

**Members are reminded that they must declare all relevant pecuniary and non-pecuniary interests relating to any items of business to be discussed at this meeting**

**BIRMINGHAM CITY COUNCIL**

**CORPORATE RESOURCES OVERVIEW AND SCRUTINY COMMITTEE**

**MONDAY, 04 APRIL 2016 AT 13:00 HOURS**  
**IN COMMITTEE ROOM 6, COUNCIL HOUSE, VICTORIA SQUARE,**  
**BIRMINGHAM, B1 1BB**

**A G E N D A**

**1 NOTICE OF RECORDING/WEBCAST**

The Chairman to advise the meeting to note that this meeting will be webcast for live and subsequent broadcast via the Council's Internet site (www.birminghamnewsroom.com) and that members of the press/public may record and take photographs. The whole of the meeting will be filmed except where there are confidential or exempt items.

**2 APOLOGIES**

To receive any apologies.

**3 - 28**

**3 REQUEST FOR CALL IN: DISPOSAL OF SURPLUS PROPERTIES**

To consider the "Request for Call-In". (The portfolio holder and the Lead Officer identified in the report have been summoned to attend the meeting).

The following documents are attached in respect of the public papers:-

(A) The public Executive decision record.

(B) The relevant form for the "Request for Call-In" lodged by Councillors Randal Brew and Gary Sambrook.

(C) The public report considered by the Cabinet Member and Chief Officer in reaching their decision.

(D) The criteria for "Call-In" against which the Council expects an Overview and Scrutiny Committee to judge any "Request for Call-In".

**29 - 40**

**4 REQUEST FOR CALL IN: SALE OF SITE AT JUNCTION OF STRATFORD ROAD AND HIGHGATE ROAD, SPARKBROOK, B12 8JU**

To consider the "Request for Call-In". (The portfolio holder and the Lead Officer identified in the report have been summoned to attend the meeting).

The following documents are attached in respect of the public papers:-

(A) The public Executive decision record.

(B) The relevant form for the "Request for Call-In" lodged by Councillors Tony Kennedy and Claire Spencer.

(C) The public report considered by the Cabinet Member and Chief Officer in reaching their decision.

(D) The criteria for “Call-In” against which the Council expects an Overview and Scrutiny Committee to judge any “Request for Call-In”.

5 **REQUEST(S) FOR CALL IN/COUNCILLOR CALL FOR ACTION/PETITIONS RECEIVED (IF ANY)**

To consider any request for call in/councillor call for action/petitions (if received).

6 **OTHER URGENT BUSINESS**

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

7 **AUTHORITY TO CHAIRMAN AND OFFICERS**

Chairman to move:-

'In an urgent situation between meetings, the Chair jointly with the relevant Chief Officer has authority to act on behalf of the Committee'.

8 **EXCLUSION OF THE PUBLIC**

That in view of the nature of the business to be transacted which includes exempt information of the category indicated the public be now excluded from the meeting:-

Request for Call In: Sale of Site at Junction of Stratford Road and Highgate Road, Sparkbrook, B12 8JU - Exempt Paragraph 3

## **P R I V A T E   A G E N D A**

9 **REQUEST FOR CALL IN: SALE OF SITE AT JUNCTION OF STRATFORD ROAD AND HIGHGATE ROAD, SPARKBROOK, B12 8JU - PRIVATE**

Item Description

10 **OTHER URGENT BUSINESS (EXEMPT INFORMATION)**

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

**Details**

<b>Status:</b>	Decision Subject To Call In
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<b>Title:</b>	Disposal of Surplus Properties
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<b>Reference:</b>	001719/2016
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<b>Details:</b>	
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<b>Implementation Date (not before Meeting Date):</b>	Wed 16 Mar 2016
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**Purpose:**

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 Council requirements. It is proposed that these property interests form part of an agreed programme of land and property sales to be implemented during financial years 2016-17.

<b>Key Portfolio:</b>	Deputy Leader
-----------------------	---------------

<b>Include Item on Forward Plan / Key Decision:</b>	No
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<b>Reason for Key Decision:</b>	
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**Decision**

<b>Urgent Decision - Not in Forward Plan:</b>	No
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<b>Is Private:</b>	No
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**Decision Outcome:**

On 16 March 2016 the Deputy Leader, the Cabinet Member for Development, Transportation and the Economy jointly with the Strategic Director - Major Programmes and Projects: (i) Approved the sales programme as detailed in Appendix 1 attached to the report, authorising the sale of the surplus property interests listed; (ii) Noted that in accordance with existing surplus property procedures no internal re-use of the properties listed in Appendix 1 attached to the report, has been identified; (iii) Authorised the Director of Legal and Democratic Services where necessary, to advertise the permanent loss of public open space in accordance with Section 123(2a) of the Local Government Act 1972; (iv) Authorised the City Solicitor to negotiate, execute and complete all necessary legal documents to give effect to the above. NOTE: CALL IN ENDS MONDAY 21 MARCH 2016 AT 1600 HOURS.





## Appendix 2: Request for Call In – Pro-forma

To:  
David Smith  
Democratic Services,  
Room 315  
Council House,  
Victoria Square,  
Birmingham, B1 1BB.

E-Mail: [david.smith@birmingham.gov.uk](mailto:david.smith@birmingham.gov.uk)

Date: 17<sup>th</sup> March 2016  
.....

Please arrange for a meeting of the

Corporate Resources O&S Committee to be called to discuss the following executive decision:

Title: Disposal of Surplus Properties

CMIS Item Number: 001719/2016

Taken By: Joint Cabinet Member  
.....

On: 16<sup>th</sup> March 2016  
.....

Councillor

RANDAL BREW

.....  
(Signed)

.....  
(Print Name)

Councillor

GARY SAMBROOK

.....  
(Signed)

.....  
(Print Name)



# BIRMINGHAM CITY COUNCIL

## PUBLIC REPORT

<b>Report to:</b>	Deputy Leader Cabinet Member for Development , Transportation & the Economy and Strategic Director – Major Programmes & Projects		
<b>Report of:</b>	Director of Property		
<b>Date of Decision:</b>	February 2016		
<b>SUBJECT:</b>	DISPOSAL OF SURPLUS PROPERTIES		
<b>Key Decision:</b> No	Relevant Forward Plan Ref: N/A		
<b>If not in the Forward Plan:</b> (please "tick" box)	Chief Executive Approved	<input type="checkbox"/>	
	O & S Approved	<input type="checkbox"/>	
<b>Type of decision:</b>	Executive		
<b>Relevant Cabinet Member:</b>	Councillor Ian Ward - Deputy Leader of the Council Councillor Tahir Ali – Development Transport & the Economy		
<b>Relevant O&amp;S Chairman:</b>	Councillor Waseem Zaffar – Corporate Resources Overview and Scrutiny Committee		
<b>Wards affected:</b>	Brandwood, Erdington, Ladywood, Selly Oak, Shard End Soho, Sutton Vesey, Weoley		
<b>1. Purpose of report:</b>			
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 Council 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 2016-17.		
<b>2. Decision(s) recommended:</b> Cabinet members are recommended to:			
2.1	Approve the sales programme detailed in Appendix 1 of this report, authorising the sale of the surplus property interests listed.		
2.2	Note that in accordance with existing surplus property procedures no internal re-use of the properties listed in Appendix 1 has been identified.		
2.3	Authorise the Director of Legal & Democratic Services where necessary, to advertise the permanent loss of public open space in accordance with Section 123(2a) of the Local Government Act 1972.		
2.4	Authorise the City Solicitor to negotiate, execute and complete all necessary legal documents to give effect to the above recommendations.		
<b>Lead Contact Officer:</b>	Rob King -Business Centre Manager Birmingham Property Services		
<b>Telephone No:</b>	0121 303 3928		
<b>E-mail address:</b>	robert.king@birmingham.gov.uk		

