

<b>Report to:</b>	<b>Cabinet</b>
<b>Report of:</b>	<b>Director of Property</b>
<b>Date of Decision:</b>	<b>18 October 2016</b>
<b>SUBJECT:</b>	<b>SALE OF FORMER BELL HEATH OUTDOOR EDUCATION CENTRE, QUANTRY LANE, BELBROUGHTON, WORCESTERSHIRE</b>
<b>Key Decision: No</b>	<b>Relevant Forward Plan Ref: N/A</b>
<b>If not in the Forward Plan: (please "tick" box)</b>	<b>Chief Executive Approved <input type="checkbox"/></b>
	<b>O &amp; S Approved <input type="checkbox"/></b>
<b>Relevant Cabinet Member:</b>	<b>Councillor John Clancy - Leader of the Council</b>
<b>Relevant O&amp;S Chairman:</b>	<b>Cllr Mohammed Aikhlaq</b>
<b>Wards affected:</b>	<b>Outside City Boundary</b>

**1. Purpose of report:**

- 1.1 To note the outcome of an informal tender for the sale of surplus Council owned land and property at the former Bell Heath Outdoor Education Centre, Quantry Lane, Belbroughton, Worcestershire.
- 1.2 The subject property is shown edged black on the enclosed plan extending to 8.25 hectares.

**2. Decision(s) recommended:**

- 2.1 The Leader of the Council and Strategic Director are recommended to note and agree this report.

<b>Lead Contact Officer:</b>	Lucy Berry Birmingham Property Services
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<b>E-mail address:</b>	lucy.berry@birmingham.gov.uk

### **3. Consultation**

#### **3.1 Internal**

Cabinet, at its meeting of the 14<sup>th</sup> July 2014, approved the sale of the former Bell Heath Outdoor Education Centre.

The report was subject to the relevant Chief Officer consultation, including the Cabinet Member for Children and Family Services, with no adverse comments received.

#### **3.2 External**

Officers of Birmingham Property Services have consulted with Bournville Village Trust and their professional advisers with regard to the sale of the centre and the implications of the restrictive covenant.

### **4. Compliance Issues:**

#### **4.1 Are the recommended decisions consistent with the Council's policies, plans and strategies?**

The proposal contributes towards the strategic outcomes outlined in the 'Council Business Plan and Budget 2016+', specifically to help deliver a balanced budget and contribute to the Councils plan to rationalise its property portfolio as part of its asset management programme.

#### **4.2 Financial Implications**

The disposal of this surplus asset will generate capital receipts for the Council to help support the Council Business Plan and Budget 2016+, and contribute to key business priorities.

#### **4.3 Legal Implications**

The power to acquire, dispose and manage assets in land and property is contained in Section 120 and 123 of the Local Government Act 1972.

#### **4.4 Public Sector Equality Duty**

Having carried out an initial screening, there is no requirement to undertake a full equality analysis.

<b>5. Relevant background/chronology of key events:</b>																			
5.1	The subject property is shown edged black on the enclosed plan, extending to 8.25 hectares. The property comprises a former outdoor education facility.																		
5.2	The former Bell Heath Centre provided residential accommodation for school children from the Birmingham Education Authority and local community groups such as the Girl Guides and the Scout Association.																		
5.3	At its meeting on the 14 <sup>th</sup> July 2014 Cabinet declared the Centre surplus to requirements in a report entitled "Disposal of Surplus Property", and also approved the subsequent sale.																		
5.4	The report provided that approval of final sale terms would be delegated to the Director of Property, jointly with the Deputy Leader of the Council and the Cabinet Member for Development Transport and the Economy.																		
5.5	The property has subsequently been offered for sale on the open unrestricted market. A tender report detailing the outcome of the tender process is appended to the report on the private agenda.																		
<b>6. Evaluation of alternative option(s):</b>																			
6.1	Not to proceed with the sale would mean that the outdoor education centre building would continue to deteriorate, and an opportunity to remove an ongoing maintenance liability to the Council would be missed.																		
<b>7. Reasons for Decision(s):</b>																			
7.1	The disposal will generate a capital receipt that can be reinvested by the City.																		
7.2	The sale and subsequent redevelopment of the property will ensure that an under-utilised property will be brought back into beneficial use for the local and wider population.																		
<table border="0"> <tr> <td colspan="2"><b>Signatures</b></td> <td><b><u>Date</u></b></td> </tr> <tr> <td>Cllr John Clancy</td> <td></td> <td></td> </tr> <tr> <td>Leader of the Council</td> <td>.....</td> <td>.....</td> </tr> <tr> <td></td> <td>.....</td> <td>.....</td> </tr> <tr> <td>Peter Jones</td> <td></td> <td></td> </tr> <tr> <td>Director of Property</td> <td>.....</td> <td>.....</td> </tr> </table>		<b>Signatures</b>		<b><u>Date</u></b>	Cllr John Clancy			Leader of the Council	.....	.....		.....	.....	Peter Jones			Director of Property	.....	.....
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<b>List of Background Documents used to compile this Report:</b>																			
Disposal of Surplus Properties, 14 <sup>th</sup> July 2014.																			
<b>List of Appendices accompanying this Report (if any):</b>																			
1.	Appendix 1 – Site Plan																		