 3, 4 and 5 of Part 1 of Schedule 12A of the Act; and (ii) the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

There were a range of matters that were considered during the exempt part of

the meeting, and these are set out in full under the private Minutes.

63. RESOLVED UNANIMOUSLY: -

That Cabinet Committee - Property:-

1) Authorised the Assistant Director of Investment and Valuation to; accept the surrender of the two current leases from the developer as the current

Cabinet Committee Property – 12 September 2024

tenant of the Council owned land at 1,2,3 and 4 Smallbrook Queensway and 19-97 Smallbrook Queensway, formally known as The Ringway Centre as shown edged bold black on the attached Site Plan at Appendix 1 to the report;

- 2) Authorised the Assistant Director of Investment and Valuation to conclude the conditional lease of the Council's interests in providing three new leases in a combination of premiums and new receivable rents:
- Noted that the purchaser will pay a contribution towards the Council's surveyor and legal costs, as detailed in Exempt Appendix 2 to the report; and
- 4) Authorised the City Solicitor to prepare, negotiate, execute, and complete all relevant legal documentation to give effect to the above.

SALE OF VARIOUS FREEHOLD INTERESTS – BIRMINGHAM CITY UNIVERSITY, NECHELLS

The Committee considered a report concerning the Sale of Various Freehold Interests – Birmingham City University, Nechells.

EXCLUSION OF THE PUBLIC

It was-

64. RESOLVED:-

That members of the press and public be excluded from the meeting for the exempt items of business under the next agenda item under Section 100A(4) of the Local Government Act 1972 on the grounds that: (i) it involved the likely disclosure of exempt information as defined under paragraphs 3, 4 and 5 of Part 1 of Schedule 12A of the Act; and (ii) the public interest in maintaining the exemption outweighed the public interest in disclosing the information.

There were a range of matters that were considered during the exempt part of the meeting, and these are set out in full under the private Minutes.

65. <u>RESOLVED UNANIMOUSLY</u>: -

That Cabinet Committee - Property:-

- Authorised the Assistant Director of Investment & Valuation to conclude an unconditional sale of the Council's various freehold interests, to the current tenant, and on the recommended terms as set out in Exempt Appendix 5 to the report;
- 2. Noted the purchasing tenant will meet payment of the Council's legal and surveyor's costs, as detailed in Exempt Appendix 5 to the report; and

Cabinet Committee Property – 12 September 2024

3. Authorised the City Solicitor to prepare, negotiate, execute and complete all relevant legal documentation to give effect to the above.

OTHER URGENT BUSINESS

66. Summary Report

The Director for Property and Investment stated that the Committee have requested from the last two meetings for an update on the sales that were going through from the property asset disposal programme and also the impact on income. As a result of those sales he reported that as of today we have completed on just over £116m worth of sale as part of our £500m current year and £250m next year capital receipt target. He highlighted that the £116m worth of assets total 75 properties and the income lost from that sales were just over £1.23m which in commercial context was relatively low income return because a lot of those assets were sites that were not income generative. It was also worth noting that those sites included some of our own operational assets that we would have been holding as a revenue cost. The £1.23m loss of income was a gross income.

Councillor Robert Alden stated that presumably when we worked out that net figure we were taking into account that service department was having to hire a non-Council building to then deliver that service. We were taking those sites off the account not just on one site. The Director for Property and Investment responded affirmatively and added that we have included the revenue savings in the number and that was correct.

The Chair commented that this was useful progress, and we were looking forward to receiving regular updates at future meetings of this Committee.

The Deputy Leader stated that this was something that came to her regular Cabinet Member briefing and she got to interrogate the numbers and asked questions. She added that she would ensured that the information is presented to future Committee meetings for transparency.

67. Kathryn James

The Committee noted that this was Kathryn's last day of work with the City
Council. The Committee expressed thanks to Kathryn for all of her hard work
and services and wished her all the best for the future.

and services and wished her all the best to	or the future.
The meeting ended at 1123 hours.	
	CHAIRPERSON

<u>Cabinet Committee Property – 12 September 2024</u>

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Birmingham City Council

Report to Cabinet Committee Property

24th October 2024



Title: DISPOSAL OF SURPLUS PROPERTIES

Lead Cabinet Portfolio: Councillor Sharon Thompson the Deputy

Leader and Cabinet Member for

Economy and Skills

Relevant Overview and Scrutiny

Committee:

Economy, Skills and Culture

Report Author: Philip Andrews, Head of Operational

Property Management

Place, Prosperity & Sustainability

Directorate

Phone Number: (0121) 303 3696

Email:

philip.andrews@birmingham.gov.uk

Authorised by: David Harris, Assistant Director of

Corporate Landlord

Place, Prosperity & Sustainability

Directorate

Is this a Key Decision? Yes

If this is a Key Decision, is this

decision listed on the Forward Plan?

Yes - 009483/2022

Reason(s) why not included on the

Forward Plan:

Not Applicable.

Is this a Late Report?

Reason(s) why Late:

Not Applicable

Is this decision eligible for 'call in?'

Not Applicable

If not eligible, please provide

reason(s):

Not Applicable

Wards:

Alum Rock, Bartley Green, Birchfield, Erdington, Hall Green South, Handsworth, Highters Heath Ladywood, Longbridge & West Heath, Nechells, Newtown, Northfield, Oscott, Shard End, Sparkbrook & Balsall Heath East, Stirchley, Sutton Four Oaks, Sutton Mere Green, Sutton Reddicap, Weoley & Selly Oak, Yardley East

Does this report contain exempt or confidential No information?

Has this decision been included on the Not Applicable Notification of Intention to consider Matters in Private?

Reasons why not included on theNot Applicable **Notification:**

1 EXECUTIVE SUMMARY

- 1.1 The continued review of the Council's land and property portfolio has identified the individual property interests listed in Appendix 1 of this report as being surplus to requirements.
- 1.2 It is proposed that these property interests form part of an agreed programme of land and property sales to be implemented during financial years 2024/25 and 2025/26, contributing to the Council's Financial Recovery Plan.

2 COMMISSIONERS' REVIEW

2.1 The recommendations contained in this report are supported by Commissioners.

3 RECOMMENDATIONS

It is commended that Cabinet Committee Property:

- 3.1 Declares the land and property assets listed in **Appendix 1** of this report (both freehold and long leasehold interests) surplus to Council requirements and authorises their subsequent sale as detailed.
- 3.2 Notes that in accordance with existing surplus property procedures no internal reuse of the properties listed in **Appendix 1** has been identified.
- 3.3 Authorises the Director of Property & Investment to conclude the sale of the Council's property interests at public auction (where auction is indicated as the method of disposal) through its appointed auctioneers during the remainder of 2024 and 2025.
- 3.4 Authorises the Director of Property & Investment, where deemed appropriate, to set individual reserve prices in excess of £200,000.
- 3.5 Authorises the City Solicitor, where necessary, to advertise the permanent loss of public open space and consider any objections in accordance with Section 123(2a) of the Local Government Act 1972.
- 3.6 Authorises the City Solicitor to negotiate, execute and complete all necessary legal documents to give effect to the above recommendations.

4 KEY INFORMATION

Context

4.1 The on-going review of the Council's various land and property portfolios has identified those individual property interests listed in Appendix 1 (as identified by site plans attached as Appendix 2), as being surplus to Council requirements. It is proposed that these mixed tenure interests form part of an agreed programme of property sales to be implemented during financial years 2024/25 and 2025/26.

- 4.2 The assets being considered for release fall within the Operational Portfolio. Releasing these assets for potential sale will not only reduce the Council's liabilities and generate capital receipts, but also provide opportunities for inward investment and development within the city.
- 4.3 All the properties are surplus to Council requirements and have been fully considered in accordance with current surplus property procedures with no alternative internal uses identified.
- 4.4 In addition to this schedule of property it is anticipated that the ongoing review of the Council's property portfolio, will identify further surplus property interests to supplement the programme going forward. All such opportunities will be the subject of further reports.
- 4.5 The sales methodology to deliver the proposed sale programme fully recognises market sentiment and individual circumstance. Accordingly, the majority of interests will be sold by informal tender and public auction.
- 4.6 Of the 26 identified surplus properties listed in Appendix 1, nine assets (Properties 1, 3, 6, 12, 14, 18, 20, 21 and 22 on the schedule), are not considered appropriate for open market auction or informal tender and have been identified for acquisition by a 'special purchaser'. All special purchasers have been confirmed as existing tenants or adjoining landowners and no known competitive marketplace for these land parcels (outside of their interest to the special purchasers) has been identified. As a result, Solus Negotiation is considered the more appropriate disposal process.
- 4.7 For the remaining listed properties, the proposed mode of sale will be tailored to maximise both the prospect of a sale completion and receipt realisation in order to achieve best consideration.
- 4.8 The sale of the subject sites will promote private investment into the city region economy.
- 4.9 Currently, the Assistant Director, Valuation and Investment has authority to dispose of individual properties (using the sale options recommended in this report), at a value of up to £200,000, beyond which relevant Cabinet Member and Strategic Director approval must also be sought under the Place, Prosperity and Sustainability Directorate scheme of sub-delegation of July 2024.
- 4.10 To expedite the Council's sales process (thereby reducing the possibility of disposal deals collapsing) for properties listed in **Appendix 1**, where the proposed disposal route is a sale at public auction, the following authorities should be delegated to the Director of Property & Valuation and Investment Authorises the Director of Property & Investment, where deemed appropriate, to set individual reserve prices in excess of £200,000 where appropriate.

Proposal and Reasons for Recommendations

- 4.11 The listed land and property have been considered in accordance with current surplus property procedures with no alternative internal use identified.
- 4.12 Options have been considered for the disposal methodology for these assets. In each case, the chosen route (either Public Auction, Informal Tender or Solus Negotiation) is considered to be the best in order to maximise both the prospect of a sale completion, receipt realisation.
- 4.13 The preferred option, in line with recommendations of the report, is to deliver a focussed disposal programme of land and property sales.

Other Options Considered

5 RISK MANAGEMENT

- 5.1 Inability to meet property market timelines: To meet the expectations of the prevailing property market the Council is committed to deliver a programme of land and property sales to support business priorities. Approval of this report will support these priorities and enable sale receipts to be realised during financial years 2024/25 and 2025/26.
- 5.2 The methodology of sale will be selected to best respond to the market and the specific circumstances of each asset whilst also removing ongoing revenue costs and maintenance liabilities

6 MEMBER ENGAGEMENT

Ward Councillor(s)

6.1 The relevant Ward Members for each property have been consulted with the details and range of responses of this consultation is set out in Appendix 3 of this report.

7 IMPACT AND IMPLICATIONS

Finance

- 7.1 The total asset value of the properties listed in Appendix 1 is estimated to be in excess of £10m; this is an internal valuation provided by qualified valuers.
- 7.2 The resulting transactions will generate capital receipts for the Council. The use of the capital receipts from these assets together with the ongoing revenue saving is intended to support the City Council's Financial Recovery plan to ensure a balanced budget and prioritise the generation of capital receipts.
- 7.3 Other than sites 1,10 and 17, the sale of these assets has no rental loss implications and on sale completion all associated holding cost liabilities will cease resulting in a revenue saving.

7.4 With respect to the disposals being at best consideration, where the disposal methodology is auction 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; the basis of valuation is an Open Market appraisal of worth. Achieving the reserve value will satisfy best consideration under Section123 of the Local Government Act 1972.

Legal

- 7.6 The power to acquire, appropriate and dispose of land is contained in Sections 120 123 of the Local Government Act 1972.
- 7.7 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 precommencement restrictions and any specific post-commencement statutory restriction of that power, and Section 111 of the Local Government Act 1972 contains the Council's ancillary powers in relation to the discharge of any its functions including the expenditure and borrowing of money and the disposal and acquisition of property.

Equalities

7.8 An Equality Assessment Ref No. EIA000532 dated 20th September 2024, is attached as Appendix 4. The assessment confirms there is no adverse impact on the characteristics and groups protected under the Equality Act 2010 and a full Equality Assessment is not required for the purpose of this report.

Procurement

7.9 External support for sales (where required) will be provided through the Constellia Framework or the City Council's contracted auctioneer.

People Services

7.10 Internal resources, in conjunction with the Council's retained auctioneers and appointed external agents (where appropriate), are being used to evaluate and execute the proposed sales programme.

Corporate Parenting

7.11 There are no Corporate Parenting implications for this report.

Other

8 APPENDICES

8.1 Appendix 1 – Sales Programme

Appendix 2 – Site Plans

Appendix 3 – Ward Member Consultation Matrix

Appendix 4 – Equality Impact Assessment EIA000532

Appendix 5 – Environmental and Sustainability Assessment

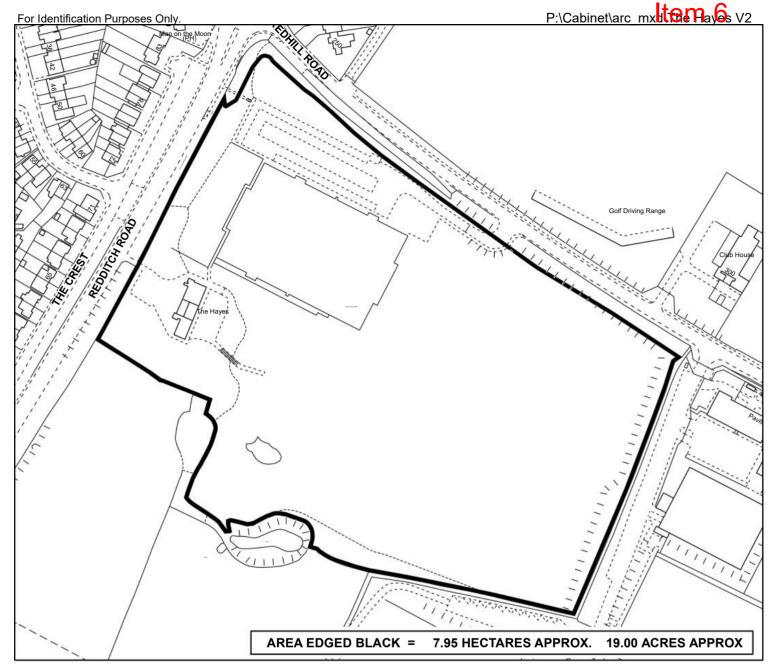
9 BACKGROUND PAPERS

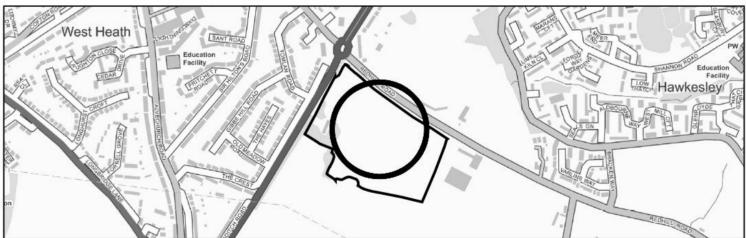
None

Plan No.	Address	Releasing Directorate	Description	Property Interest to be sold	Intended Mode of Disposal	Ward
1.	The Hayes, Alvechurch Road, West Heath B38 8LP	Children & Families	Playing field. Site area c79,500 sq m approx.	Long Leasehold	Solus negotiations with existing tenant	Outside of BCC
2.	67 Sutton New Road, Erdington B23 6QT	Place Prosperity & Sustainability	Office building. Site area 3,733 sq m approx.	Freehold with vacant possession	Informal Tender	Erdington
3.	Former Erdington Baths, Mason Road, Erdington B24 9EJ	City Operations	Former swimming baths. Site area 2,231 sq m approx.	Long Leasehold	Solus negotiations with Erdington development partner to aid refurbishment programme	
4.	Former Skilts Special School, Gorcot Hill, Wythall B98 9ET	Children & Families	Former special school. Site area 51,915 sq m approx.	Freehold with vacant possession	Informal Tender	Outside of BCC
5.	Site of former West Heath Library, The Fordrough, West Heath B31 3LX	Adult Social Care	Vacant land. Site area 337 sq m approx.	Freehold with vacant possession	Public auction	Longbridge & West Heath
6.	Land fronting Stonehouse Lane, Bartley Green B32 3AH	Place Prosperity & Sustainability	Vacant land. Site area 1,043 sq m approx.	Freehold with vacant possession	Solus negotiations with adjacent landowner	Bartley Green
7.	Birchfield Community Day Nursery, 1 Haughton Road, Birchfield B20 3LE	Children & Families	Former day nursery. Site area 1,627 sq m approx.	Freehold with vacant possession	Public auction	Birchfield
8.	Midland Lodge, Sutton Park, Sutton Coldfield B74 2YS	City Operations	Void residential property. Site area 1,195 sq m approx.	Freehold with vacant possession	Informal Tender	Sutton Four Oaks
9.	65 Chilcote Close, Hall Green B28 0PB	Childrens & Families	Former caretaker's house. Site area 227 sq m approx.	Freehold with vacant possession	Public auction	Hall Green South
10.	Norman Power Centre, 14 Skipton Road, Ladywood B16 8JJ	Adult Social Care	Former care centre. Site area 6,728 sq m approx.	Freehold with vacant possession	Informal Tender	Ladywood
11.	7 Netherdale Road, Highters Heath B14 4TQ	Childrens & Families	Former caretaker's house. Site area 284 sq m approx.	BCC's leasehold interest with vacant possession	Public auction	Highters Heath
12.	Land fronting 324 Station Road, Stechford B33 8RR	Place Prosperity & Sustainability	Vacant land. Site area 554 sq m approx.	Freehold with vacant possession	Solus negotiations with adjacent landowner	Yardley East
13.	1461 Pershore Road, Stirchley B30 2JL	Children & Families	Former offices. Site area 1,240 sq m approx	Freehold with vacant possession	Informal Tender	Stirchley
14.	Great Barr Leisure Centre, Aldridge Road, Great Barr B44 8NT	City Operations	Former leisure centre. Site area 1,283 sq m approx	Freehold with vacant possession	Solus negotiations with adjacent landowner	Oscott
15.	Four Oaks Boys Club, Wilmcote Drive, Mere Green B75 5BL	Children & Families	Former youth centre. Site area 612 sq m approx	Freehold with vacant possession	Informal Tender or Auction	Sutton Mere Green
16.	Land at Clifton Road, Balsall Heath B12 8SH	Children & Families / Place Prosperity & Sustainability	Former school with adjacent vacant land. Site area 6,148 sq m approx	Freehold with vacant possession	Informal Tender	Sparkbrook & Balsall Heath East

Disposal of Surplus Property - Appendix 1 (Cabinet Committee Property - October 2024)

17.	Site of former Mayfield Annex, Villa Street, Lozells B19 2YA	Children & Families	Cleared site. Site area 3,607 sq m approx	Freehold with vacant possession	Informal tender or Auction	Newtown
18.	Land fronting 268 Hamstead Road, Handsworth B20 2RD	City Operations	Garden land. Site area 128 sq m approx	Freehold	Solus negotiations with adjacent landowner	Birchfield
19.	School Lane depot, School Lane, Shard End B34 6SH	City Housing	Former housing depot and void garage court. Site area 1,799 sq m approx.	Freehold with vacant possession	Auction	Shard End
20.	Land under Lawley Middleway, Bordesley B7 4JD	City Operations / Place Prosperity & Sustainability	Vacant land. Site area 840 sq m approx	Freehold with vacant possession	Solus negotiations with adjacent landowner	Bordesley & Highgate
21.	Land off Montague Street, Digbeth B9 4BA	City Operations	Vacant land. Site area 87 sq m approx	Freehold with vacant possession	Solus negotiations with adjacent landowner	Bordesley & Highgate
22.	Land off Fazeley Street, Digbeth B9 4BA	City Operations	Vacant land. Site area 997 sq m approx	Freehold with vacant possession	Solus negotiations with adjacent landowner	Bordesley & Highgate
23.	Office, Lodge Hill Cemetery, Weoley Avenue, Selly Oak B29 5AA	City Operations	Former office. Site area 100 sq m approx	Freehold with vacant possession	Auction	Weoley & Selly Oak
24.	Handsworth Park Lodge, Hamstead Road, Handsworth B20 2HF	City Operations	Former lodge. Site area 258 sq m approx	Freehold with vacant possession	Auction	Handsworth
25.	Land adjacent 79 Belchers Lane, Alum Rock B8 3EY	City Housing	Former garage court. Site area 1,735 sq m approx	Freehold with vacant possession	Auction	Alum Rock
26.	Coleshill Road Nursery, Coleshill Road, Sutton Coldfield B75 7BA	City Operations	Former horticultural nursery. Site area 14,064 sq m approx.	Freehold with vacant possession	Informal Tender	Sutton Reddicap