<b>3. Consultation</b>
<p>3.1 <u>Internal</u> The Deputy Leader of the Council and the Cabinet Member for Development, Transport and the Economy have been consulted regarding the contents of this report, and are fully supportive of the report proceeding to an executive decision.</p> <p>3.1.1 The Strategic Director – Major Programmes &amp; Projects, the Strategic Director – Finance &amp; Legal, the City Solicitor and other relevant officers from the Economy, People and Place Directorates have been involved in the preparation of this report. The relevant Executive Members and Ward Members for each property have been consulted, and no adverse comments have been received to the reports content.</p> <p>3.2 <u>External</u> No external consultation has taken place regarding the content of this report.</p>
<b>4. Compliance Issues:</b>
<p>4.1 <u>Are the recommended decisions consistent with the Council's policies, plans and strategies?</u></p> <p>4.1.1 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.</p> <p>4.2 <u>Financial Implications</u></p> <p>4.2.1 The disposal of surplus assets will generate capital receipts for the Council to help support the Council Business Plan and Budget 2016+, and contribute to key business priorities.</p> <p>4.2.2 As some of the properties to be sold are within the HRA, then in those cases the appropriate adjustment will be made to the capital financing charge to the HRA.</p> <p>4.3 <u>Legal Implications</u> 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, and Section 32 of the Housing Act 1985 in respect of HRA controlled assets.</p> <p>4.4 <u>Public Sector Equality Duty</u></p> <p>4.4.1 Having carried out an initial screening, there is no requirement to undertake a full equality analysis.</p>



<b>5.</b>	<b>Relevant background/chronology of key events:</b>
5.1	The on-going review of the Council's various land and property portfolios has identified those individual property interests listed in Appendix 1, as being surplus to Council requirements. It is proposed that these interests will form part of an agreed programme of property sales to be implemented during 2016-17.
5.2	All the sites listed are surplus to Council requirements, and have been fully considered in accordance with current surplus property procedures with no alternative internal use identified.
5.3	In addition to this schedule of property it is anticipated that the ongoing review will identify further surplus property interests to supplement the programme going forward. All such opportunities will be the subject of further reports.
5.4	The sales methodology to deliver the programme will fully recognise market sentiment and individual circumstance. Accordingly, the interests will be sold via public auction or solus negotiation. The proposed delivery strategy and mode of sale adopted is tailored to maximise both the prospect of a sale completion, receipt realisation and demonstrate best consideration.

<b>6.</b>	<b>Evaluation of alternative option(s):</b>
6.1	The sites have accordingly been considered in accordance with current surplus property procedures with no alternative internal use identified.
6.2	As these sites are not considered to be of strategic importance there is no merit in retaining the sites, and their sale will remove an ongoing management liability to the Council.
6.3	Options have been considered for the disposal methodology for these assets and the chosen route is considered to be the best in order to maximise both the prospect of a sale completion, receipt realisation and demonstrate best consideration
6.4	The preferred option, as recommended, is to deliver a focussed disposal programme of land and property sales.

<b>7.</b>	<b>Reasons for Decision(s):</b>
7.1	To agree a programme of land and property sales to be implemented during financial years 2016-17.

<b>Signatures</b>	<b><u>Date</u></b>
Deputy Leader of the Council .....	.....
Cabinet Member for Development, Transport and the Economy .....	.....
Director of Property: .....	.....

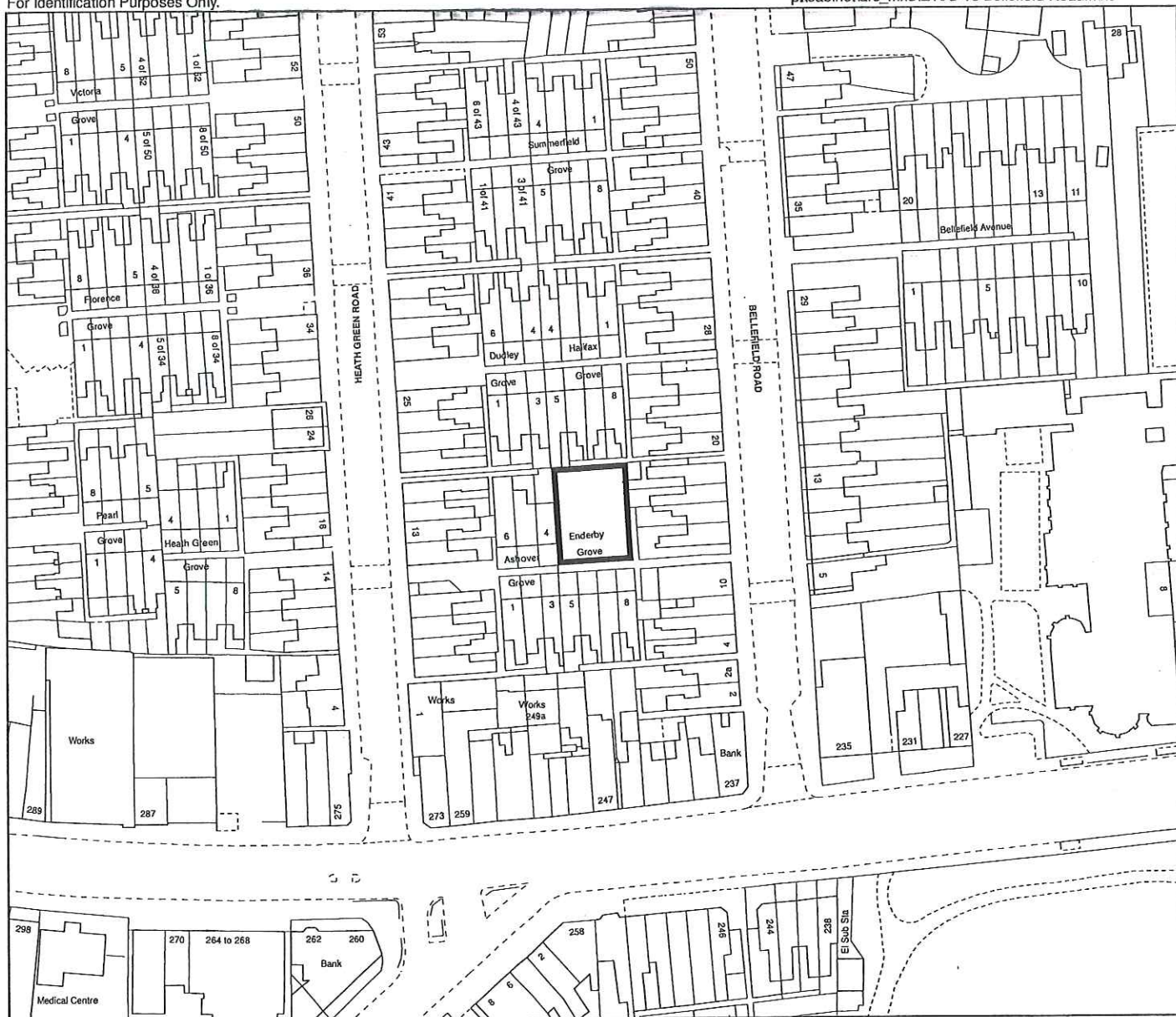
<b>List of Background Documents used to compile this Report:</b>
Relevant Officers file(s) save for confidential documents
<b>List of Appendices accompanying this Report (if any):</b>
1. Appendix 1 – Sales Programme
2. Appendix 2 – Site Plans



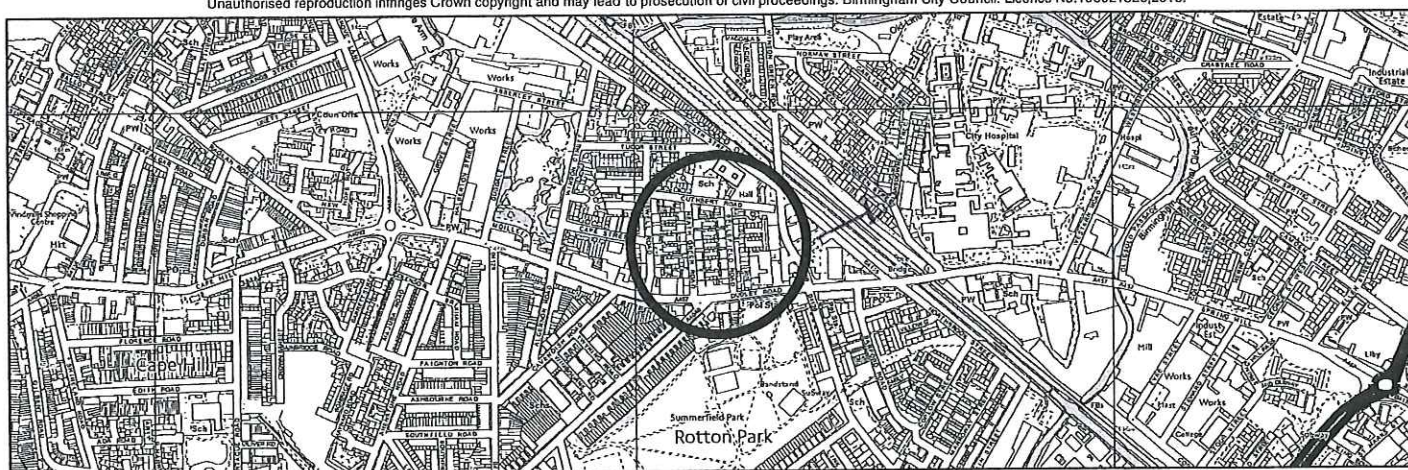
Property Disposals Programme 2016-17 Appendix 1

<b>Plan No.</b>	<b>Address</b>	<b>Description</b>	<b>Property Interest to be sold</b>	<b>Mode of Disposal</b>	<b>Ward</b>
1.	Land rear of 16 Bellefield Road Winson Green	Vacant land 321 sqm approx	Freehold	Public auction 2016	Soho
2.	Former Square Club Youth Centre Weoley Castle Square Weoley Castle	Former community centre 1.25 acres approx	Freehold	Public auction 2016	Weoley
3.	Land Fronting Green Lane Winson Green	Vacant land 374 sqm	Freehold	Public auction 2016	Soho
4.	Land Adjacent 100 Aberdeen Street Winson Green	Vacant land 294 sqm approx	Freehold	Public auction 2016	Soho
5.	Land fronting Bournbrook Road Selly Oak	Vacant land 414 sqm approx	Freehold	Public auction 2016	Selly Oak
6.	Land fronting Edward Street Ladywood	Vacant land 228 sqm approx	Freehold	Public auction 2016	Ladywood
7.	Land fronting Somerton Drive Erdington	Vacant land 34 sqm approx	Freehold	Public auction 2016	Erdington
8.	Land rear of 395 Boldmere Road Sutton Coldfield	Vacant land 181 sqm approx	Freehold	Solus negotiated sale to adjoining owner	Sutton Vesey
9.	Land adjacent 74 Ford Street, Hockley	Vacant land Site area 59 sqm approx	Freehold	Public auction 2016	Soho
10.	Land fronting Ford Street, Hockley	Vacant HRA land Site area 310 sqm approx	Freehold	Public auction 2016	Soho
11.	Land adjacent 13 Allens Croft Road Kings Heath	Vacant HRA land Site area 294 sqm approx	Freehold	Public auction 2016	Brandwood
12.	Land adjacent to 129-132 Icknield Port Road, Edgbaston	Vacant HRA land Site area 502 sqm approx	Freehold	Public auction 2016	Ladywood
13.	3 Hallmoor Road Shard End	Former caretakers house Site area 645 sqm approx	Freehold	Public auction 2016	Shard End
14.	Site adjacent 108 New Spring Street Hockley	Vacant land Site area 367 sqm approx	Freehold	Public auction 2016	Soho





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L/R/O  
 16 Bellefield Road  
 Winson Green