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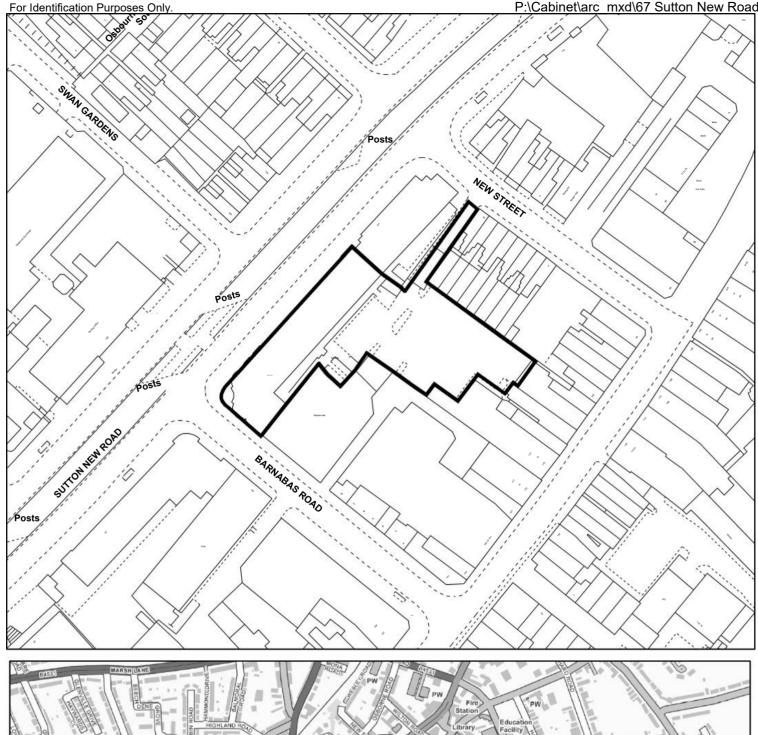


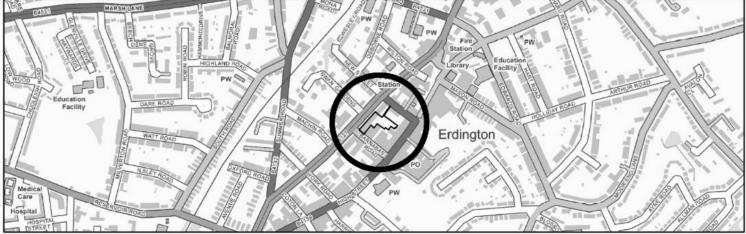
David Harris
Assistant Director Corporate Landlord
Place, Prosperity & Sustainability Directorate
Council House
Victoria Square
Birmingham, B1 1BB

The Hayes Redditch Road Kings Norton



22	Scale (Main Map)	Drawn	Date
	1:2,500 @A4	Bharat Patel	10/09/2024
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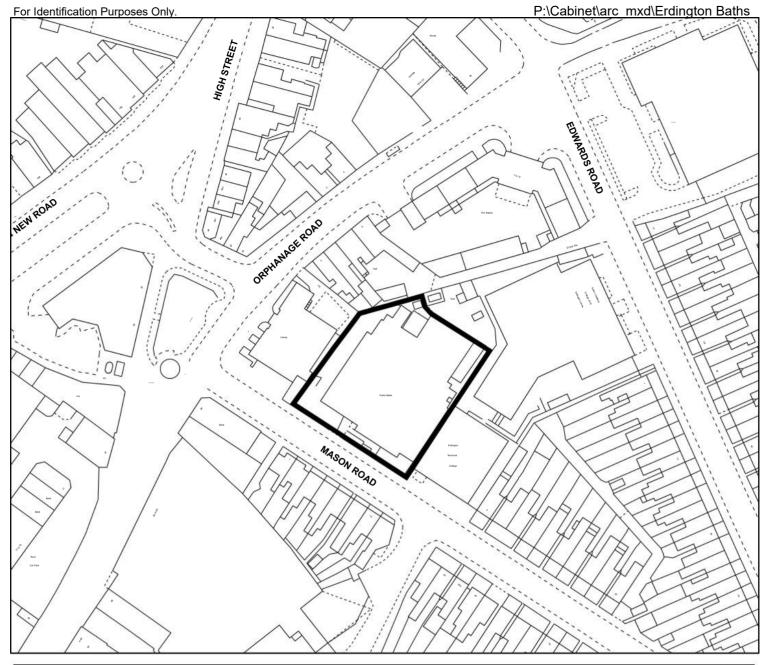
Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

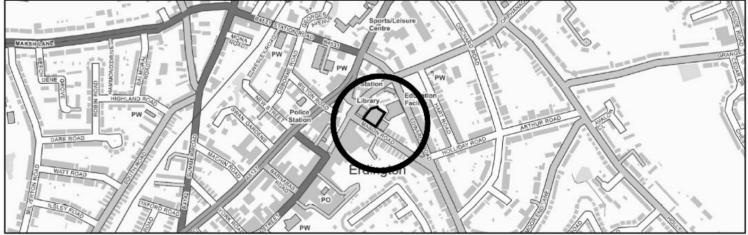
P:\Cabinet\arc mxd\67 Sutton New Road

67 Sutton New Road Erdington



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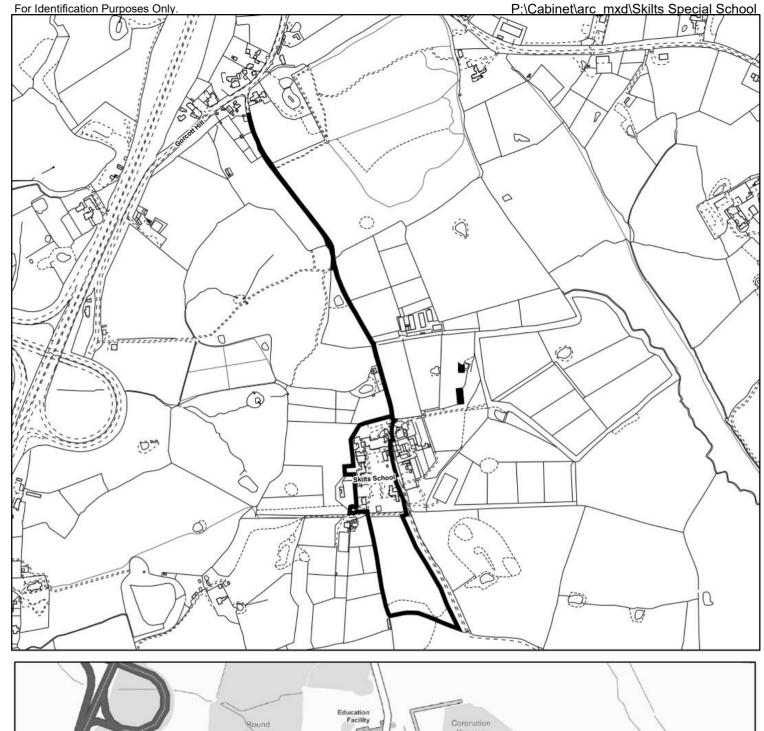


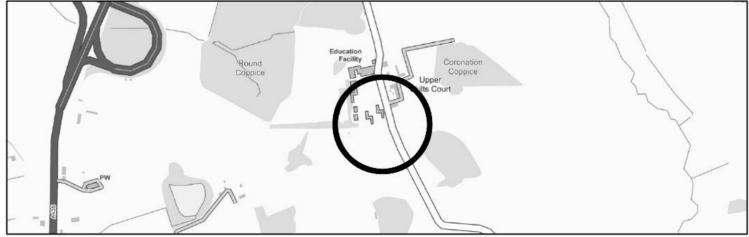
Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

Former Erdington Baths Mason Road Erdington



	Scale (Main Map)	Drawn	Date
2	1:1,250 @A4	Bharat Patel	06/08/2024
2	0.S.Ref SP1191N	W	





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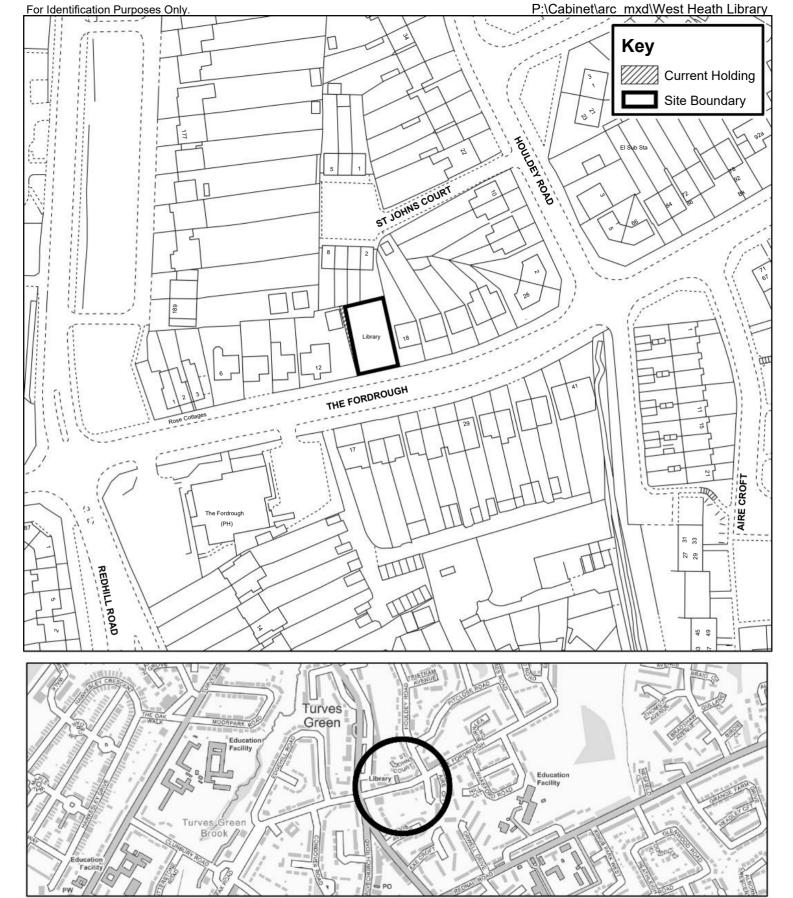


Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

Former Skilts Special School Gorcott Hill Redditch



	Scale (Main Map)	Drawn	Date
2	1:8,000 @A4	Bharat Patel	06/08/2024
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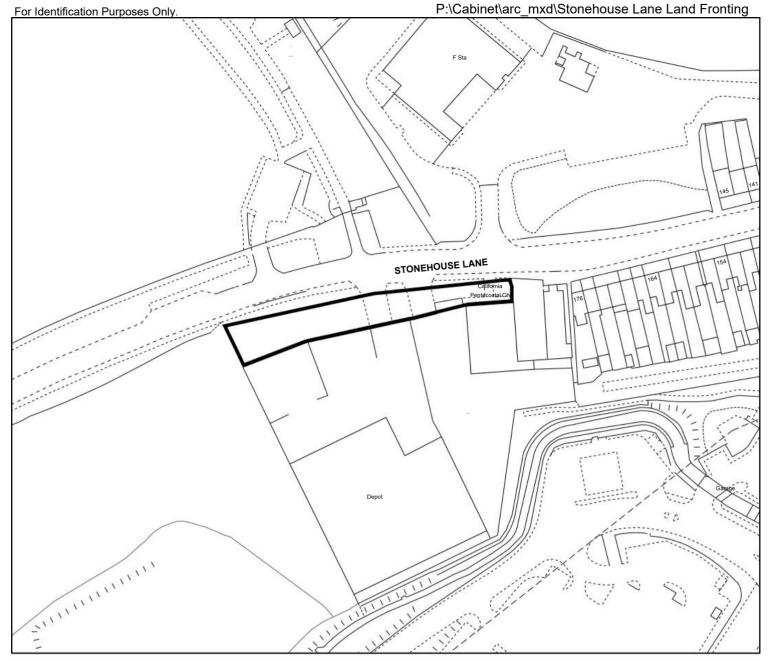


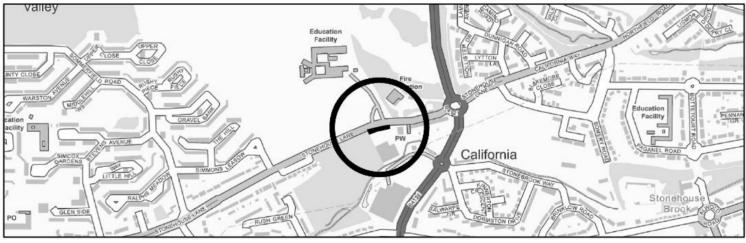
Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

Site of former West Heath Library
The Fordrough
West Heath



Scale (Main Map)	Drawn	Date			
1:1,250 @A4	Bharat Patel	06/08/2024			
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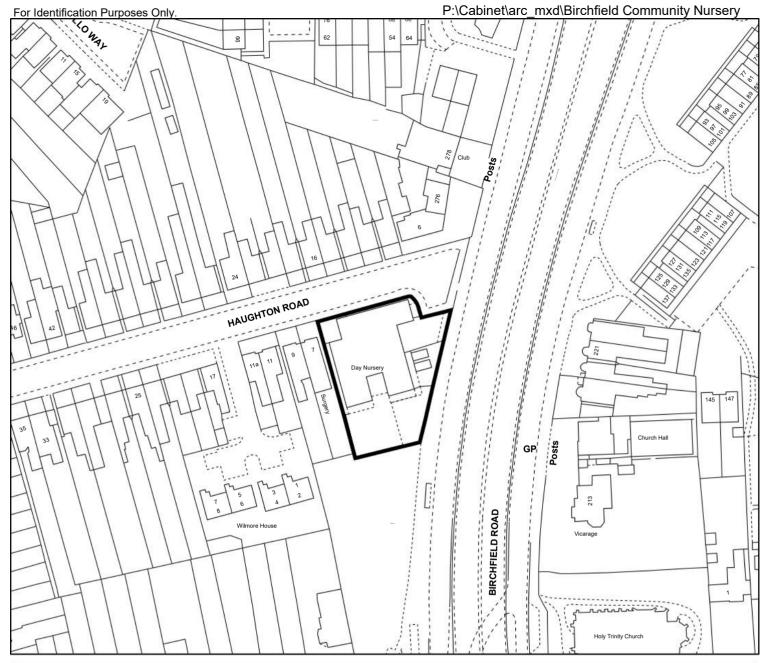


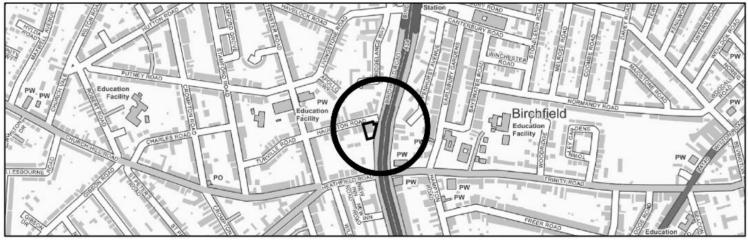
Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

Land Fronting Stonehouse Lane Bartley Green



	Scale (Main Map)	Drawn	Date
0	1:1,250 @A4	Bharat Patel	06/08/2024
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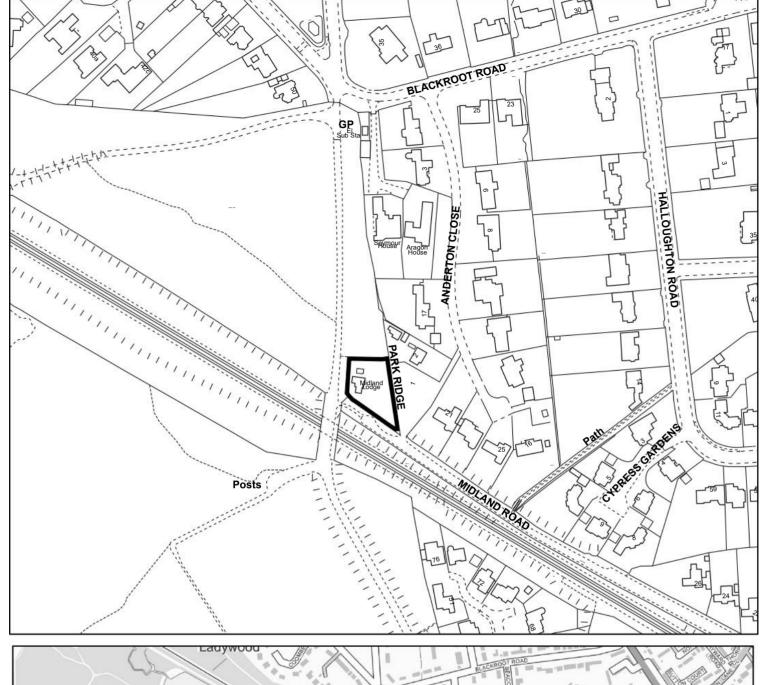


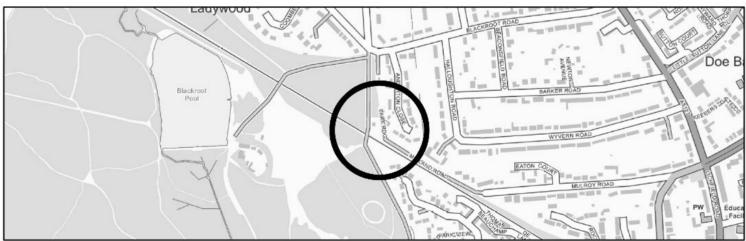
Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

Birchfield Community Day Nursery 1 Haughton Road Birchfield



Scale (Main Map)	Drawn	Date
1:1,250 @A4	Bharat Patel	06/08/2024
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Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

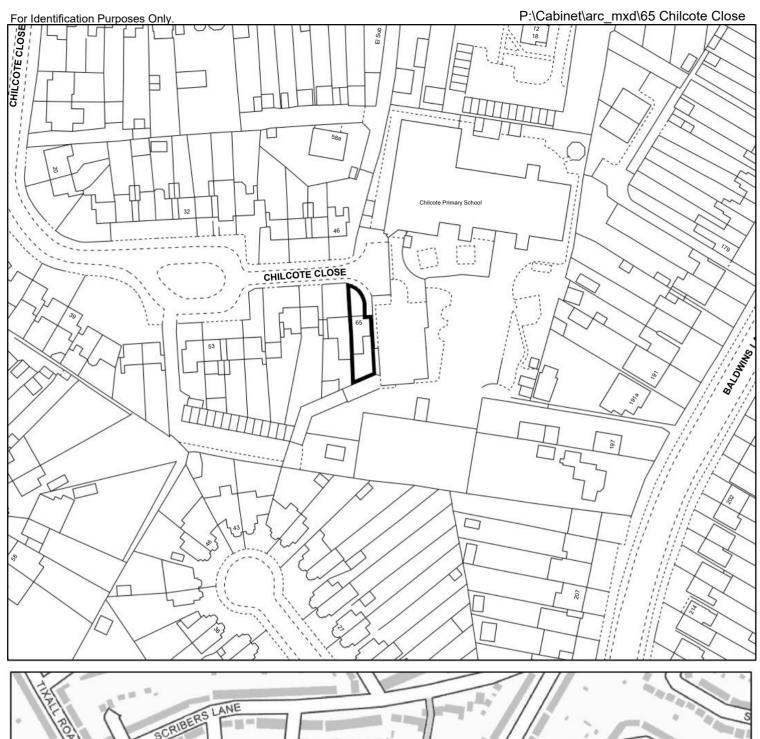
P:\Cabinet\arc_mxd\Midland Lodge

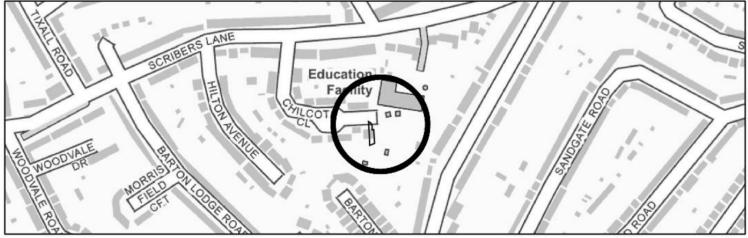
Midland Lodge Off Blackroot Road Sutton Four Oaks