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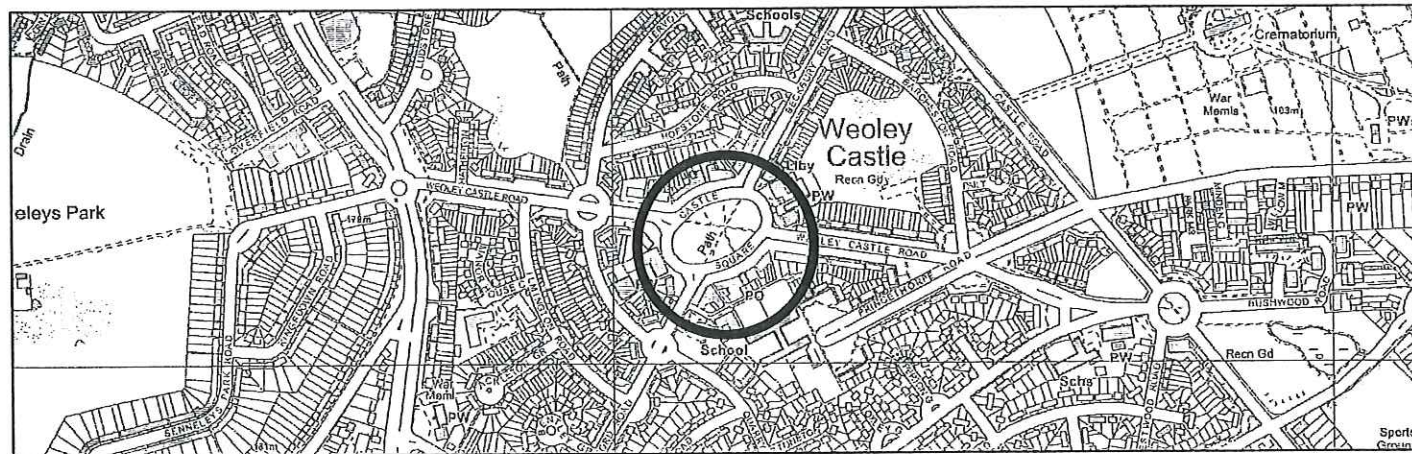
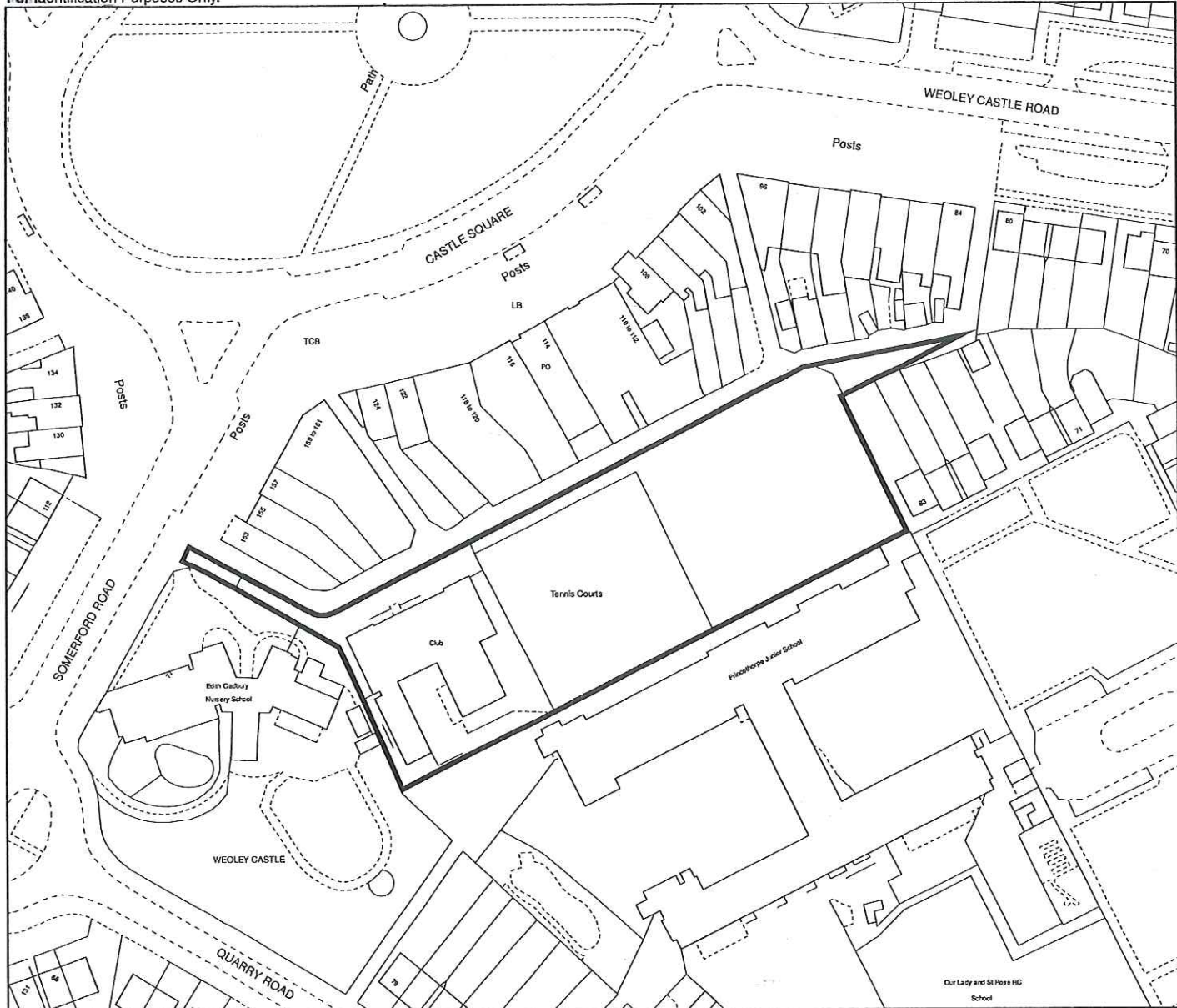
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Land and Buildings Rear Of  
Weoley Castle Square  
Weoley Castle



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Bharat Patel

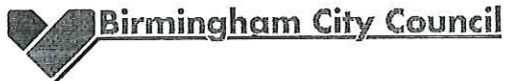
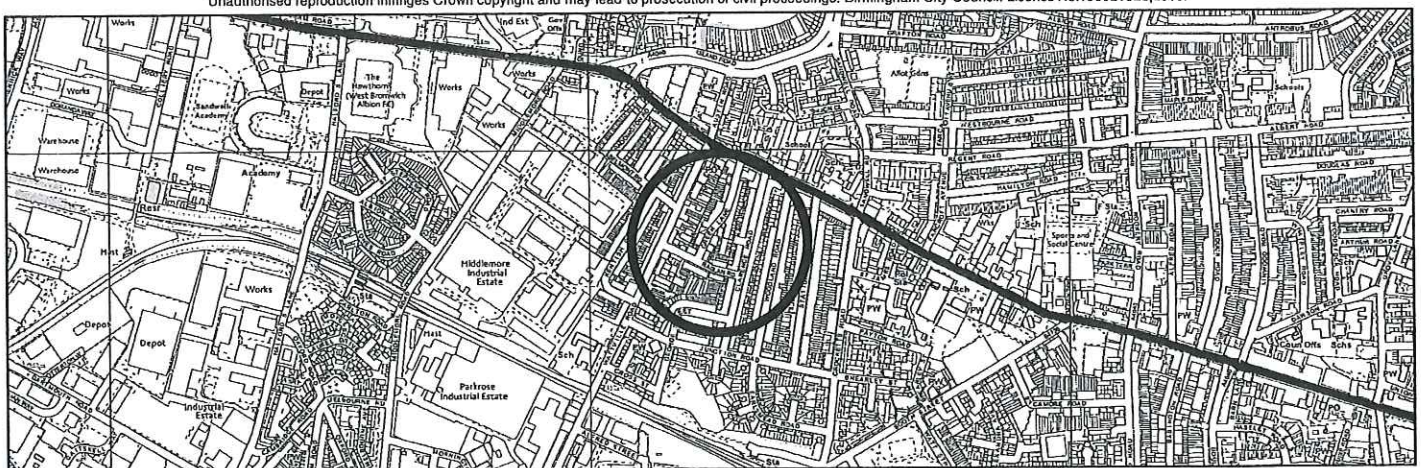
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Playground At  
 Green Lane  
 Winson Green