For Identification Purposes Only



	Scale (Main Map)	Drawn	Date
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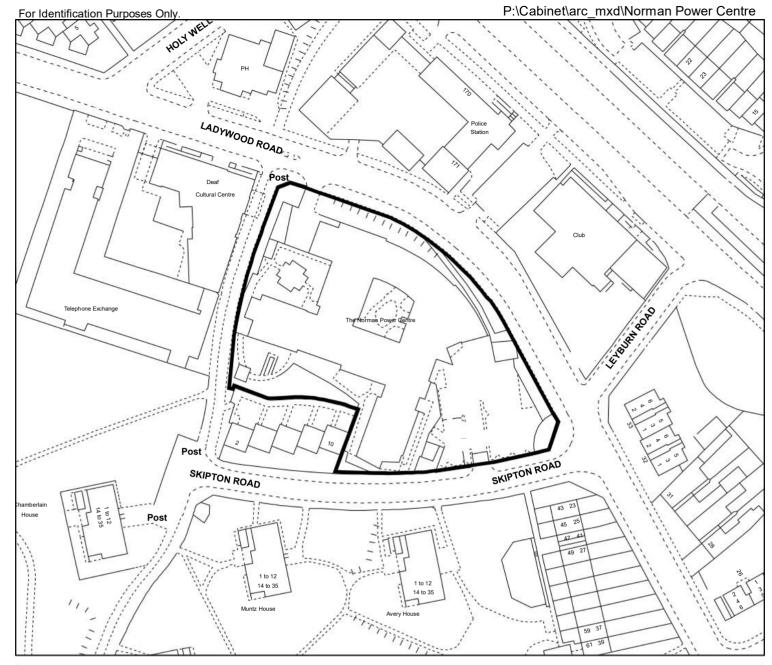


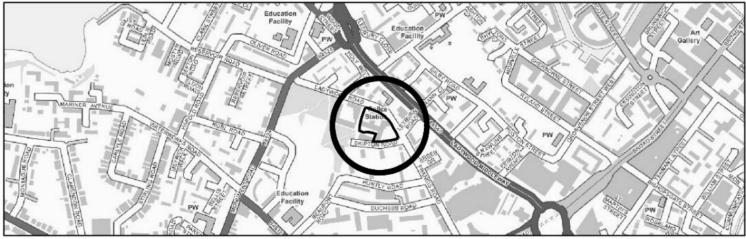
Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

65 Chilcote Close Hall Green



Scale (Main Map)	Drawn	Date
1:1,250 @A4	Bharat Patel	08/08/2024
O.S.Ref SP1079NE		





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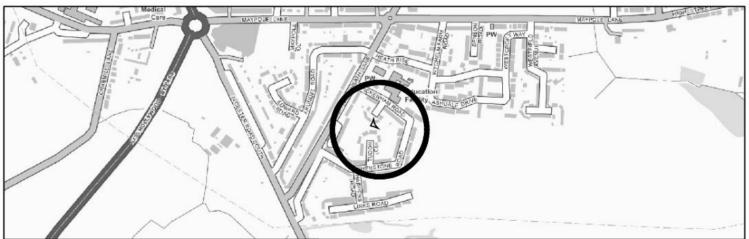
Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

Norman Power Centre 14 Skipton Road Ladywood



Scale (Main Map)	Drawn	Date
1:1,250 @A4	Bharat Patel	07/08/2024
O.S.Ref SP0586SW		





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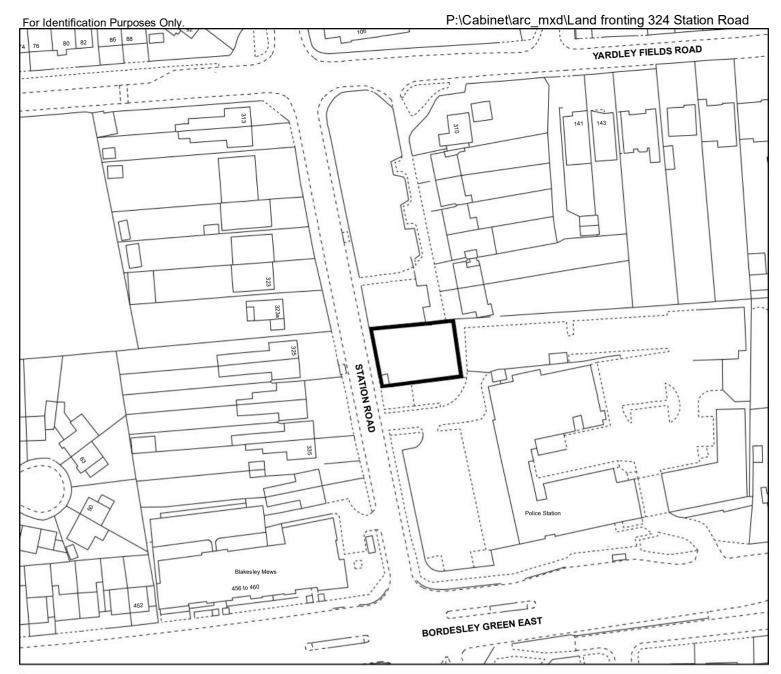


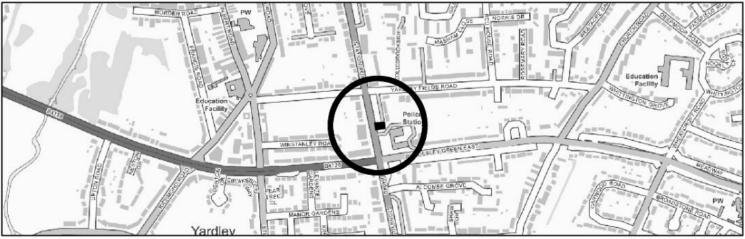
Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

7 Netherdale Road Highters Heath



Scale (Main Map)	Drawn	Date
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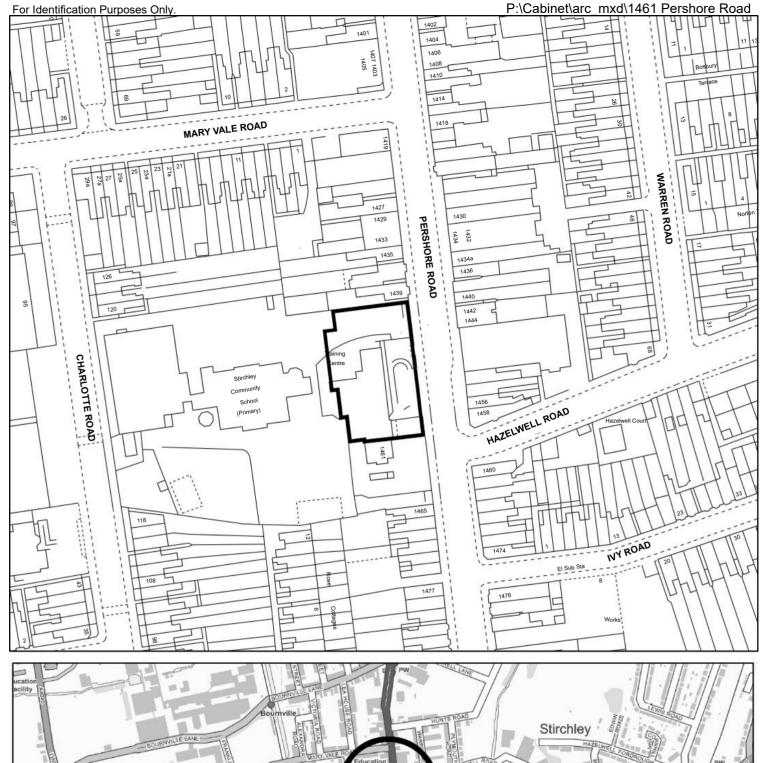


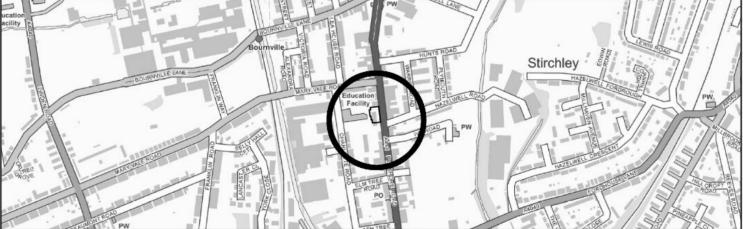
David Harris Assistant Director Corporate Landlord Place, Prosperity & Sustainability Directorate Council House Victoria Square Birmingham, B1 1BB

Land fronting 324 Station Road Stechford



Scale (Main Map)	Drawn	Date
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Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

1461 Pershore Road Stirchley



	Scale (Main Map)	Drawn	Date
	1:1,250 @A4	Bharat Patel	08/08/2024
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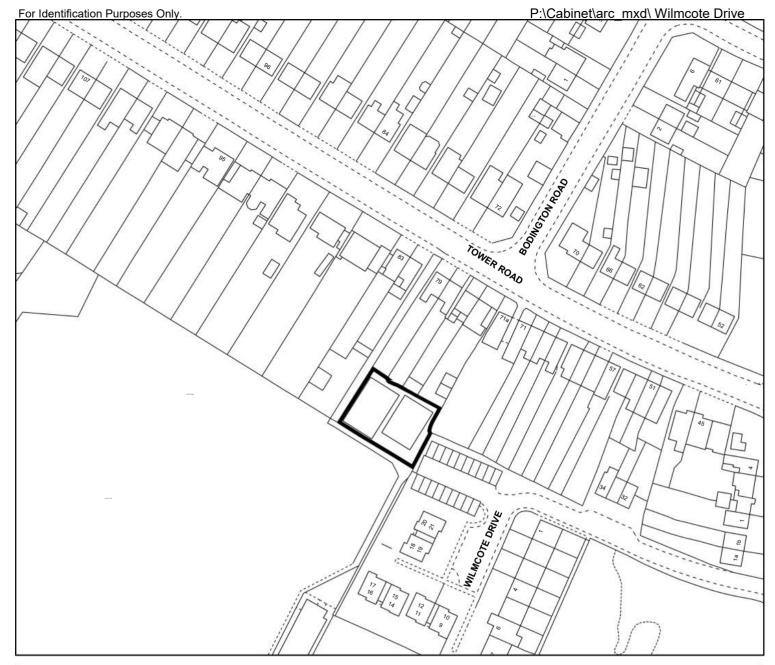


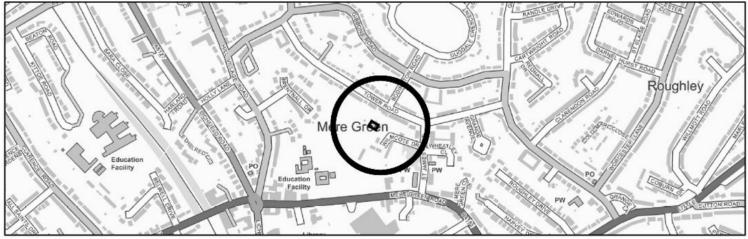
Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

Great Barr Leisure Centre Aldridge Road Great Barr



	Scale (Main Map)	Drawn	Date
_	1:2,500 @A4	Bharat Patel	08/08/2024
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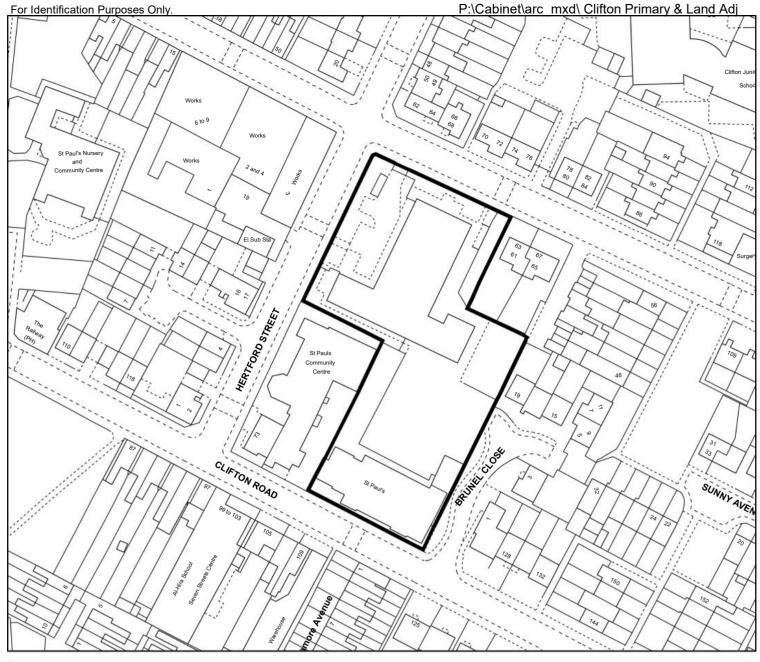


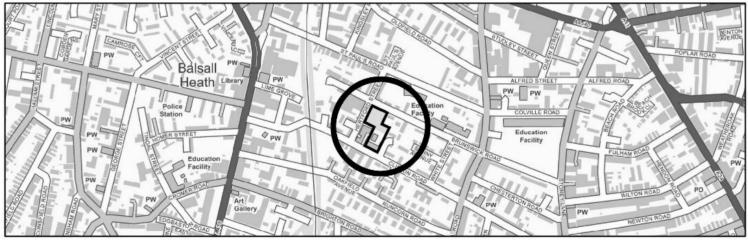
Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

Four Oaks Boys Club Wilmcote Drive Mere Green



in the second	Scale (Main Map)	Drawn	Date
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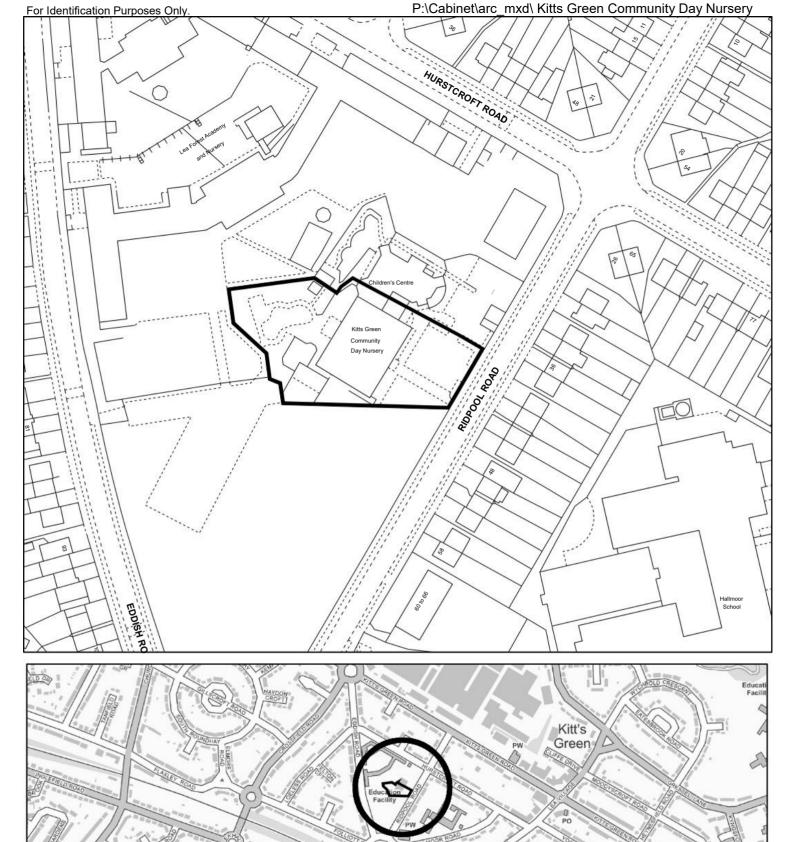


Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

Clifton Road Junior School & adjacent land Clifton Road Balsall Heath



	Scale (Main Map)	Drawn	Date
2	1:1,250 @A4	Bharat Patel	14/08/2024
3	p of 120	-	



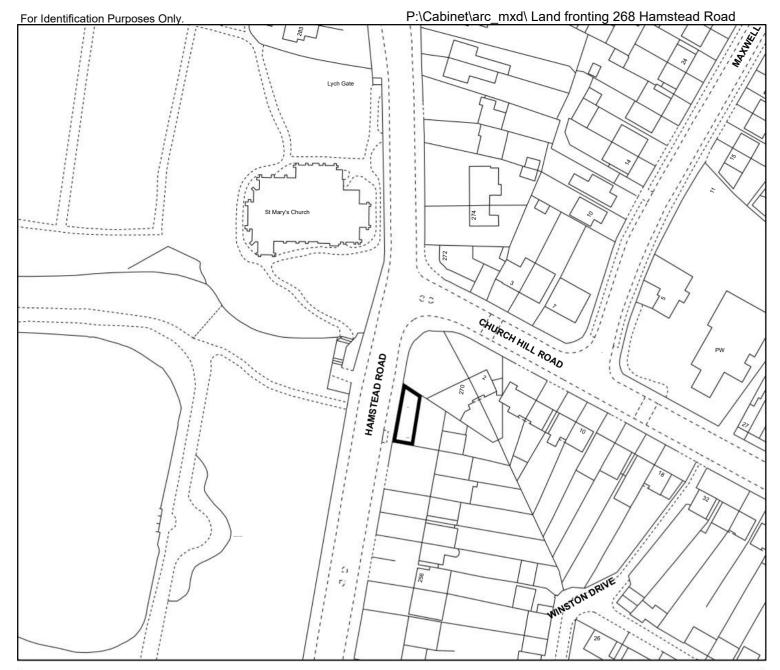


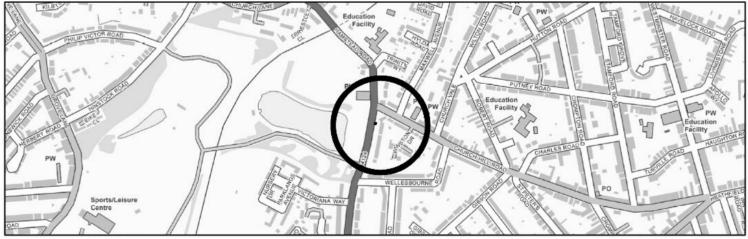
Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

Kitts Green Community Day Nursery Ridpool Road Shard End



Scale (Main Map)	Drawn	Date
1:1,250 @A4	Bharat Patel	12/08/2024
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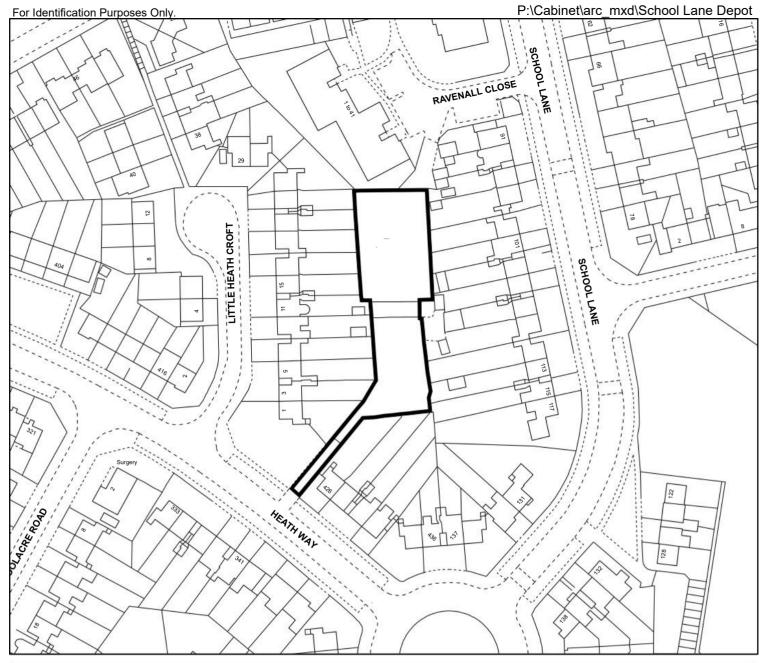
Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

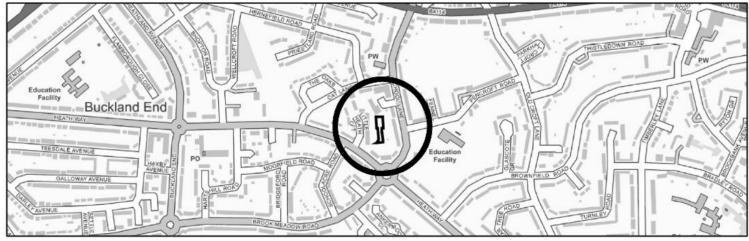
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12/08/2024

Land Fronting 268 Hamstead Road Handsworth

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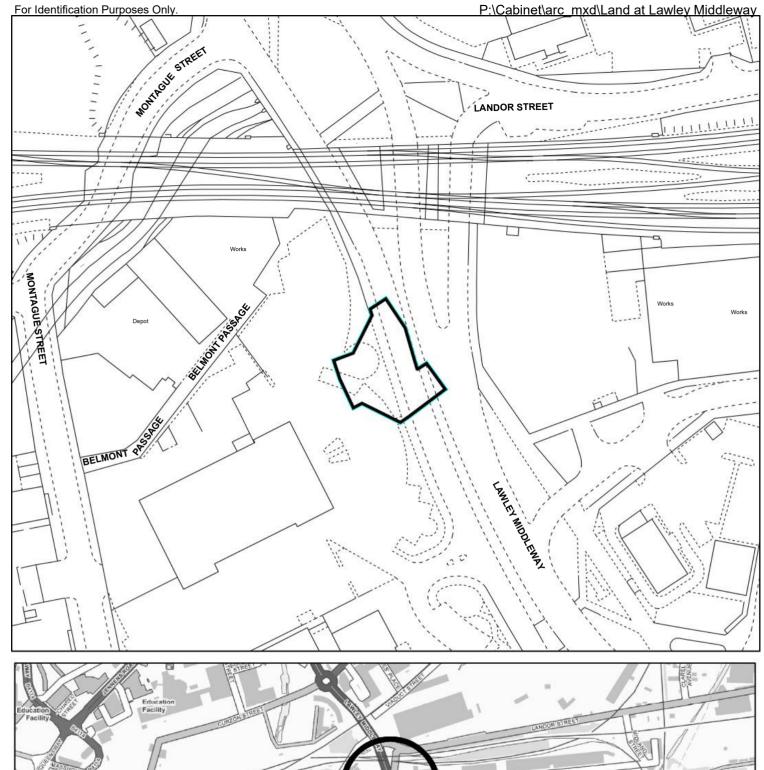


Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

School Lane Depot School Lane Shard End



	Scale (Main Map)	Drawn	Date
	1:1,250 @A4	Bharat Patel	12/08/2024
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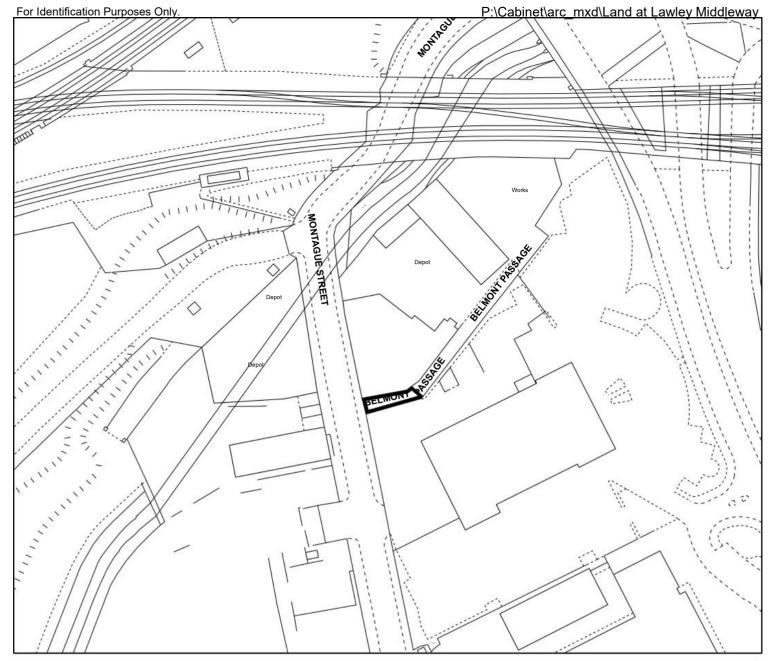


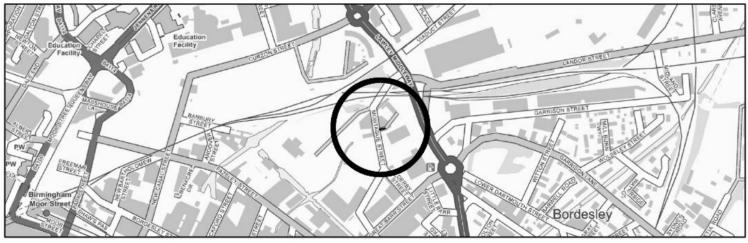
Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

Land at Lawley Middleway Bordesley & Highgate

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Scale (Main Map)	Drawn	Date
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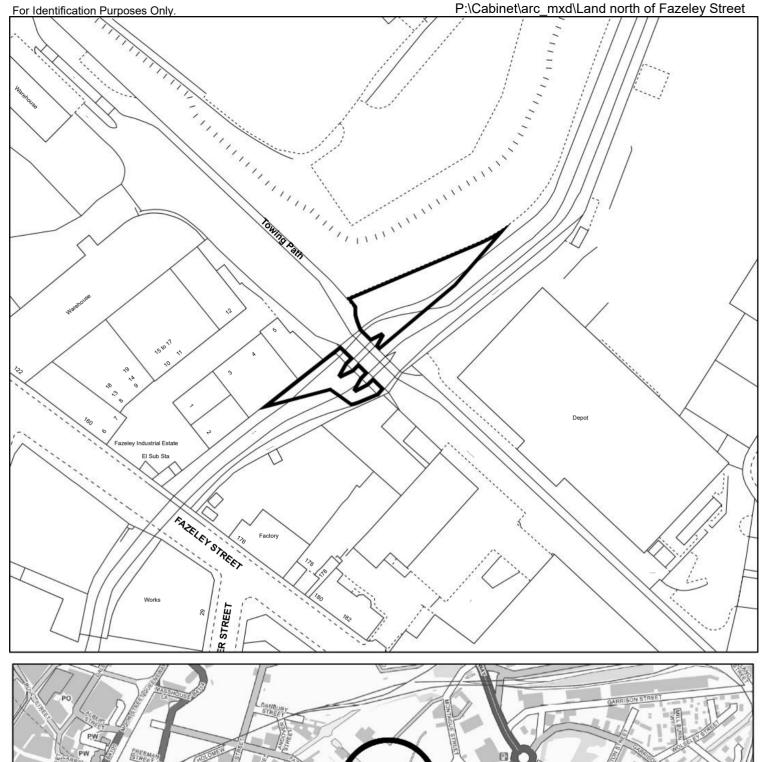


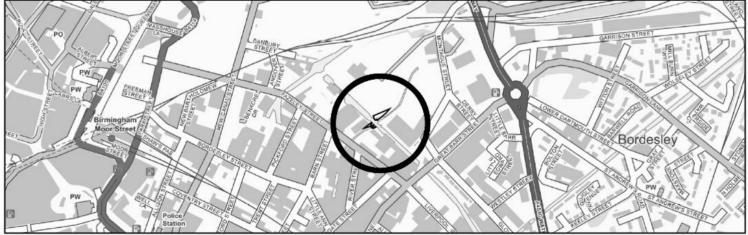
Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

Land At Montague Street (Part of Belmont Passage) Bordesley & Highgate



Scale (Main Map)	Drawn	Date
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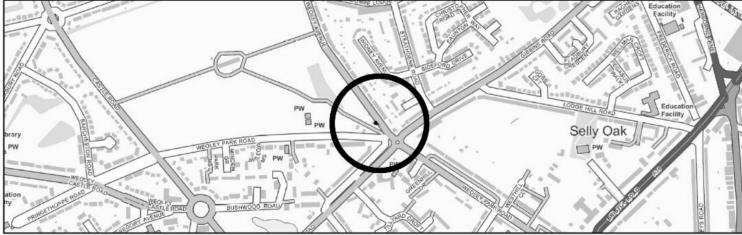
Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

Land to the north of Fazeley Street Bordesley & Highgate

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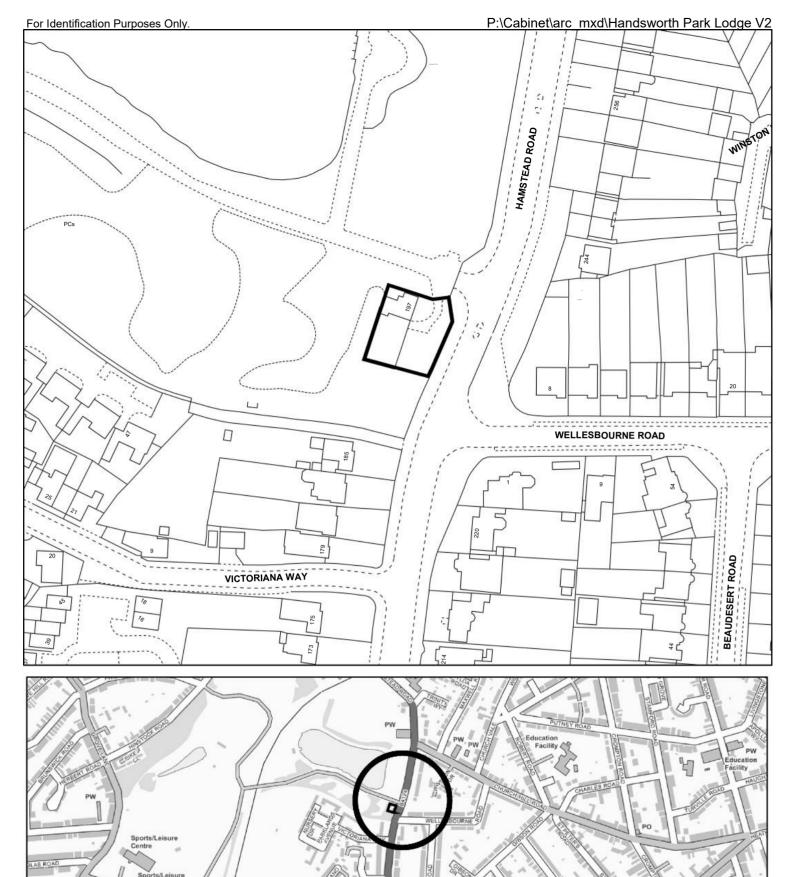


Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

Office Lodge Hill Cemetery Weoley Avenue Selly Oak



	Scale (Main Map)	Drawn	Date
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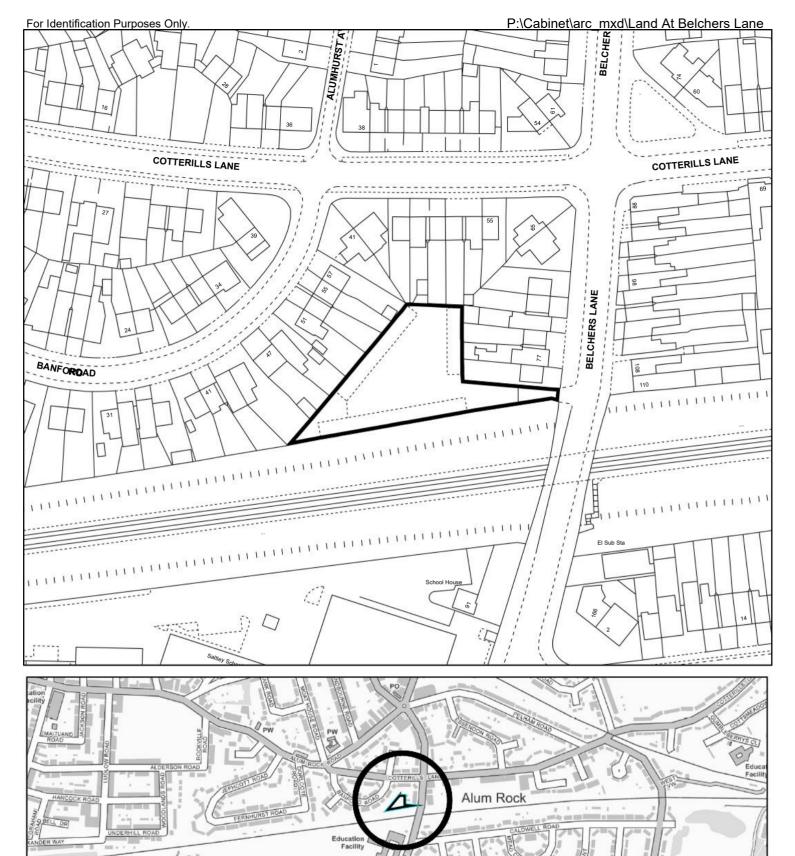


Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

Handsworth Park Lodge Hamstead Road Handsworth

Fac 4

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1:1,250 @A4	Bharat Patel	13/08/2024
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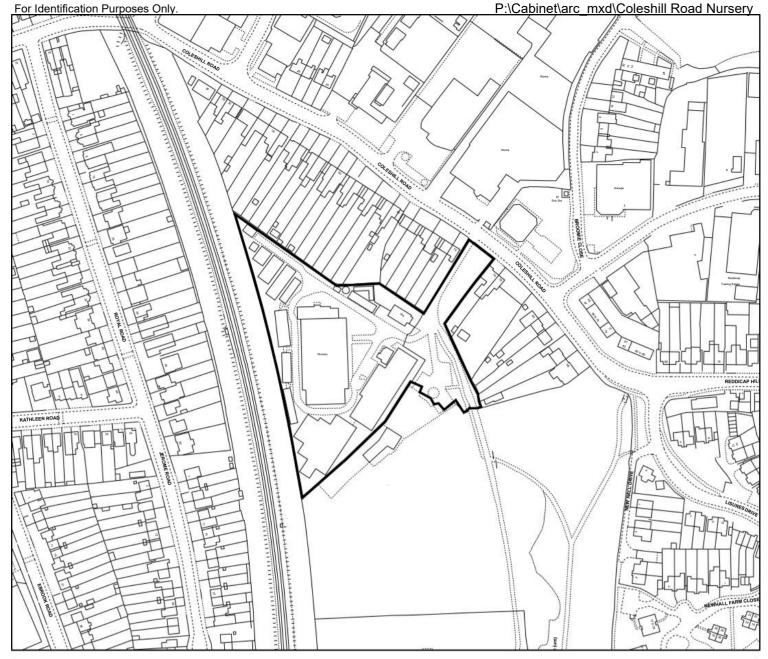


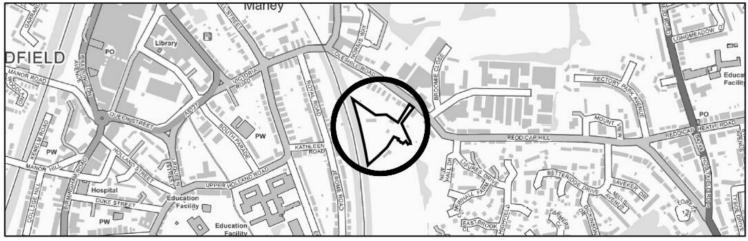


Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

Land rear of 79 Belchers Lane Alum Rock

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	1:1,250 @A4	Bharat Patel	13/08/2024
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Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street Birmingham, B7 4BG

Coleshill Road Nursery Coleshill Road Sutton Coldfield



	Scale (Main Map)	Drawn	Date
4	1:2,500 @A4	Bharat Patel	13/08/2024
4	o of 120	3	

Plan No	Property	Ward	Councillor
1	The Hayes, Alvechurch Road, West Heath	Outside of	
	B38 8LP	всс	
2	67 Sutton New Road, Erdington B23 6QT	Erdington	Councillor Alden
3	Former Erdington Baths, Mason Road,	Erdington	Councillor Alden
	Erdington B24 9EJ	0	
4	Former Skilts Special School, Gorcot Hill, Wythall B98 9ET	Outside of BCC	
5	Site of former West Heath Library, The Fordrough, West Heath B31 3LX	Longbridg e & West Heath	Councillor Clancy Councillor Storer
6	Land fronting Stonehouse Lane, Bartley Green B32 3AH	Bartley Green	Councillor Brewer Councillor Lines
7	Birchfield Community Day Nursery, 1 Haughton Road, Birchfield B20 3LE	Birchfield	Councillor Hussain
8	Midland Lodge, Sutton Park, Sutton Coldfield B74 2YS	Sutton Four Oaks	Councillor Cornish

	OF Obiles to Olessa Hell Ones a Dog ODD	I. 111	O
9	65 Chilcote Close, Hall Green B28 0PB	Hall	Councillor Timothy Huxtable
		Green	
		South	
10	Norman Power Centre, 14 Skipton Road,	Ladvwood	Councillor Bore
	Ladywood B16 8JJ	Ladywood	Councillor Hartley
	Ladywood B to oss		- Couriem Flarmay
11	7 Netherdale Road, Highters Heath B14 4TQ	Highters	Councillor Higgs
	_	Heath	
12	Land fronting 324 Station Road, Stechford	Yardley	Councillor Harries
	B33 8RR	East	
13	1461 Pershore Road, Stirchley B30 2JL	Stirchley	Councillor Locke
	<u> </u>		
14	Great Barr Leisure Centre, Aldridge Road,	Oscott	Councillor Dring
	Great Barr B44 8NT		Councillor Sandhu
15	Four Oaks Boys Club, Wilmcote Drive, Mere	Sutton	Councillor Jenkins
	Green B75 5BL	Mere	ocumental seriamo
	Green By G GBE	Green	
16	Land at Clifton Road, Balsall Heath B12 8SH		Councillor Ahmed
			Councillor Hussain
		Heath	
		East	
17	Site of former Mayfield Annex, Villa Street,	Newtown	Councillor Islam
	Lozells B19 2YA		
18	Land fronting 268 Hamstead Road,	Birchfield	Councillor Hussain
	Handsworth B20 2RD		
		ļ	
19	School Lane depot, School Lane, Shard End	Shard End	Councillor Ward
00	B34 6SH	D	OII M
20	Land under Lawley Middleway, Bordesley B7	Bordesley	Cllr Marsham
	4JD	&	
0.4		Highgate	0 - 11 - M - 1
21	Land off Montague Street, Digbeth B9 4BA	Bordesley	Councillor Mosquito
		&	
00	Landaff Familia Olivia Bilda (1.20.424	Highgate	On a sill a mana si
22	Land off Fazeley Street, Digbeth B9 4BA	Bordesley	Councillor Mosquito
		&	
		Highgate	

23	Office, Lodge Hill Cemetery, Weoley Avenue,	Weoley &	Councillor Peks
	Selly Oak B29 5AA	Selly Oak	
24	Handsworth Park Lodge, Hamstead Road,		Councillor Quinnen
	Handsworth B20 2HF	th	
25	Land adjacent 79 Belchers Lane, Alum Rock	Alum	Councillor Idrees
	B8 3EY	Rock	Councillor Khan

26	Coleshill Road Nursery, Coleshill Road,	Sutton	Councillor Parkin
	Sutton Coldfield B75 7BA	Reddicap	

This location is a key part of the High Street in the middle of the most viable part of the High Street. Therefore it is really important that the uses of the site going forward are suitable and support the vitality of this key economic hub in North Birmingham.