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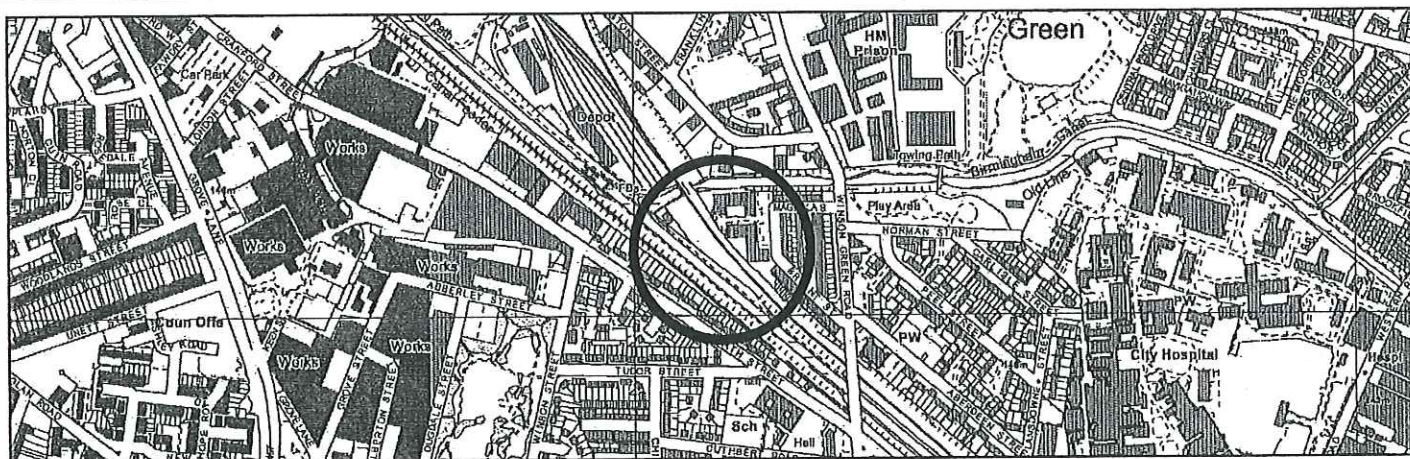
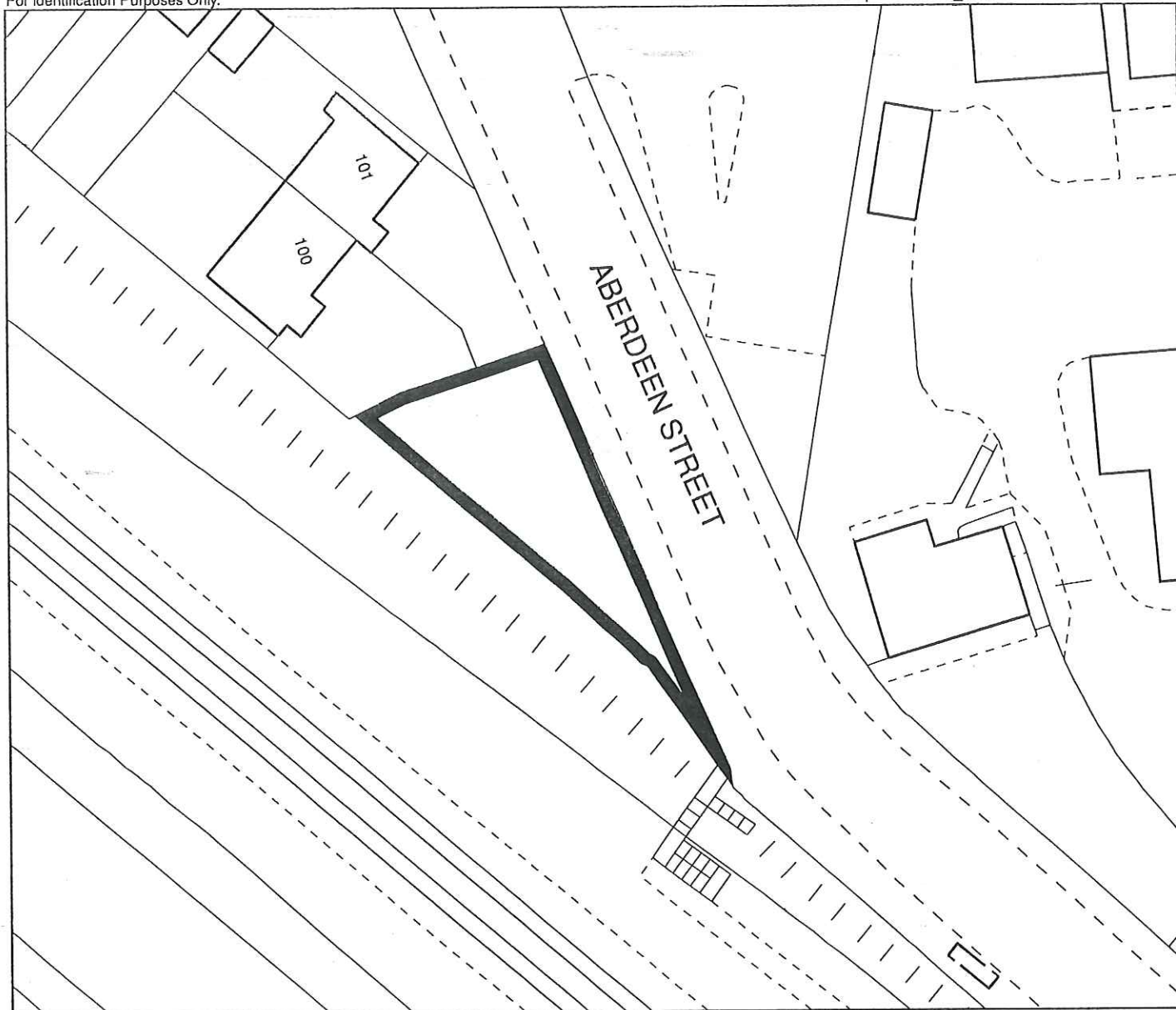
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Land adj  
100 Aberdeen Street  
Winson Green