Therefore we ask that the site is disposed of in a way that only allows for only office, retail or leisure eg Cinema, uses and it is prohibited from being converted into accommodation/residential. The area already suffers from issues with poor quality conversion of former office spaces, HMO's and exempt accommodation and it is vital that this is not allowed to happen here as given the scale and location of the block it would be devastating to the High Street. It is clear if residential was allowed in this block it would be a significant risk that it would be turned into a huge exempt accommodation block, which planning would have no powers to stop. Therefore this must be prevented at this stage. If required to be able to secure the above restrictions then we would ask any relevant covenants were placed on the deeds for the property and if needed disposal be by leasehold rather than freehold.

We would request to be consulted on the drawing up of the sale documents so that we can all ensure that the proposals that go to market support the vitality of the High Street and meet the restrictions above.

We would also ask that ward members are given a chance to have a proper say on the evaluation of the bids received to allow local input of the impact any proposal that comes forward would have on the High Street and surrounding areas.

And to confirm in relation to the baths we are very supportive of it going to Witton Lodge to be able to continue their regeneration work.

Councillor Clancy: I strongly object. This site was not only formerly the West Heath Library but remains a site for a potential and further Library service (this was something that was communicated with overwhelming support by residents in the area). Originally, the dilapidated building due to safety reasons had to be demolished, but monies had previously been ringfenced by the Conservative Cabinet Member for Finance at the time to have the library rebuilt, so as to serve the West Heath and surrounding area. It has always, and still does, remain a hope that the BCC site fulfils its obligations to rebuild a Library service in some form at this location; residents as public taxpayers still hold this view today, as do I.

Councillor Storer: the former West Heath library was supposed to be reopened using funding that was already allocated. I wouldn't want to see that site sold off.

Councillor Brewer: I am happy for the disposal of the land to go ahead, Swallow Drinks might be interested in purchasing the land, have they been approached?

Midland Lodge Sutton Park Sutton Coldfield item Number 8 on list. This has years of history regarding the position of this property within Sutton Park. I agree this property needs to g on the market, however any purchaser must be aware of conditions that will be require, this is crown land.

I have previously mentioned to BCC that the current Caretaker at Chilcote Primary School, who lives in a flat over the Baldwins Lane shopping parade, Hall Green should be offered this property as part of her role under licence, which would assist both her and her family's housing situation (my understanding is that they are officially overcrowded) and the school by effectively having the Caretaker on site. Councillor Bore: My only comment would have been in respect to the Norman Power Centre but you have picked up the issue I raised with Housing and other officers following a Budget Task & Finish Group meeting on 20 September. No objections from me, and I did consult residents opposite, thanks, they feel it's a sensible use of the land. Thank you for this. I am surprised this building going up for disposal A local church Dell Road. Had worked hard to obtain lease. Over 6/7; years. When agreed. Plans were put forward and agreed Now I find that it is going up for sale. I am sure the church may try and bid but I know Stirchley is an upcoming place. I imagine the frustration of this for the church. Especially after the delight when lease agreed with education department Councillor Dring: 14 talks of the sale of the leisure centre I would not favour the sale of this facility as I was of the impression this was to be taken over by the adjoining School .I would also be interested in asking if ajoining recreation ground is included in this sale I would be opposed to the land being developed due to lack of green space in oscott. Thank you for this information which I duly note, in particular in relation to the boys' club in Wilmcote Drive in Mere Green ward. I formally agree with cabinet proposal to dispose of land fall within my ward Newtown you may be aware I don't have any community facility in my ward Birchfield, therefore I prefer if this property is sold to community group, so it can be utilised for community use. Thanks for letting me know of this disposal. I have no objections. my formal comments are that I am supportive of the sale to Homes England

The asset in my ward is the former office at Lodge Hill Cemetery which I understand is currently unused.

From Google maps it looks as though the adjoining property has already been developed and turned into a residential property and so can see that this building could also therefore be a new home within the area.

On that basis I have no objection to it being sold by the Council, as long as a best value assessment has been carried out and that it is not of use to BCC and cannot be used for alternative purposes.

Cllr Idrees: In reference to the piece of Land Adjacent to 79 Belchers Lane B8 3EY. As you know it is in my Ward and going back 15-20 years ago there were garages. These garages were at the rear of 7 properties on Banford Road from 45-57, about 8 properties on Cotterills Lane from 41-55 and about 5 properties on Belchers Lane from 71-79. From many years residents from these properties have been exploring to buy this land collectively to have access to this land so that they can build the garages using some of their rear garden land and some of this land.

All the residents I have spoken to on Banford Road want the 1st refusal be given to them. I will consult with the residents from Cotterills Lane and Belchers Lane and if their view is the same, then I think there is a merit to consider their proposal. As any development happening on this piece of land will have direct impact on the residents of these Roads. So I think it will be wise to get an independent valuation and write to the residents that the Council is willing to sell the land at X price and if they are happy to pay that price collectively, then it should be sold to them and if they cannot buy it then it can be sold through an open Auction.

They have also asked me to speak to Member of Parliament Shabana Mahmood to seek her support as well.

I will be emailing her as well to let her know about the residents views.

I am extremely concerned to see that Coleshill Road Nursery is on the list of assets for property disposals.

I have three comments to make. Unfortunately I am on holiday at the moment so cannot read my previous email exchanges with Officers on this matter and I am unable to reply directly by email:

Firstly:

Earlier this year I was informed of the Nursery's closure by residents. No one at BCC had even bothered to inform me - as the ward councillor - that Coleshill Nursery was 'temporarily' closed.

I subsequently discovered that the council was intending carry out a review this Autumn of the viability of retaining its three nursery sites (Cofton, Kings Heath and Coleshill). Due to the financial crisis a review would be carried out to potentially close two sites and keep one open.

I am still chasing up Officers (cc Andy Vaughan) to find out what stage this review is at as I have received no further updates. The latest information I received was that the review would still be taking place this autumn.

Given that this review has seemingly not even started why is the Coleshill Road nursery site on the property disposal list?

Secondly:

Following my complaint to Officers (cc Andy Vaughan) of not receiving prior notification of the closure of the Coleshill site the council belatedly put this message up on its website: https://www.birmingham.gov.uk/info/20089/parks/325/plant_nurseries_and_floristry_service

"Pending a review of the Nurseries operation, Coleshill Road Nursery will remain closed for public plant sales for the foreseeable future."

When will this review start?

Who will be consulted?

When will I be consulted?

As usual the communication from the council - from the very start - has been dreadful Thirdly:

Equality Impact Assessment Form

Before you start

- If you are not familiar with completing Equality Impact Assessments (EIAs), then please read this best practice guide for more details about how to conduct an EIA:

 https://birminghamcitycouncil.sharepoint.com/sites/EqualityImpactAssessment/Shared%20Document s/General/Documentation/EIA%20Best%20Practice%20Guide%20-%20NEW.docx
- This **online form** is intended to help you complete an EIA and to record the results. This is important to comply with our legal duties under the Equality Act 2010.
- An EIA needs to be undertaken by someone with a good understanding of the service. There must be proper consideration of the evidence and issues before filling in the form it must not be completed as a 'tick box' exercise.
- Support and advice is available from the Equalities Team in Strategy, Equality & Partnerships
 Directorate (Equalities@birmingham.gov.uk). The Insight, Policy and Strategy Team
 (CityObservatory@birmingham.gov.uk) can assist with access to data and tools such as those on the
 Birmingham City Observatory (https://www.cityobservatory.birmingham.gov.uk).
- It is important you read all sections fully and understand them before proceeding.
- If you do not complete this form in one go, you can return using the same link and continue. This uses browser cookies so be sure to not be working In Private mode or delete your cookies.

What is an Equality Impact Assessment?

An Equality Impact Assessment (EIA) is a systematic assessment of services, functions, policies and procedures (collectively referred to as proposals). The EIA involves anticipating, recording, acting on and reviewing the consequences of proposals on everyone and making sure that, as far as possible, any negative consequences are eliminated or minimised and opportunities for advancing equality are maximised.

An EIA must be completed before proposals are put in place. This is because we are required to understand the equality impact of our decisions before we take them. EIAs must not be completed only at the end of a decision-making process as a 'tick box' exercise.

We use a Sharepoint site to record our EIAs

(https://birminghamcitycouncil.sharepoint.com/sites/EqualityImpactAssessment/Shared%20Documents/G eneral/Equality%20Impact%20Assessment%20Form.xlsx). This allows us to provide evidence of a robust approach where we have considered the relevant evidence and taken account of the required issues.

To perform a robust EIA you must use evidence. This may include evidence from Council services, for example about who uses a particular service, and also evidence from the Birmingham City Observatory which provides our 'single source of the truth' about Birmingham and its residents.

The purpose of an EIA is to improve everything that Birmingham City Council does by making sure we do not unfairly discriminate and that, where possible we advance equality and foster good relations between Page 55 of 120

different groups. When done properly, EIAs ensure equality issues are mainstreamed through everything we do by getting individuals and teams to think carefully about the likely impact of their work on residents, visitors, employees and potential employees and to take action to improve our services, functions, policies and procedures.

An EIA should pre-empt issues: anticipate what the impact of the policy is on different groups of residents and staff so that we can try to mitigate any negatives and maximise positive impacts.

An introduction to the Equality Act 2010	
1	
Are you familiar with the Equality Act 2010? *	
An introduction to the Equality Act 2010	
Yes - Continue	
No - End of form	
2	
What would you like to do next? * 🗔	

- Take me straight to the EIA form
- Tell me why I need to complete an EIA

EIA Form - About your Equality Impact Assessment



Please only complete this section AFTER you have performed your Equalities Impact Assessment. This is used to record your completion.

3

Subject of the EIA * 🔲

This may be the name of your project, service, product or deliverables

Disposal of Surplus Property

4

Brief description of the policy, service or function covered by the EIA *

Details about your project, service, product or deliverables

To declare surplus and bring forward the sale of 26 City Council assets (land and built

5
Equality Assessment is in support of * 🗔
Select all those that apply
New function
New policy
New service
New strategy
Amended function
Amended policy
Amended service
Amended function
Amended/refreshed strategy
6
How frequently will you review impact and mitigation measures identified in this EIA? * \square
You should review this EIA every time the proposal is adjusted/amended, including impact and mitigation options
Quarterly
O Six months

	Annually
\bigcirc	Every two years
\bigcirc	No preference
\bigcirc	Not required

7

Due date of the first review *

Based on the review frequency, please enter the date when your first review is due to take place

01/10/2025



Directorate, Division & Service Area





Details about your service are or those which will be impacted by this assessment.

8

Which directorate(s) are responsible for this EIA? * \square

Adults Social Care
Birmingham Childrens Trust
Children and Families
City Housing
City Operations
People Services
Places, Prosperity and Sustainability
Strategy, Equalities and Partnerships
9
Division * 🗔
What division is responsible for this?
Corporate Landlord
10
Service area 👊
What service area/team is responsible for this?
Operational Property Management

Select all those that apply

Is this EIA related to budget savings or RRR? * 🔲

RRR being Reset, Reshape, Restart



O No





Here we will ask you to let us know who **within your team** are your officers responsible for approvals. It is important to note that the Equality Impact Assessment process is entirely governed and quality controlled by you and your team. The equalities team will act as the custodians of the completed assessments only.

Please enter their full email address only. i.e william.adama@birmingham.gov.uk

12

What is the responsible officer's **name**? * \square

Philip Andrews

What is the responsible officer's email address ? * \Box
This is the person completing this form. MUST BE AN EMAIL ADDRESS ONLY!
Philip.Andrews@birmingham.gov.uk
14
What is the accountable officer's name ? * \square
This MUST not be the same as the responsible officer
David Harris
15
What is the accountable officer's email address ? * \square
This is the person responsible for making the final decision on the EIA and the policy, plan procedure etc. This will usually be an Assistant Director or Director. MUST BE AN EMAIL ADDRESS ONLY!
David.M.Harris@birmingham.gov.uk



Data sources

There is no single method of finding out what we need to know to make sure our services are accessible and appropriate. The usefulness of the data we collect is only as good as the questions we ask, and what we do with the answers we get. You will need to:

- Decide what information or data you need.
- Use your and your colleagues' knowledge.
- Use existing monitoring data.
- Use existing customer feedback information.
- Consider complaints about the service, function, policy or procedure.
- Consider information about take up and who is not able to access the service or benefit from the proposal.
- Research best practice, the internet is one way of doing this.
- Consider the relevance of the national Census, other national statistics, research, economic and workforce data.
- Consider existing consultation and what this tells you.
- Ensure there is information that allows all perspectives to be taken into account.

You will now need to decide whether you need to obtain further information. When deciding how and what further information should be collected, you need to consider:

- What data and information is available?
- What data and information would be useful?
- Who might hold relevant information? (both internally and externally)?
- How can you proactively identify external research and data?
- Is new data/research needed? If so, where will it come from?
- Are you confident about the validity of both the internal and external data?

It is suggested that the following questions should be kept in mind when analysing data:

- What do I need/want to know?
- Who can help me determine what data is required and where to get this from?
- What data is needed to ensure that all perspectives are taken into account?
- What existing quantitative and qualitative data is available internally and externally?
- What additional information is required? Various data collection techniques are likely to be used during an EIA, these may include:

 Page 63 of 120

- Knowledge
- Review of complaints made
- Surveys
- Evidence from consultations / community consultation
- Performance data / Inspection / audit / assessment
- Existing research
- Monitoring information

Don't let lack of evidence put you off

It may sound contradictory, but **lack of evidence should** <u>not</u> prevent an equality impact assessment from being undertaken – provisionally. In cases of new policies or management decisions there may be little evidence. In such cases you should make a judgement that is as reliable as possible.

Provisional assessments are sometimes called screening assessments, initial assessments or partial assessments.

Where a provisional assessment has been carried out, there must be plans to gather the required data so that a full assessment can be completed after a reasonable time. The scale of these plans should be proportionate to the issue at hand. When there is enough evidence a full impact assessment should be prepared. In both cases – initial and full assessments – the process around the four key questions remains the same.

16
Data sources 🗔
What sources of data, evidence and insight have been used to support this assessment. Selec all those that apply
Birmingham City Observatory data and insight
Consultation results
Interviews
Quantitative data (please specify in the box below)
Relevant reports/strategies
Relevant research
Surveys

Oracle
Other
17
Data source details 🗔
Please provide details of the data sources such as links where relevant
Officer experience of previous disposal activity and associated methodology

Protected Characteristics





The following pages will prompt you to think about each of the protected characteristics you should consider in your Equality Impact Assessment. These include, but not limited to age, gender and ethnicity.

We will also use the details entered to provide real-time reports which will help shape our services and understand the needs of our citizens.



Protected Characteristic - Age

Things to Consider

Consider any discriminatory employment practices including recruitment, personal development, promotion, entitlements and retention.

Services should be provided, regardless of age, on the basis of clinical need alone.

Wey Facts

As of 2021, Birmingham has a population of 1.14 million people, of which;

- 20.9% (239,348) are children aged under 15
- 66.0% (755,082) are adults aged 15 to 64
- 13.1% (150,486) are aged 65 and over

It is of the youngest cities in England with 38% of the population (435,641) is aged 25 and under.

Birmingham has a median age of 34 years. Even though Birmingham is younger than the national median (40 years), the increase in median age (from 32 in Census 2011) suggests an increasingly ageing population.

Wards (count) with the highest number of people aged 25 and under are;

- Bournbrook and Selly Park (15,339)
- Alum Rock (13,454)
- Sparkbrook and Balsall Heath East (12,442)

Find out more

You can find out more about the age makeup in Birmingham by using the following resources:

© Census 2021 - City Observatory:

https://app.powerbi.com/view? r=eyJrljoiNDE3ZjYwMjgtOGE3Yi00NjEyLWEyZTktNmJjMTAyMTQ5OTdjIiwidCl6IjY5OWFjZTY3L WQyZTQtNGJjZC1iMzAzLWQyYmJlMml5YmJmMSJ9

r=eyJrljoiZTkxMjVlMjMtODhhNi00NTM5LTgzOGUtOThkNDEwMTAwY2FmliwidCl6ljY5OWFjZTY3LWQyZTQtNGJjZC1iMzAzLWQyYmJlMml5YmJmMSJ9
✓ Joint Strategic Needs Assessment of Older Adults - Birmingham City Council: https://app.powerbi.com/view? r=eyJrljoiMzQzM2UxYTItZDk1ZC00ZDdILTgxMjktN2Q2YWQ0NzE0ODRiliwidCl6ljY5OWFjZTY3 LWQyZTQtNGJjZC1iMzAzLWQyYmJlMml5YmJmMSJ9
© Local Area Profiles - Birmingham City Council: https://www.birmingham.gov.uk/info/50268/joint_strategic_needs_assessment_jsna/1332/local_area_health_profiles
Local Authorities Health Profiles - Public Health England: https://fingertips.phe.org.uk/profile/health-profiles/data#page/1/ati/302/are/E08000025
Child and Maternal Health - Public Health England https://fingertips.phe.org.uk/profile/child-health- profiles/data#page/1/ati/402/are/E08000025
Does this proposal impact people due to their age as per the Equality Act 2010? *
Yes
No No
19
Please describe how this proposal does not impact people due to their age *

https://app.powerbi.com/view?

Except for the circumstance where a special purchaser has been identified, the disposal process will be open and transparent for all to participate in. This will include public auctions and/or tender processes.



Protected Characteristic - Disability

Definition

You are disabled under the Equality Act 2010 if you have a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on your ability to do normal daily activities. 'Substantial' is more than minor or trivial, e.g. it takes much longer than it usually would to complete a daily task like getting dressed and 'long-term' means 12 months or more, e.g. a breathing condition that develops as a result of a lung infection. People with progressive conditions can be classified as disabled and under the legislation some specific conditions are classified as disabled from the day of diagnosis (HIV, cancer or multiple sclerosis).

Things to Consider

Consider reasonable steps that can be taken to accommodate the disabled persons requirements, including:

- Physical access
- Format of information
- Time of interview or consultation event
- Personal assistance
- Interpreter
- Induction loop system
- Independent living equipment
- Content of interview of course etc.

Steps to make reasonable adjustments to service delivery and employment practices to ensure 'accessible to all'.

Wey Facts

17.3% of the population (198,064) is disabled under the Equality Act.

26.5% of households (112,069) have at least 1 disabled person under the Equality Act.

8% of households (33,890) have 2 or more disabled people under the Equality Act.

Breakdown by Ward (count) indicates with the highest number of people who are disabled under the Equality Ac are Bartley Green (5,115), Weoley and Selly Oak (4,942), Glebe Farm and Tile Cross (4,815), Longbridge and West Heath (4,790).

The wards where people who are disabled under the Equality Act, account for a higher proportion of the population relative to other wards: Castle Vale (25.8%; 2,560), Frankley Great Park (23.5%; 2,978) and Shard End (23.2%; 2,857).

Find out more

You can find out more about the disability makeup and health in Birmingham by using the following resources:

© Census 2021 - City Observatory:

https://app.powerbi.com/view?

r=eyJrljoiNDE3ZjYwMjgtOGE3Yi00NjEyLWEyZTktNmJjMTAyMTQ5OTdjIiwidCl6ljY5OWFjZTY3LWQyZTQtNGJjZC1iMzAzLWQyYmJlMml5YmJmMSJ9

Birmingham Area and Ward Profiles - City Obvservatory:

https://app.powerbi.com/view?

r=eyJrljoiZTkxMjVlMjMtODhhNi00NTM5LTgzOGUtOThkNDEwMTAwY2FmliwidCl6ljY5OWFjZTY3LWQyZTQtNGJjZC1iMzAzLWQyYmJlMml5YmJmMSJ9

Family Resources Survey - Gov UK:

https://www.gov.uk/government/statistics/family-resources-survey-financial-year-201819

© Community Health Profiles - Birmingham City Council:

https://www.birmingham.gov.uk/info/50305/community_health_profiles

O Local Area Health Profiles - Birmingham City Council:

https://www.birmingham.gov.uk/info/50268/joint_strategic_needs_assessment_jsna/1332/local_area_health_profiles

Learning Disability Profiles - Public Health England

https://fingertips.phe.org.uk/profile/learning-disabilities/data#page/1

20

	Yes
1	163

No

21

Except for the circumstance where a special purchaser has been identified, the disposal process will be open and transparent for all to participate in. This will include public auctions and/or tender processes. Any relocation of staff to alternative facilities will ensure appropriate accessibility in accordance with the DDA.

Protected Characteristic - Sex



Definition

Gender refers to the characteristics of women, men, girls and boys that are socially constructed. This includes norms, behaviours and roles associated with being a woman, man, girl or boy, as well as relationships with each other. As a social construct, gender varies from society to society and can change over time.

Gender interacts with but is different from sex, which refers to the different biological and physiological characteristics of females, males and intersex persons, such as chromosomes, hormones and reproductive organs. Sex and gender are related to but different from gender identity. Gender identity refers to a person's deeply felt, internal and individual experience of gender, which may or may not correspond to the person's physiology or designated sex at birth.

Things to consider

- Equal access to recruitment, personal development, promotion and retention.
- Childcare arrangements that do not exclude a candidate from employment and the need for flexible working.
- The provision of single sex facilities, toilets, wards etc.
- Equality of opportunity in relation to health care for individuals irrespective of whether they are male, female, single, divorced, separated, living together or married.

Wey Facts

There are slightly more females (584,496; 51.1%) than males (560,423; 48.9%) in Birmingham – and this observation can be seen at the national level (England and Wales), as females

account for 30.4 million (51.0%) of the population, whilst males make up 29.2 million (49.0%)

Breakdown by ward indicates the wards with the highest concentrations of females are Alum Rock (14,115), Sparkbrook and Balsall Heath East (13,635), Glebe Farm and Tile Cross (12,753) and Hall Green North (12,610).

The wards with the highest concentrations of males are Alum Rock (13,903), Sparkbrook and Balsall Heath East (13,699), Ladywood (13,224) and Soho and Jewellery Quarter (13,166).

Wards where females account for a higher proportion of the population relative to other wards are Castle Vale (54.1%; 5,379), Bournbrook and Selly Park (53.3%; 11,933) and Shard End (53.2%; 6,561).

The wards where males account for a higher proportion of the population relative to other wards are Birchfield (51.9%; 6,473), Soho and Jewellery Quarter (51.7%; 13,166) and North Edgbaston (51.6%; 11,645).

Find out more

You can find out more about the sex makeup in Birmingham by using the following resources:

© Census 2021 - City Observatory:

https://app.powerbi.com/view? r=eyJrljoiNDE3ZjYwMjgtOGE3Yi00NjEyLWEyZTktNmJjMTAyMTQ5OTdjliwidCl6ljY5OWFjZTY3L WQyZTQtNGJjZC1iMzAzLWQyYmJlMml5YmJmMSJ9

Birmingham Area and Ward Profiles - City Observatory:

https://app.powerbi.com/view? r=eyJrljoiZTkxMjVlMjMtODhhNi00NTM5LTgzOGUtOThkNDEwMTAwY2FmliwidCl6ljY5OWFjZT Y3LWQyZTQtNGJjZC1iMzAzLWQyYmJlMml5YmJmMSJ9

@ How Life Has Changed in Birmingham - ONS:

https://www.ons.gov.uk/visualisations/censusareachanges/E08000025/

22

\bigcirc	Yes
	No

Please describe how this proposal does not impact people due to their sex *

Except for the circumstance where a special purchaser has been identified, the disposal process will be open and transparent for all to participate in. This will include public auctions and/or tender processes.





Definition

Gender reassignment is the process of transitioning from one gender to another.

Things to Consider

- Equal access to recruitment, personal development, promotion and retention.
- Equality of opportunity in relation to health care for individuals irrespective of whether they are male or female.
- The maintenance of confidentiality about an individual's sexuality. The process of transitioning from one gender to another.
- Equal access to recruitment, personal development, promotion and retention.
- Equality of opportunity in relation to health care for individuals irrespective of whether they are male or female.
- The maintenance of confidentiality about an individual's sexuality.

Wey Facts

0.5% of people aged 16 and over (4,168) have a gender identity that is different from the sex registered at birth but they did not give a specific identity.

	Trans women make up 0.1% of the 16 and over population (1,327).
	All other gender identities make up 0.1% of the 16 and over population (924).
	Find out more You can find out more about the gender reassignment makeup in Birmingham by using the following resources:
	Census 2021 - City Observatory: https://app.powerbi.com/view? r=eyJrljoiNDE3ZjYwMjgtOGE3Yi00NjEyLWEyZTktNmJjMTAyMTQ5OTdjIiwidCl6ljY5OWFjZTY3L WQyZTQtNGJjZC1iMzAzLWQyYmJIMml5YmJmMSJ9
	© Gender reassignment Factsheet - Birmingham City Council: https://www.birmingham.gov.uk/downloads/file/2616/gender_reassignment_factsheet
	24
	Does this proposal impact people who are proposing to undergo, undergoing or have undergone a process to reassign one's sex as per the Equality Act 2010? *
	Yes
(No
	25
	Please describe how this proposal does not impact people due to gender reassignment * \square
	Except for the circumstance where a special purchaser has been identified, the disposal process will be open and transparent for all to participate in. This will include public auctions and/or tender processes.

Trans men make up 0.2% of the 16 and over population (1,405).



Protected Characteristic
- Marriage and Civil

Partnership

Things to Consider

Equal access to recruitment, personal development, promotion and retention.

Equality of opportunity in relation to health care for individuals irrespective of whether they are single, divorced, separated, living together or married or in a civil partnership.

Wey Facts

44.9% of the 16 and over population (399,065) has never been married or has never registered a civil partnership.

40% of the 16 and over population (355,416) is married or in a registered civil partnership.

7.3% of the 16 and over population (64,517) is divorced or has a civil partnership dissolved.

5.3% of the 16 and over population (47,318) is widowed or the surviving civil partnership partner.

2.6% of the 16 and over population (23,307) is separated, but still legally married or still legally in a civil partnership.

Wards (count) with the highest concentration of people who have never been married or have never registered a civil partnership are Bournbrook and Selly Park (16,529), Ladywood (15,234), Soho and Jewellery Quarter (12,031) and North Edgbaston (9,067).

The wards with the highest concentration of people who are married or in a registered civil partnership are Alum Rock (9,679), Hall Green North (9,180), Sparkbrook and Balsall Heath East (9,159) and Sutton Vesey (8,793).

The wards with the highest concentration of people who are divorced or have a civil partnership dissolved are Longbridge (1,774), Bartley Green (1,767) and Erdington (1,656).

The wards with the highest concentration of people who are widowed or the surviving civil partnership partner are Weoley and Selly Oak (1,243), Longbridge and West Heath (1,156) and

Erdington (1,097).

The wards with the highest concentration of people who are separated, but still legally married or still legally in a civil partnership are Soho and Jewellery Quarter (677), Sparkbrook and Balsall Heath East (653) and Alum Rock (646).

Find out more

You can find out more about the gender reassignment makeup in Birmingham by using the following resources:

© Census 2021 - City Observatory:

https://app.powerbi.com/view? r=eyJrljoiNDE3ZjYwMjgtOGE3Yi00NjEyLWEyZTktNmJjMTAyMTQ5OTdjIiwidCl6ljY5OWFjZTY3L WQyZTQtNGJjZC1iMzAzLWQyYmJlMml5YmJmMSJ9

Material Property of the Prop

https://www.ons.gov.uk/visualisations/censusareachanges/E08000025/

26

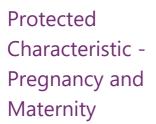
Does this proposal impact people who are married or in a civil partnership as per the Equality Act 2010? *

Yes

No

27

Except for the circumstance where a special purchaser has been identified, the disposal process will be open and transparent for all to participate in. This will include public auctions and/or tender processes.





Things to Consider

Equal access to recruitment, personal development, promotion and retention for female employees who are pregnant or on maternity leave.

Equality of opportunity in relation to health care for women irrespective of whether they are pregnant or on maternity leave.

Unlawful to treat a woman unfavourably because she is breast feeding.

Ney Facts

In 2021, there were 14,477 live births in Birmingham, a fertility rate of 1.68 and 77 stillbirths/ 5.3 stillbirths per 1000 live births and stillbirths.

Ward level (count) with the most live births were Alum Rock (440), Sparkbrook and Balsall Heath East (407), Glebe Farm and Tile Cross (364) and Aston (376).

Ward level (figures are expressed as a proportion of all usual residents) live births account for a higher proportion of the population relative to other wards were Heartlands (2.0%; 262), Tyseley and Hay Mills (1.7%; 194) and Bordesley and Highgate (1.6%; 245).

Find out more

You can find out more about pregnancy and births in Birmingham by using the following resources:

Public Health Profiles - Public Health England:

https://fingertips.phe.org.uk/search/births#page/1/gid/1/pat/401/par/E08000025/ati/8/iid/93 089/age/179/sex/2/cat/-1/ctp/-1/yrr/5/cid/4/tbm/1

O Local Area Health Profiles - Birmingham City Council:

 $https://www.birmingham.gov.uk/info/50268/joint_strategic_needs_assessment_jsna/1332/local_area_health_profiles$

Perinatal Mental Health - Public Health England:

https://fingertips.phe.org.uk/profile-group/mental-health/profile/perinatal-mental-health/data#page/1/gid/1938132960/ati/154/iid/92266/age/179/sex/2/cat/-1/ctp/-1/yrr/1/ci Page 76 of 120

Public Health Community Services - Birmingham City Council: https://app.powerbi.com/view?
r=eyJrljoiM2ZmZGNmMjctZmU3OC00MzdjLTgyN2EtZWMzZWM4NTM1NjYwliwidCl6ljY5OWFj ZTY3LWQyZTQtNGJjZC1iMzAzLWQyYmJlMml5YmJmMSJ9
© Child and Maternal Health - Public Health England
https://fingertips.phe.org.uk/profile/child-health- profiles/data#page/1/ati/402/are/E08000025
28
Does this proposal impact people covered by the Equality Act 2010 under the protected characteristic of pregnancy and maternity? * * * * * * * * * * * * * * * * * * *
Yes
No No
29
Please describe how this proposal does not impact people who are covered by the pregnancy and maternity characteristic *
Except for the circumstance where a special purchaser has been identified, the disposal process will be open and transparent for all to participate in. This will

include public auctions and/or tender processes. Any relocation of staff will

ancura there are appropriate facilities available



Protected Characteristic - Ethnicity and Race

Definition

The social group a person belongs to, and either identifies with or is identified with by others, as a result of a mix of cultural and other factors including language, diet, religion, ancestry and physical features traditionally associates with race.

Things to Consider

- The provision of an interpreter for people whose first language is not English.
- Written communication and the use of language particularly jargon or colloquialisms etc.
- Respect in terms of religion, belief and culture.

Wey Facts

48.6% of the city's population is White (556,608), 31% Asian/Asian British (355,384), 11% Black/African/Caribbean/Black British (125,760), 4.8% mixed (55,205), and 4.5% is categorised as 'other ethnic' (51,965).

Ward level (count) with the largest concentration of White people are Longbridge and West Heath (17,877), Bartley Green (16,410), Sutton Vesey (16,026) and Weoley and Selly Oak (15,588).

The wards with the largest concentration of Asian people are Alum Rock (21,065), Sparkbrook and Balsall Heath East (18,052), Aston (17,073) and Sparkhill (16,803).

The wards with the largest concentration of Black people are Newtown (7,468), Soho and Jewellery Quarter (6,005), Nechells (5,877) and Ladywood (5,801).

The wards with the largest concentration of mixed people are Ladywood (1,721), Bartley Green (1,588), Glebe Farm and Tile Cross (1,479) and Harborne (1,470).

The wards with the largest concentration of 'other ethnic group' are Sparkbrook and Balsall Heath East (3,136), Balsall Heath West (2,428) Ladywood (2,168) and North Edgbaston (1,723).

Find out more

You can find out more about the ethnic makeup in Birmingham by using the following resources:

© Census 2021 - City Observatory: https://app.powerbi.com/view? r=eyJrljoiNDE3ZjYwMjgtOGE3Yi00NjEyLWEyZTktNmJjMTAyMTQ5OTdjIiwidCl6ljY5OWFjZTY3L WQyZTQtNGJjZC1iMzAzLWQyYmJlMml5YmJmMSJ9
Birmingham Area and Ward Profiles - City Observatory: https://app.powerbi.com/view? r=eyJrljoiZTkxMjVIMjMtODhhNi00NTM5LTgzOGUtOThkNDEwMTAwY2FmIiwidCl6ljY5OWFjZTY3LWQyZTQtNGJjZC1iMzAzLWQyYmJIMml5YmJmMSJ9
© Community Health Profiles - Birmingham City Council: https://www.birmingham.gov.uk/info/50305/community_health_profiles
How Life Has Changed in Birmingham - ONS: https://www.ons.gov.uk/visualisations/censusareachanges/E08000025/
Local Area Health Profiles - Birmingham City Council: https://www.birmingham.gov.uk/info/50268/joint_strategic_needs_assessment_jsna/1332/local_area_health_profiles
30
Does this proposal impact people due to their race as per the Equality Act 2010? * 🗔
Yes
No
31
Please describe how this proposal does not impact people due to their race $*$
Except for the circumstance where a special purchaser has been identified, the disposal process will be open and transparent for all to participate in. This will include public auctions and/or tender processes.



Protected Characteristic - Religion or Beliefs

Things to Consider

- Prayer facilities for service users and staff.
- Dietary requirements.
- Gender of staff when caring for patients of opposite sex.
- Respect for requests from staff to have time off for religious festivals and strategies.
- Respect for dress codes (To view the Trust's Dress Code, please visit the Trust's Intranet Website, Policy Library, HR Policies) or click on the following link Dress_Code_PolicyJan2008.pdf

Wey Facts

- 34% of the city's population is Christian (389,406).
- 29.9% of the city's population is Muslim (341,811).
- 24.1% of the city's population has no religion (276,327).
- 2.9% of the city's population is Sikh (33,126).
- 1.9% of the city's population is Hindu (21,997).
- 0.6% of the city's population is 'other religion' (6,367).
- 0.4% of the city's population is Buddhist (4,340).
- 0.1% of the city's population is Jewish (1,687).

Ward level (count) with the largest concentration of people by religion are:

- Christian: Bartley Green (10,703), Erdington (10,532), Longbridge and West Heath (10,443) and Weoley and Selly Oak (10,439).
- Muslim: Alum Rock (23,448), Sparkbrook and Balsall Heath (21,171) Small Heath (18,862) and Aston (17,915).
- No religion: Bournbrook and Selly Park (10,189), Longbridge and West Heath (8,841), Bartley Green (8,520), Ladywood (8,367) and Weoley and Selly Oak (8,179).
- Sikh: Handsworth Wood (5,064), Soho and Jewellery Quarter (2,277), Holyhead (2,135) and North Edgbaston (1,924).
- Hindu: Edgbaston (1,300), Handsworth Wood (1,204), Hall Green North (1,123) and Ladywood (893).
- other religion: Handsworth Wood (447), Holyhead (352) Soho and Jewellery Quarter (345) and Handsworth (308).
- Buddhist: Ladywood (275), Handsworth Wood (174), Soho and Jewellery Quarter (161) and Bourneville and Cotteridge (157).

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(94).
Find out more You can find out more about the religion and beliefs makeup in Birmingham by using the following resources:
© Census 2021 - City Observatory: https://app.powerbi.com/view? r=eyJrljoiNDE3ZjYwMjgtOGE3Yi00NjEyLWEyZTktNmJjMTAyMTQ5OTdjIiwidCl6IjY5OWFjZTY3L WQyZTQtNGJjZC1iMzAzLWQyYmJlMmI5YmJmMSJ9
Birmingham Area and Ward Profiles - City Observatory: https://app.powerbi.com/view? r=eyJrljoiZTkxMjVIMjMtODhhNi00NTM5LTgzOGUtOThkNDEwMTAwY2FmliwidCl6ljY5OWFjZTY3LWQyZTQtNGJjZC1iMzAzLWQyYmJIMml5YmJmMSJ9
© Community Health Profiles - Birmingham City Council: https://www.birmingham.gov.uk/info/50305/community_health_profiles
We have Life Has Changed in Birmingham - ONS: https://www.ons.gov.uk/visualisations/censusareachanges/E08000025/
Local Area Health Profiles - Birmingham City Council: https://www.birmingham.gov.uk/info/50268/joint_strategic_needs_assessment_jsna/1332/local_area_health_profiles
32
Does this proposal impact people's religion or beliefs as per the Equality Act 2010? * * * * * * * * * * * * * * * * * * *
Yes
No No
33
Please describe how this proposal does not impact people due to their religion or beliefs *

• Jewish: Bournbrook and Selly Park (377), Edgbaston (262), Moseley (121) and Harborne









Definition

Sexuality and sexual orientation is about who someone feels physically and emotionally attracted to. This can be romantic or emotional attraction, or both.

Things to Consider

- Recognition and respect of individual's sexuality.
- Recognition of same sex relationships in respect to consent.
- The maintenance of confidentiality about an individual's sexuality.

Wey Facts

87.6% of the population aged 16 and over is straight or heterosexual (779,054).

1.3% of the population aged 16 and over is gay or lesbian (11,968).

1.3% of the population aged 16 and over is bisexual (11,258).

0.3% of the population aged 16 and over is pansexual (2,527).

0.1% of the population aged 16 and over is asexual (468).

0.04% of the population aged 16 and over is queer (322).

0.03% of the population aged 16 and over is 'other sexual orientation' (261).

Find out more

You can find out more about the sexual orientation makeup in Birmingham by using the following resources:

© Census 2021 - City Observatory: https://app.powerbi.com/view?

r=eyJrljoiNDE3ZjYwMjgtOGE3Yi00NjEyLWEyZTktNmJjMTAyMTQ5OTdjIiwidCl6ljY5OWFjZTY3L WQyZTQtNGJjZC1iMzAzLWQyYmJlMml5YmJmMSJ9

34

Yes

No

35

Except for the circumstance where a special purchaser has been identified, the disposal process will be open and transparent for all to participate in. This will include public auctions and/or tender processes.

Monitoring





Now you have completed the various sections and thought about the Equality Impact of your proposal we will ask you to think about how you will proceed.

Engagement with the disposal process will be monitored to ensure that there is no exclusion or negative impact for those with protected characteristics.