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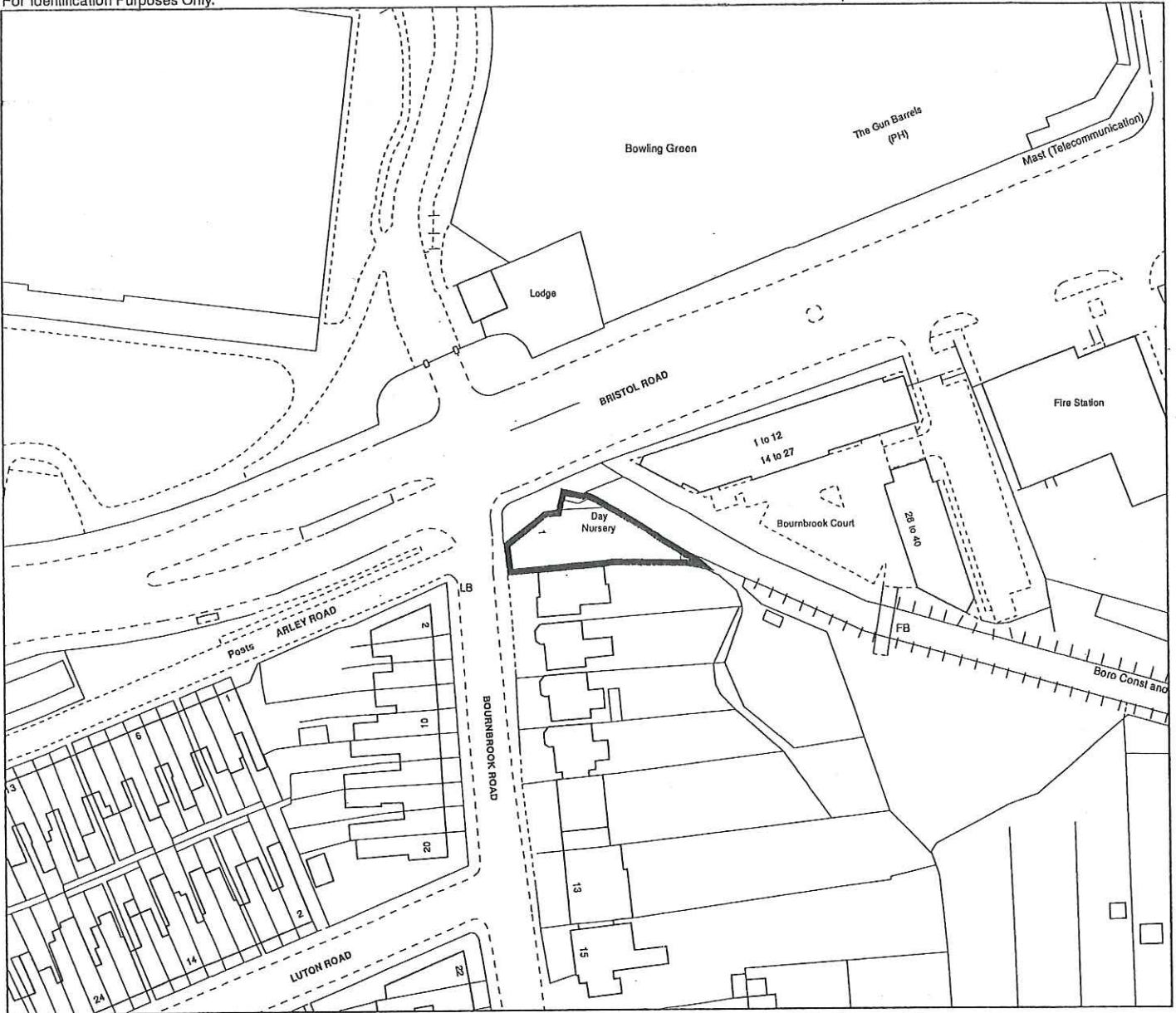
Jon Wilson

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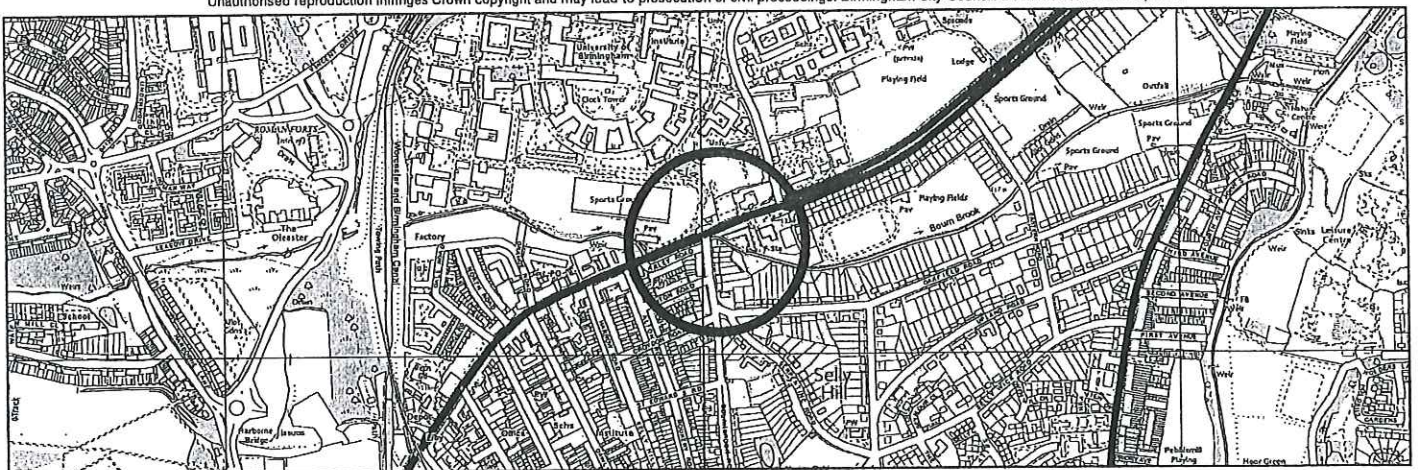
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Land At  
Bournbrook Road  
Selly Oak