37

Please enter the email address for the officer responsible for monitoring impact and mitigation * \square

philip.andrews@birmingham.gov.uk



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Environment and Sustainability Assessment

Birmingham City Council is required to assess any positive or negative impacts that any policy/strategy/ decision/development proposal is likely to have on the environment. This assessment must be completed for CLT and Cabinet reports where appropriate. It is the responsibility of the Service Director signing off the report to ensure that the assessment is complete.

To complete the assessment, you should consider whether the proposal will have a positive or a negative impact on each of the key themes by placing a (\sqrt) for positive, (x) for negative and (?) for unclear impact, and (N/A) for non-applicable impact. Further guidance on the completion of the template is available on page 3 below.

Project Title:	Disposal of Surplus Property				
Directorate: Place Prosperity & Sustainability				Person Responsible for assessment: Philip Andrews	
Date of assessment: 20 th September 2024	Is it a new or existing proposal? New proposal				
Brief description of the proposal: To declare surplus and sell a series of City Council assets (land and buildings)				ts (land and buildings)	
Potential impacts of the policy/development/ decision on:	Positive Impact	Negative Impact	No Specific Impact		ill the impact be? If the impact is negative, how e mitigated, what action will be taken?
Natural Resources - including water, soil, air	V			buildings manage	Imber of assets their sale will bring the site / s into active use which will ensure the ongoing ment of the land and its impact on water courses, ty and ground conditions.
Energy use and CO₂ emissions	V			The disp Council' emission Any new existing Planning	posal of buildings will reduce the level of the City sown energy consumption and resulting CO2 hs, but it may impact on the wider city emissions. It structures constructed (or refurbishment of buildings) will be in accordance with current g and Building Regulation requirements regarding efficiency which will be superior to those in place at

27.8.21

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		the time of original construction.
Quality of environment	√ 	The proposals will bring a number of sites into active use and management. By bringing forward the re-use of existing buildings and/or development of brownfield sites it will remove pressure to develop more environmentally sensitive localities.
Impact on local green and open spaces and biodiversity		The proposals will bring a number of sites into active use and management. However, the full impact is unknown at this stage and will not be realised until the new owner(s) decide upon the future of the existing site.
Use of sustainable products and equipment	1	Any new structures constructed (or refurbishment of existing buildings) will be in accordance with current Planning and Building Regulation requirements regarding sustainability.
Minimising waste	V	Any new structures constructed (or refurbishment of existing buildings) will be in accordance with current Planning and Building Regulation requirements regarding sustainability in disposing of any construction waste appropriately.
Council plan priority: a city that takes a leading role in tackling climate change	V	Any new structures constructed (or refurbishment of existing buildings) will be in accordance with current Planning and Building Regulation requirements regarding sustainability. By bringing forward the re-use of existing buildings and/or development of brownfield sites it will remove pressure to develop more environmentally sensitive localities.
Overall conclusion on the environmental and sustainability impacts of the proposal	The proposal will bring forward for sale a number of surplus building and land. Any new structures constructed (or refurbishment of existing buildings) will be in accordance with current Planning and Building Regulation requirements regarding sustainability. By bringing forward the re-use of existing buildings and/or development of brownfield sites it will remove pressure to develop more environm sensitive localities.	

27.8.21



Guidance for completing the template

Theme	Example
Natural Resources - Impact on	Does the decision increase water use?
natural resources including water,	Does the decision have an impact on air quality?
soil, air.	Does the decision discourage the use of the most polluting vehicles (private and public) and promote
	sustainable modes of transport or working from home to reduce air pollution?
	Does the decision impact on soil?
	For example, development will typically use water for carrying out various operations and, once complete, water will be needed to service the development. Providing water to development and treating affluent water requires energy and contributes to climate change. Some of the activities including construction or disposal of waste may lead to soil pollution. The decisions may lead to more journeys thereby deteriorating air quality and thus contribution to climate change and greenhouse gases.
Energy use and CO₂ emissions.	Will the decision have an impact on energy use?
3,	Will the decision impact on carbon emissions?
	Most day-to-day activities use energy. The main environmental impact of producing and using energy such as electricity, gas, and fuel (unless it is from a renewable source) is the emission of carbon dioxide.
Quality of environment.	Does the decision impact on the overall quality of the built environment?
,	Decisions may have an impact on the overall setting, character and distinctiveness in the area. For example, if development involves ground digging and excavations etc. it may have an impact on the local archaeology.
Impact on local green and open spaces and biodiversity	The proposal may lead to localised impacts on the local green and open spaces which may have an impact on local biodiversity, trees and other vegetation in the area.
	Will the proposal lead to loss (or creation) of green and blue infrastructure?
	For example, selling an open space may reduce access to open space within an area and lead to a loss of biodiversity. However, creating a new open space would have positive effects.
Use of environmentally sustainable	Will the decision present opportunities to incorporate the use of environmentally sustainable products (such
products, equipment and	as compostable bags, paper straws etc.), recycled materials (i.e. Forest Stewardship Council (FSC)
packaging'	Timber/wood), non-polluting vehicles, avoid the use of single use plastics and packaging.
Minimising waste	Will the decision minimise waste creation and the maximise recycling during the construction and operation

27.8.21



	of the development/programme/project? Will the decision provide opportunities to improve recycling? For example, if the proposal involves the demolition of a building or a structure, could some of the construction materials be reused in the new development or recycled back into the construction industry for use on another project?
Council plan priority: a city that takes a leading role in tackling climate change and deliver Route to Zero.	How does the proposal or decision contribute to tackling and showing leadership in tackling climate change and deliver Route to Zero aspirations?

If you require further assistance with completing this template, please contact: ESAGuidance@birmingham.gov.uk

27.8.21

Birmingham City Council

Report to Cabinet Committee Property



24 October 2024

Title: SALE OF PLOT 1, SMALL HEATH BUSINESS PARK,

COVENTRY ROAD, BIRMINGHAM, B10 0HJ

Lead Cabinet Portfolio: Councillor Sharon Thompson, Deputy Leader and

Cabinet Member for Economy & Skills

Relevant Overview and Scrutiny Committee:

Economy, Skills and Culture

Report Author: Ian Chaplin

Head of Investment Property Management – Investment

& Valuation Division

Contact: ian.chaplin@birmingham.gov.uk

Place Prosperity & Sustainability Directorate

Phone Number: +44 7980 673040

Email: ian.chaplin@birmingham.gov.uk

Authorised by: David Harris, Assistant Director of Corporate Landlord

Place, Prosperity & Sustainability Directorate

Is this a Key Decision? No

If this is a Key Decision, is this decision listed on

the Forward Plan?

Reason(s) why not included on the Forward

Plan:

No

Not Applicable

Is this a Late Report?

Reason(s) why Late:

No

Not Applicable

Is this decision eligible for 'call in?'

If not eligible, please provide reason(s):

Not Applicable

No

Wards: Small Heath

Does this report contain exempt or confidential information?

Yes

Exempt Information

Exempt Appendices 2, 3 and 4 are exempt from disclosure by virtue of the following Paragraphs of schedule 12A to the Local Government Act, 1972 as amended:

Paragraph 3: Information relating to the financial or business affairs of a particular person (including the authority holding that information).

Has this decision been included on the Yes Notification of Intention to consider Matters in Private?

Reasons why not included on the Notification:

Not Applicable

1 EXECUTIVE SUMMARY

- 1.1 This report seeks authority for the sale of the Council's freehold reversionary interest in the Plot 1, Small Heath Business Park, Coventry Road to the long leaseholder.
- 1.2 The property has a site area of approximately 3.37 acres and is shown edged red on the attached plan at Appendix 1.
- 1.3 The recommendations contained in this report and the Exempt Appendices 2, 3 and 4 will generate a capital receipt supporting the Council's Financial Recovery Plan by generating resources and thus helping to achieve a balanced budget.
- 1.4 Options for this land have been fully considered and the sale of the site provides the best outcomes for the city as detailed in the Exempt Appendix 2.

2 COMMISSIONERS' REVIEW

2.1 The recommendations contained in this report are supported by Commissioners.

3 RECOMMENDATIONS

That the Committee:

- 3.1 Authorises the Assistant Director of Investment & Valuation to conclude an unconditional sale of the Council's freehold interest, to the current tenants on the recommended terms as set out in Exempt Appendix 4.
- 3.2 Note the purchasing tenant will meet payment of the Council's legal and surveyor's costs, as detailed in Exempt Appendix 4.
- 3.3 Authorises the City Solicitor to prepare, negotiate, execute and complete all relevant legal documentation to give effect to the above.

4 KEY INFORMATION

Context

- 4.1 The property comprises two storey industrial premises used as a datacentre and fronts onto Coventry Road with access via Talbot Way.
- 4.2 The overall site is shown edged red on the plan at Appendix 1 of this report.
- 4.3 The land is owned freehold by the City Council and is occupied on a 125 year lease from 16th May 1989 on a peppercorn rent with no provisions for the rent to be reviewed; A premium equivalent to the freehold value was derived at the granting of the long lease in 1989 when the present building was not developed. The asset is held within the Council's commercial property portfolio.

- 4.4 The property is under-let on an occupational lease until 2032 and the building is bespoke is nature as a datacentre.
- 4.5 Following a comprehensive review of the Council's commercial property portfolio, supported by appointed advisors Avison Young in 2020, the Council's interest in this property was identified as an asset which the Council should consider for sale.
- 4.6 In accordance with agreed process, the Council's currently appointed agent Lambert Smith Hampton has negotiated and agreed terms with the occupying tenants for the sale of the Council's freehold interest in the property.
- 4.7 The outcome of the negotiations and recommendations for sale are detailed in Exempt Appendix 3. The Heads of Terms are attached in Exempt Appendix 4.
- 4.8 The proposed sale represents best consideration and has been validated as such by the Assistant Director of Investment & Valuation based upon an analysis of the financial terms of the recommended sale, consideration the Council's Property Strategy, and wider aspirations and ambitions for the City.
- 4.9 The capital receipt will directly contribute to the City Council's current Financial Recovery Plan.

Proposal and Reasons for Recommendations

4.10 It is recommended to proceed with the transaction outlined in this report, in line with the aims of the Property Investment Strategy, supported by external advice from the Council's retained agent Lambert Smith Hampton. The capital receipt generated will assist with delivery of the Council's Financial Recovery Plan, and the sale to the existing tenants will enable investment in the site and secure/create local jobs.

Other Options Considered

- 4.11 Option 2 Do Nothing. The Council is under no obligation to proceed with the proposal and would suffer no reputational consequences if it did not proceed. It would not, however, be in line with the aims of the Property Investment Strategy or the external advice obtained to support delivery of the Strategy. The negotiated capital receipt would not be realised at this time and would not be available assist with delivery of the Council's Financial Recovery Plan, with there being no guarantee of a future opportunity. The property is not allocated, nor does it have planning consent for an alternative use and is therefore not an immediate development opportunity. The property does not have an obvious alternative use which would benefit the Council. Holding the freehold interest for the remainder of the term will not generate any income as there is no passing rent.
- 4.12 Option 3 Dispose of the Property to Council Wholly Owned Company (WOC). The property is not deemed to be of a strategic value to the Council or a

significant development opportunity such that it would wish to retain overall control of the asset through transfer into a WOC. In addition, there is no income from the property, as mentioned above, to support and fund a sale of this nature.

5 RISK MANAGEMENT

- 5.1 There are no immediate risks to the Council's holding if the transaction does not complete since its interests are protected under the terms of the existing lease.
- 5.2 The 'risk' of not proceeding could only be seen in terms of a lost opportunity to generate a capital receipt to support the Council's Financial Recovery Plan.

6 CONSULTATION

6.1 The Property Investment Board comprising officers from Investment & Valuation, Finance and Legal recommends proceeding with the transaction.

7 MEMBER ENGAGEMENT

Ward Councillor(s)

7.1 The Ward Councillor was notified on 13th March 2024.

Overview and Scrutiny

7.2 The Chair of Overview & Scrutiny Committee (Economy & Skills) was notified on 10th September 2024.

8 IMPACT AND IMPLICATIONS

Finance

- 8.1 The transaction will generate a capital receipt for the Council, as set out in Exempt Appendix 2.
- 8.2 Lambert Smith Hampton advise that an overage or clawback provision is unnecessary in this instance, as the under tenant occupies the building until 2032. However, there is a restriction not to use or permit the demised premises other than for industrial use within the definitions of Class B2 and B8, without the consent in writing of the Council, such consent not to be unreasonably withheld or delayed. The under tenant has invested significant capital into the property and it is highly unlikely that they will vacate the property at the expiry of the lease and will continue to occupy the building under security of tenure. An Asda supermarket does lie adjacent and there is also residential in the vicinity, but Lambert Smith Hampton advise that the current use will be more valuable than these uses.

- 8.3 The Assistant Director of Investment & Valuations and external advisors consider this proposed sale represents best consideration based upon analysis of the bidders' proposals as per exempt appendix 2, 3 and 4.
- 8.4 The purchaser will pay the City Council's legal and surveyor's costs related to the disposal, as detailed in Exempt Appendix 4.
- 8.5 The purchase price, including any contribution towards the City Council's professional costs relating to the disposal, is exclusive of VAT.

Legal

- 8.6 Sections 120 123 of the Local Government Act 1972 authorise the Council to acquire, 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 Assistant Director Investment & Valuation has confirmed that the recommended sale, as detailed in Exempt Appendix 3 represents best consideration and satisfies the Council's obligations, under Section 123 of the Local Government Act 1972.
- 8.7 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 precommencement 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 financial and expenditure powers in relation to the discharge of its functions including the disposal and acquisition of property.
- 8.8 The Local Government Act 2003 and guidance issued under it authorises the Council's investment management functions.
- 8.9 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 Appendices 2, 3 and 4 are exempt as they contain 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.

Equalities

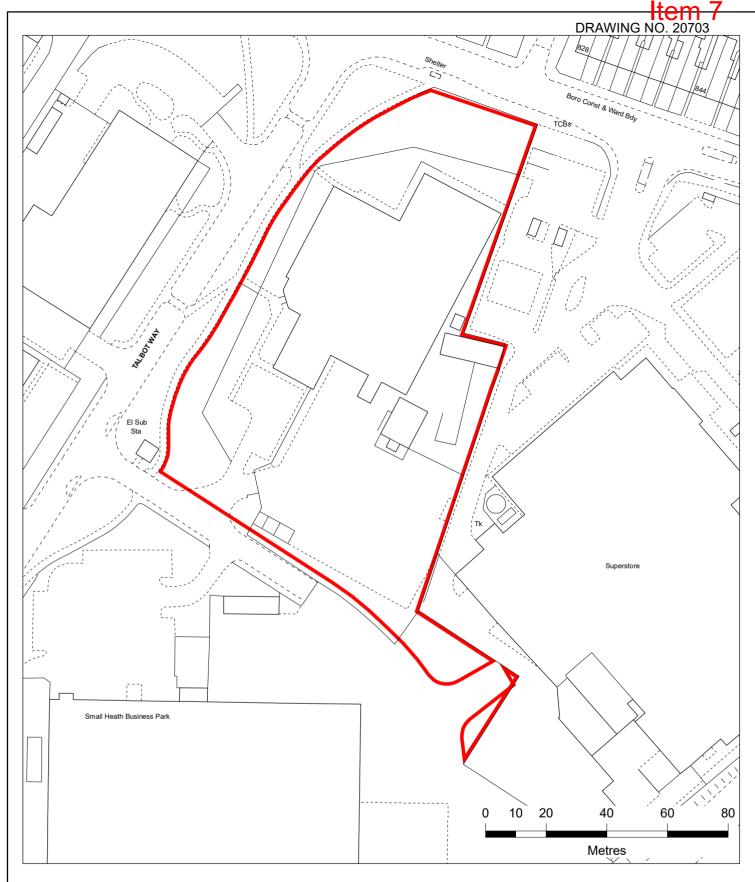
8.10 An Equality Impact Assessment has been carried out (EIA000515) on 4th September 2024 and is attached in Appendix 5. This identifies no adverse impacts on any groups protected under the Equality Act 2010.

9 APPENDICES

- 9.1 Appendix 1 Site Plan
- 9.2 Exempt Appendix 2 Recommendation
- 9.3 Exempt Appendix 3 Recommendation Report
- 9.4 Exempt Appendix 4 Heads of Terms
- 9.5 Appendix 5 Equality Impact Assessment EIA000515

10 BACKGROUND PAPERS

10.1 Nil



AREA EDGED RED 13540 SQ. METRES APPROX. 16194 SQ. YARDS APPROX.



Plot 1 Small Heath Business Park **Talbot Way** Small Heath



Kathryn James MRICS Assistant Director of Investment and Valuation Place, Prosperity & Sustainability Directorate 10 Woodcock Street

Birmingham, B7 4BG

SCALE	DRAWN	DATE
1:1,250	MI	13/03/2024

Aerial Photography, if present,
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Produced by the Survey and Mapping Team, Transportation and Connectivity Blace, Prosperity & Sustainability Directorate, Email:survey&mapping@birmingham.gov.uk Tel. 303 3867.
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EQUALITY IMPACT ASSESSMENT

Sale of Freehold Interest, Plot 1 Small Heath Business Park

Reference: EIA000515

Date: 04/09/2024

Submitted by: Mark Thompson











FIA Faces Alberta - FIA	
EIA Form – About your EIA	
Reference number	EIA000515
Date Submitted	04/09/2024
Subject of the EIA	Sale of Freehold Interest, Plot 1 Small Heath Business Park
Brief description of the	This activity is related to the sale of the Council's Freehold
policy, service or function	interest in a property to the existing tenant. Any
covered by the EIA	implications relating to the protected characteristics for the
	existing tenant and citizens will be addressed accordingly.
	Having undertaken an assessment against each of the
	protected characteristics it is determined there are no
	negative impacts requiring further analysis at this stage.
Equality Assessment is in	["New strategy","Amended policy","Amended/refreshed
support of	strategy "]
How frequently will you	Annually
review impact and mitigation	
measures identified in this	
EIA?	
Due date of the first review	2025-09-04

Directorate, Division & Service Area	
Which directorate(s) are	["Places, Prosperity and Sustainability"]
responsible for this EIA?	
Division	Investment and Valuation
Service area	Investment Property Management
Budget Saving	Yes

Officers	
What is the responsible	Mark Thompson
officer's name?	
What is the responsible	mark.e.thompson@birmingham.gov.uk
officer's email address?	
What is the accountable	Eden Ottley
officer's name?	
What is the accountable	eden.ottley@birmingham.gov.uk
officer's email address?	

Data Sources	
Data sources	["Relevant reports/strategies"]
Data source details	Information internal to the Council has been utilised to
	prepare this report.

Protected Characteristics











Does this proposal impact	No
people due to their age as	
per the Equality Act 2010?	
What age groups are	
impacted by your proposal?	
Please describe any potential	
impact to the age	
characteristic	
How could you mitigate	
against any negative impact	
to the age characteristic?	
Please describe how this	No impact as this asset is being sold to the sitting tenant
proposal does not impact	organisation/persons who are of an adult age.
people due to their age	

Protected Characteristic – Disability	
Does this proposal impact	No
those people with a disability	
as per the Equality Act 2010?	
Please describe any potential	
impact to the disability	
characteristic	
How could you mitigate	
against any negative impact	
to the disability	
characteristic?	
Please describe how this	The sale of this asset is to an existing tenant and there are
proposal does not impact	no criteria or implications which impact any individual with
people due to their disability	a disability seeking to acquire this asset.

Protected Characteristic – Sex	
Does this proposal impact	No
citizens based on their sex as	
per the Equality Act 2010?	
What sexes will be impacted	
by this proposal?	
Please describe any potential	
impact to the sex	
characteristic	
How could you mitigate	
against any negative impact	
to the sex characteristic?	
Please describe how this	The sale of this asset is not on the basis of sex of the
proposal does not impact	existing tenant organisation or persons working for the
people due to their sex	organisation. Therefore there are no implications for the
L	purchaser on the grounds of sex seeking to acquire this
	asset.









Protected Characteristic - Gender Reassignment		
Does this proposal impact people who are proposing to undergo, undergoing or have undergone a process to reassign one's sex as per the Equality Act 2010?	No	
Please describe any potential impact to the gender reassignment characteristic How could you mitigate		
against any negative impact to the gender reassignment characteristic?		
Please describe how this proposal does not impact people due to gender reassignment	The sales of this asset is not on the basis of gender reassignment of anyone working for the tenant organisation. Therefore there are no implications for the purchaser on the grounds of gender reassignment seeking to acquire this asset.	

Protected Characteristic - Marriage and Civil Partnership	
Does this proposal impact	No
people who are married or in	
a civil partnership as per the	
Equality Act 2010?	
What legal marital or	
registered civil partnership	
status will be impacted by	
this proposal?	
Please describe any potential	
impact to the marriage and	
civil partnership characteristic	
How could you mitigate	
against any negative impact	
to the marriage and civil	
partnership characteristic?	
Please describe how this	The sale of this asset will be to the existing tenant
proposal does not impact	organisation, and there are no criteria or implications
people who are married or in	which impact any individual on the basis of their marital
a civil partnership	status.

Protected Characteristic - Pregnancy and Maternity	
Does this proposal impact	No
neonle covered by the	







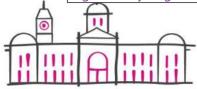




Equality Act 2010 under the protected characteristic of pregnancy and maternity?	
Please describe any potential impact to the pregnancy and maternity characteristic	
How could you mitigate against any negative impact to the pregnancy and maternity characteristic?	
Please describe how this proposal does not impact people who are covered by the pregnancy and maternity characteristic	As this asset is being sold to the existing tenant company, the status of anyone working for the purchaser being pregnant is not a criteria or factor in undertaking the sale.

Protected Characteristic - Ethnicity and Race	
Does this proposal impact	No
people due to their race as	
per the Equality Act 2010?	
What ethnic groups would be	
impacted by this proposal?	
Please describe any potential	
impact to the ethnicity and	
race characteristic	
How could you mitigate	
against any negative impact	
to the ethnicity and race	
characteristic?	
Please describe how this	The sale of this asset is not on the basis of the ethnicity or
proposal does not impact	race of any individual working for the tenant company.
people due to their race	Therefore there are no implications for the purchaser on
	the grounds of ethnicity or race seeking to acquire this
	asset.

Protected Characteristic - Reli	gion or Beliefs
Does this proposal impact	No
people's religion or beliefs as	
per the Equality Act 2010?	
What religions could be	
impacted by this proposal?	
Please describe any potential	
impact to the religion or	
beliefs characteristic	
How could you mitigate	
against any negative impact	











to the religion or beliefs characteristic?	
Please describe how this	The sale of this asset will be to the existing tenant
proposal does not impact	organisation. There are no criteria or implications which
people due to their religion	impact any individual's religion or beliefs.
or beliefs	

Protected Characteristic - Sexual Orientation		
Does this proposal impact people's sexual orientation as per the Equality Act 2010?	No	
What sexual orientations may be impacted by this proposal?		
Please describe any potential		
impact to the sexual		
orientation characteristic		
How could you mitigate		
against any negative impact		
to the sexual orientation		
characteristic?		
Please describe how this	The asset is being sold to the occupying tenant organisation	
proposal does not impact	irrespective of the sexual orientation of any individual	
people due to their sexual	working for them, and this is not a criterion which will	
orientation	influence the outcome of the sale.	

Monitoring	
How will you ensure any	As part of the disposal of the asset, the officer responsible
adverse impact and	will be required to ensure full due diligence is followed and
mitigation measures are	ensure the sale to the existing tenant organisation is
monitored?	compliant with the Equality Act.
Please enter the email	mark.e.thompson@birmingham.gov.uk
address for the officer	
responsible for monitoring	
impact and mitigation	









Birmingham City Council

Report to Cabinet Committee- Property

24 October 2024



Title: THE BRASSHOUSE, SHEEPCOTE STREET

BIRMINGHAM B16 8AE

Lead Cabinet Portfolio: Councillor Thompson the Deputy Leader and

Cabinet Member for Economy and Skills

Relevant Overview and Scrutiny

Committee:

Economy, Skills and Culture

Report Author: Simon Cooper, Interim Disposal Surveyor

Investment and Valuation Division

Place Prosperity & Sustainability Directorate

07483 356 483

Simon.J.Cooper@birmingham.gov.uk

Authorised by: Philip Nell, Strategic Director

Place Prosperity & Sustainability Directorate

Is this a Key Decision? Yes

If this is a Key Decision, is this decision listed on the Forward

Plan?

Yes - 013026/2024

Reason(s) why not included on

the Forward Plan:

Not Applicable.

Is this a Late Report?

Reason(s) why Late: Not Applicable.

Is this decision eligible for 'call

in?'

Yes

If not eligible, please provide

reason(s):

Not Applicable.

Wards: Ladywood

Does this report contain exempt or confidential information?

Yes

Exempt Information

Exempt Appendices 2, 3 and 4 are exempt from disclosure by virtue of the following Paragraphs of schedule 12A to the Local Government Act, 1972 as amended: Paragraph 3 - Information relating to the financial or business affairs of a particular person (including the authority holding that information).

Has this decision been included on the Yes Notification of Intention to consider Matters in Private?

Reasons why not included on the Notification:

Not Applicable.

1 EXECUTIVE SUMMARY

- 1.1 This report updates the Cabinet Committee Property following the previous report on this matter on the 28th of March 2024 and seeks authority for the sale of the surplus Council owned land and property "The Brasshouse", 50 Sheepcote Street, Birmingham, B16 8AJ by the grant of a new lease, at a premium.
- 1.2 The subject property has a site area of approximately 2762m² (0.68 acres) and is shown edged bold black on the attached plan at Appendix 1.
- 1.3 The recommendations contained in this report and the Exempt Appendices 2, 3 and 4 will generate a capital receipt supporting the Council's Financial Recovery Plan by generating resources and thus helping to achieve a balanced budget.
- **1.4** Options for this land have been fully considered and the sale of the site provides the best outcomes for the city as detailed in Exempt Appendix 2.

2 COMMISSIONERS' REVIEW

2.1 Commissioners would wish to highlight the significant delay between the decision to dispose of the site in March 2016 and the five years taken by BMHT to assess the viability of developing the site, before it was then first marketed in 2021.

3 RECOMMENDATIONS

That Cabinet Committee Property

- 3.1 Authorises the Assistant Director of Investment & Valuation to conclude an unconditional sale of the surplus Council owned property, by the grant of a new 250 year lease to "the Purchaser" as detailed in Exempt Appendices 2 and 3.
- 3.2 Note that the purchaser will also pay a contribution towards the Council's surveyor and legal costs, as detailed in exempt appendix 2.
- 3.3 Authorises the City Solicitor to prepare, negotiate, execute and complete all relevant legal documentation to give effect to the above.

4 KEY INFORMATION

4.1 Context

The Property comprises a four storey office premises fronting Sheepcote Street, located on the south west side of the city centre, 0.3 miles east of Five Ways in an area of residential and commercial use.

4.2 The property is owned freehold by the City Council and is currently vacant, having most recently been used by the Council as office accommodation.

- 4.3 The Property was declared surplus by Cabinet on 22nd March 2016, under a report entitled "Disposal of Surplus Properties". The property was under consideration for development by the Councils BMHT for a period until being released for sale as it was considered unviable to deliver housing at this location. The property was marketed in 2021 but the winning party failed to perform due to a loss of funding. Following a review of market sentiment and demand for development opportunities of this type, the decision was taken to remarket the property, again in 2023.
- 4.4 Since the last report in March the preferred bidder has withdrawn its offer due to changes in legislation and the agents have reverted to all the previous underbidders, the outcome of which is reported in exempt appendix 2 and 3. The proposed sale represents best consideration as confirmed by JLL and the Assistant Director of Investment & Valuations, based upon analysis of the bidders' proposals. The offer represents the least risk to the Council in terms of deliverability and overall conditionality.
- **4.5** The capital receipt will directly contribute to the City Council's current Financial Recovery Plan.

4.6 Proposal and Reasons for Recommendations

4.6.1 Proceed with Agreed Transaction. It is recommended to proceed with the transaction outlined in this report, in line with the aims of the Property Investment Strategy, supported by external advice from the Council's retained agent JLL. The capital receipt generated will assist with delivery of the Council's Financial Recovery Plan, and the sale of the property will also allow the development of additional city centre housing.

4.7 Other Options Considered

- 4.7.1 Option 1 Do Nothing. The Council is under no obligation to proceed with the proposal and would suffer no reputational consequences if it did not proceed. It would not, however, be in line with the aims of the Property Investment Strategy or the external advice obtained to support delivery of the Strategy. The negotiated capital receipt would not be realised at this time and would not be available assist with delivery of the Council's Financial Recovery Plan, with there being no guarantee of a future opportunity. The property is not allocated, nor does it have planning consent for an alternative use and is therefore not an immediate development opportunity. The property does not have an obvious alternative use which would benefit the Council.
- 4.7.2 Option 2 Property Retained for Reuse and / or Development by the Council. In accordance with the Council's surplus property procedures the property, prior to being offered for sale on the open market, has been considered

for potential internal reuse, and / or development by the Council to support its business priorities, with no interest expressed or identified.

5 RISK MANAGEMENT

- 5.1 The property is currently vacant, with significant holding costs including security, rates and maintenance liabilities. The recommended disposal would remove these liabilities by the end of 2024.
- The recommended course of action seeks to mitigate the risk of a sale falling through again and remove uncertainty around the future value of the property.
- 5.3 The 'risk' of not proceeding could only be seen in terms of a lost opportunity to generate a capital receipt to support the Council's Financial Recovery Plan.

6 CONSULTATION

- 6.1 The Property Investment Board comprising officers from Investment & Valuation, Finance and Legal recommends proceeding with the transaction.
- **6.2** No further external consultation is necessary for this commercial transaction.

7 MEMBER ENGAGEMENT

Ward Councillor(s)

7.1 The Ladywood ward members have been notified of the proposed sale of this property.

Overview and Scrutiny

7.2 The report has been notified to the chair of the Overview and Scrutiny Committee.

8 IMPACT AND IMPLICATIONS Finance

- **8.1** The transaction will generate a capital receipt for the Council, as set out in Exempt Appendix 2.
- **8.2** The Assistant Director of Investment & Valuations and external advisors consider this proposed sale represents best consideration based on analysis of the bidder's proposals as per Exempt Appendix 3.
- **8.3** The property is currently vacant and is secured, maintained with all relevant rates and utilities paid creating significant holding costs to the Council.
- The purchaser will pay a contribution towards the Council's professional costs related to the disposal as detailed in exempt appendix 2.
- **8.5** Upon exchange of contracts the purchaser will pay a nonrefundable deposit as set out in exempt appendix 2.

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

Legal

- 8.7 Sections 120-123 of the Local Government Act 1972 authorise the Council to acquire, 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 Assistant Director of Investment & Valuation has confirmed that the recommended sale, as detailed in Exempt Appendices 2 and 3, represents best consideration and satisfies the Council's obligations under Section 123 of the Local Government Act 1972.
- 8.8 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 precommencement 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 in relation to the discharge of its functions, including the expenditure or borrowing of money and the disposal and acquisition of property.
- **8.9** The Local Government Act 2003 and guidance issued under it authorises the Council's investment management functions.
- **8.10** 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 Appendices 2 and 3 are considered to contain 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 and in the public interest to keep exempt.
- **8.11** The Council's in-house legal team will complete all legal matters associated with the transaction.

Equalities

8.12 An Equality Assessment has been carried out EQUA764 dated 26th September 2023 and is attached at Appendix 5. This identifies no adverse impacts on any groups protected under the Equality Act 2010.

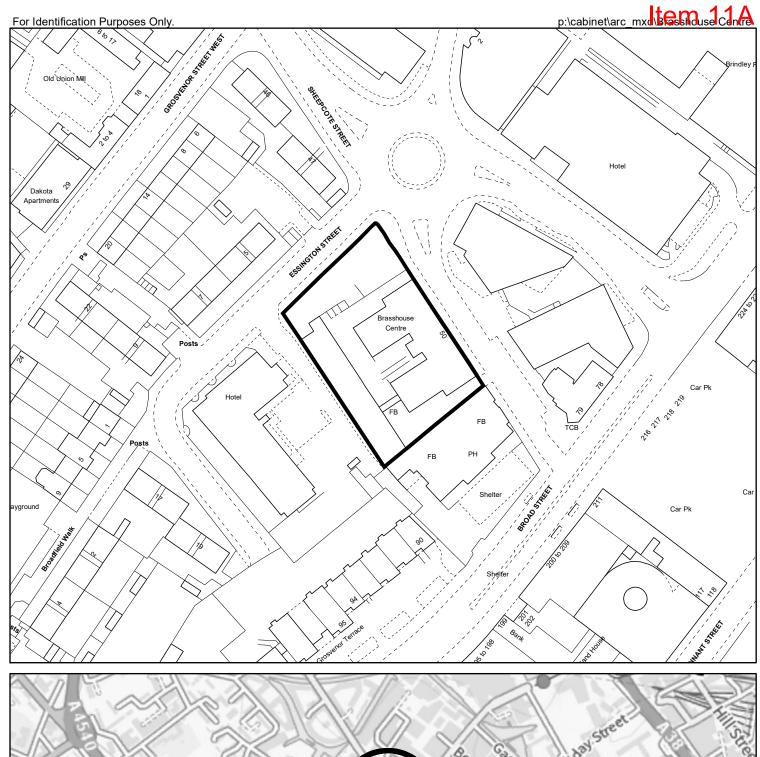
9 APPENDICES

- **9.1** Appendix 1 Sale of the Brasshouse Site Plan
- **9.2** Exempt Appendix 2 Sale of Brasshouse Recommendation Report
- 9.3 Exempt Appendix 3 Brasshouse Disposal Strategy Report by JLL
- **9.4** Exempt Appendix 4 Financial justification for unconditional disposal
- **9.5** Appendix 5 Equalities Impact Assessment

10 BACKGROUND PAPERS

- **10.1** Disposal of Surplus Properties (approved by Cabinet March 2016)
- **10.2** Sale of the Brasshouse, 50 Sheepcote Street, Birmingham, B16 8AJ (approved by Cabinet Committee Property 13th March 2024).

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Kathryn James Assistant Director Property Inclusive Growth Directorate 10 Woodcock Street Birmingham, B7 4BG

BRASSHOUSE CENTRE 50 SHEEPCOTE STREET LADYWOOD

Λ
Pea 1

	Scale (Main Map)	Drawn	Date
	1:1,250	Bharat Patel	26/10/2021
11	O.S.Ref SP0586SE		

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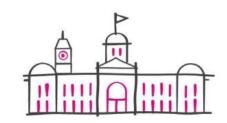
EQUALITY IMPACT ASSESSMENT

Cabinet Committee Property Report (29/2/24)- Sale Of the Brasshouse, 50 Sheepcote Street, Birmingham, B16 8AJ

Reference: EIA000367

Date: 13/02/2024

Submitted by: azmat.mir@birmingham.gov.uk









EIA Form – About your EIA	
Reference number	EIA000367
Date Submitted	13/02/2024
Subject of the EIA	Cabinet Committee Property Report (29/2/24)- Sale Of the
	Brasshouse, 50 Sheepcote Street, Birmingham, B16 8AJ
Brief description of the	This activity is related to the sale of the Council's Long
policy, service or function	Leasehold Property interest in the Brasshouse by way of an
covered by the EIA	open market sale by informal tender. Any implications
	relating to the protected characteristics for existing tenants
	and citizens will be addressed accordingly. Having
	undertaken an assessment against each of the protected
	characteristics it is determined there are no negative
	impacts requiring further analysis at this stage.
Equality Assessment is in	["Amended/refreshed strategy "]
support of	
How frequently will you	Not required
review impact and mitigation	
measures identified in this	
EIA?	
Due date of the first review	2024-09-09

Directorate, Division & Service Area		
Which directorate(s) are	["Places, Prosperity and Sustainability"]	
responsible for this EIA?		
Division	Investment and Valuation	
Service area	Valuation and Sales	
Budget Saving	Yes	

Officers	
What is the responsible	azmat.mir@birmingham.gov.uk
officer's email address?	
What is the accountable	Kathryn James
officer's email address?	

Data Sources	
Data sources	["Open market sale to a Company not any individual"]
Data source details	Not applicable

Protected Characteristics

Protected Characteristic – Age	
Does this proposal impact	No
people due to their age as	
per the Equality Act 2010?	











What age groups are	
impacted by your proposal?	
Please describe the impact to	
the age characteristic	
How will you mitigate against	
any negative impact to the	
age characteristic?	

Protected Characteristic – Disability		
Does this proposal impact	No	
those people with a disability		
as per the Equality Act 2010?		
Please describe the impact to		
the disability characteristic		
How will you mitigate against		
any negative impact to the		
disability characteristic?		

Protected Characteristic – Sex	
Does this proposal impact	No
citizens based on their sex as	
per the Equality Act 2010?	
What sexes will be impacted	
by this proposal?	
Please describe the impact to	
the sex characteristic	
How will you mitigate against	
any negative impact to the	
sex characteristic?	

Protected Characteristic - Gender Reassignment	
Does this proposal impact	No
people who are proposing to	
undergo, undergoing or have	
undergone a process to	
reassign one's sex as per the	
Equality Act 2010?	
Please describe the impact to	
the gender reassignment	
characteristic	
How will you mitigate against	
any negative impact to the	
gender reassignment	
characteristic?	











Does this proposal impact	No
people who are married or in	
a civil partnership as per the	
Equality Act 2010?	
What legal marital or	
registered civil partnership	
status will be impacted by	
this proposal?	
Please describe the impact to	
the marriage and civil	
partnership characteristic	
How will you mitigate against	
any negative impact to the	
marriage and civil partnership	
characteristic?	

Protected Characteristic - Pregnancy and Maternity	
Does this proposal impact	No
people covered by the	
Equality Act 2010 under the	
protected characteristic of	
pregnancy and maternity?	
Please describe the impact to	
the pregnancy and maternity	
characteristic	
How will you mitigate against	
any negative impact to the	
pregnancy and maternity	
characteristic?	

Protected Characteristic - Ethnicity and Race	
Does this proposal impact	No
people due to their race as	
per the Equality Act 2010?	
What ethnic groups would be	
impacted by this proposal?	
Please describe the impact to	
the ethnicity and race	
characteristic	
How will you mitigate against	
any negative impact to the	
ethnicity and race	
characteristic?	













Does this proposal impact	No
people's religion or beliefs as	
per the Equality Act 2010?	
What religions could be	
impacted by this proposal?	
Please describe the impact to	
the religion or beliefs	
characteristic	
How will you mitigate against	
any negative impact to the	
religion or beliefs	
characteristic?	

Protected Characteristic - Sexual Orientation	
Does this proposal impact	No
people's sexual orientation as	
per the Equality Act 2010?	
What sexual orientations may	
be impacted by this	
proposal?	
Please describe the impact to	
the sexual orientation	
characteristic	
How will you mitigate against	
any negative impact to the	
sexual orientation	
characteristic?	

Monitoring	
How will you ensure any	Not applicable in this instance as the sale of the
adverse impact and	asset/property is to a company as the legal entity not any
mitigation measures are	individual so no impact on the protected characteristics
monitored?	and no mitigation measures required.
Please enter the email	azmat.mir@birmingham.gov.uk
address for the officer	
responsible for monitoring	
impact and mitigation	