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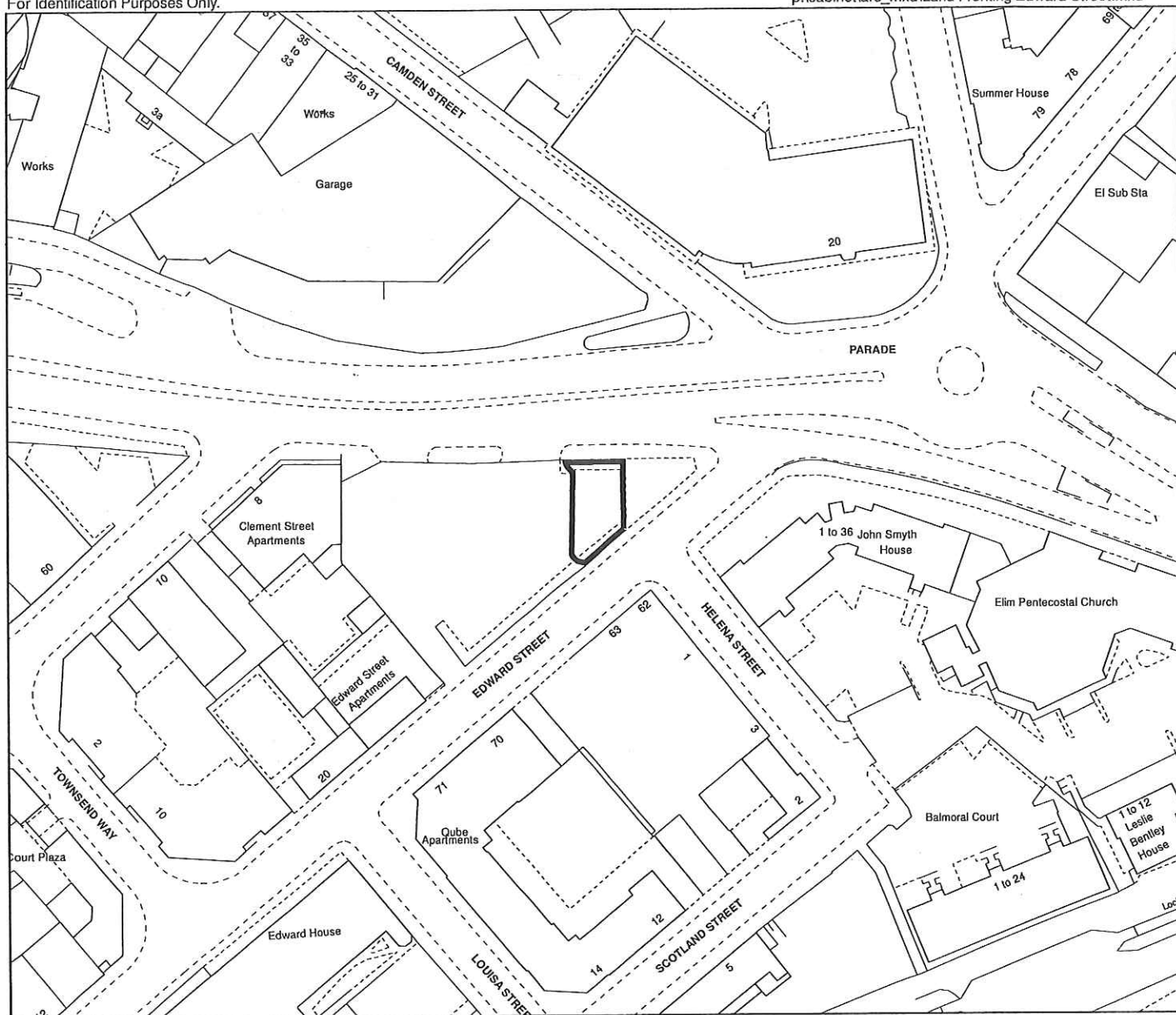
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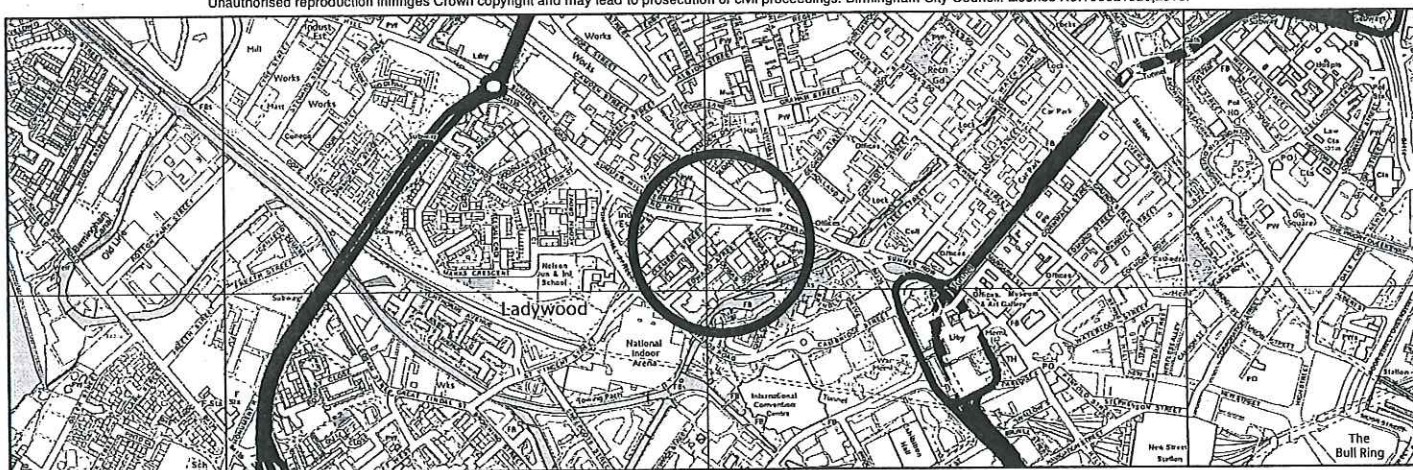
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Land Fronting  
 Edward Street



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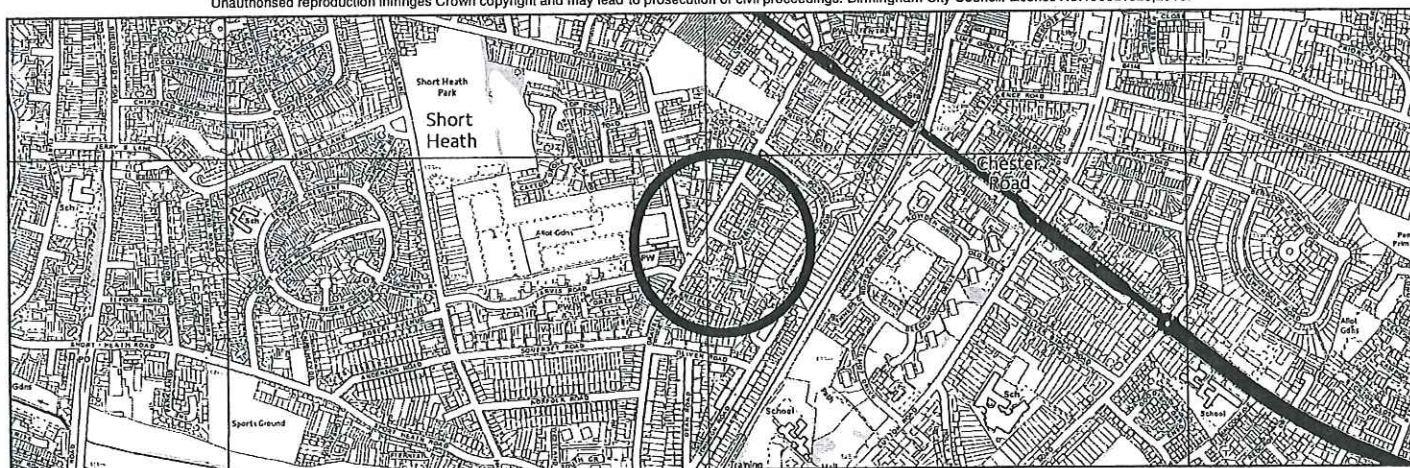
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Land Fronting  
 Somerton Drive  
 Erdington



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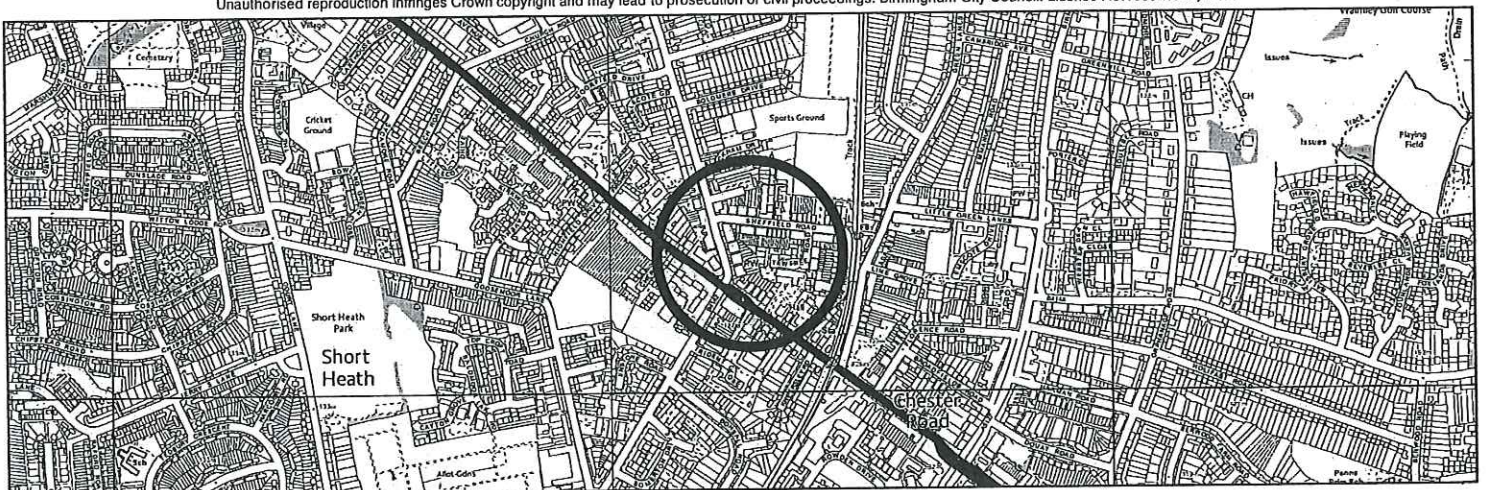
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Land Rear Of  
 395 Boldmere Road  
 Sutton Coldfield



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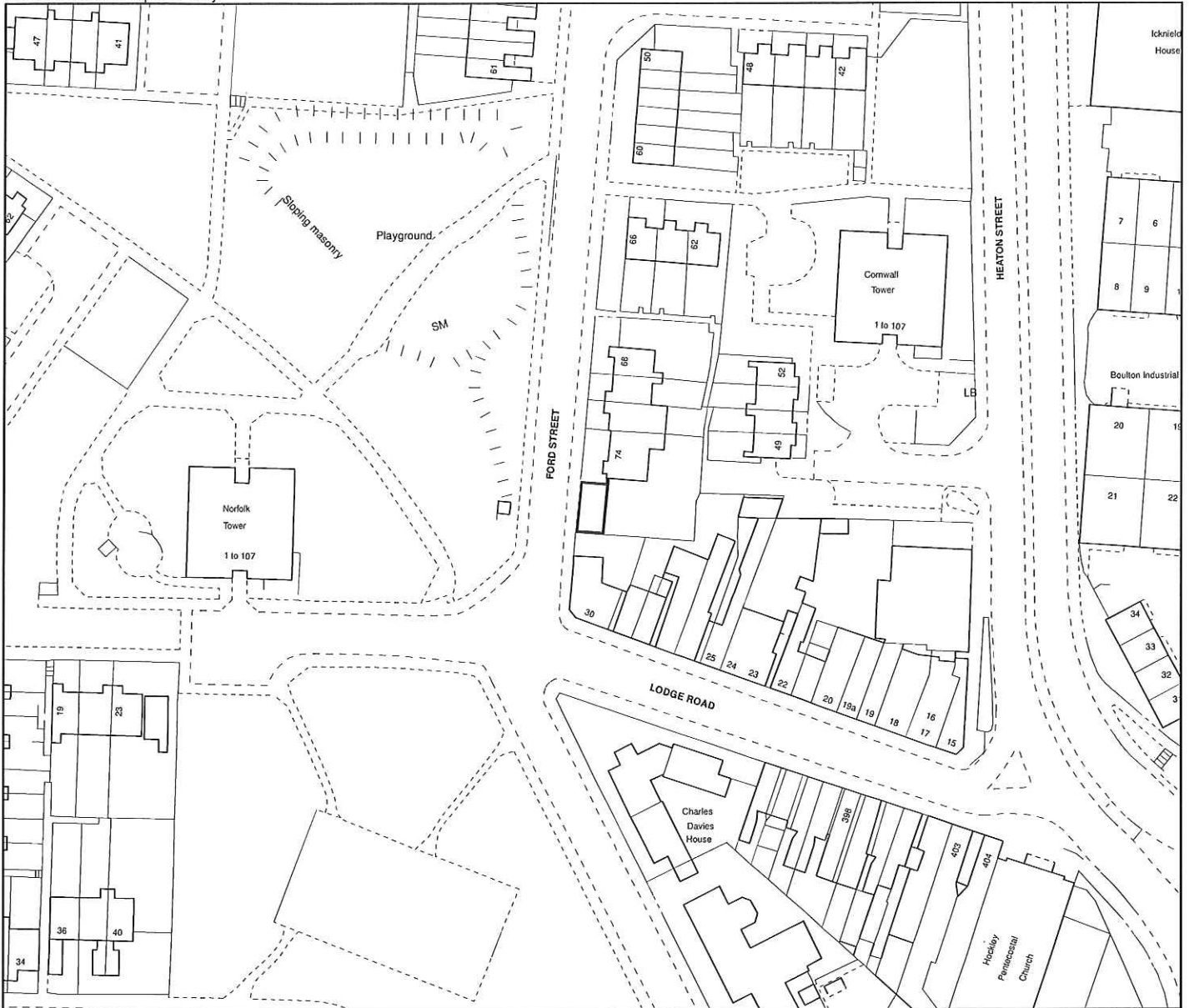
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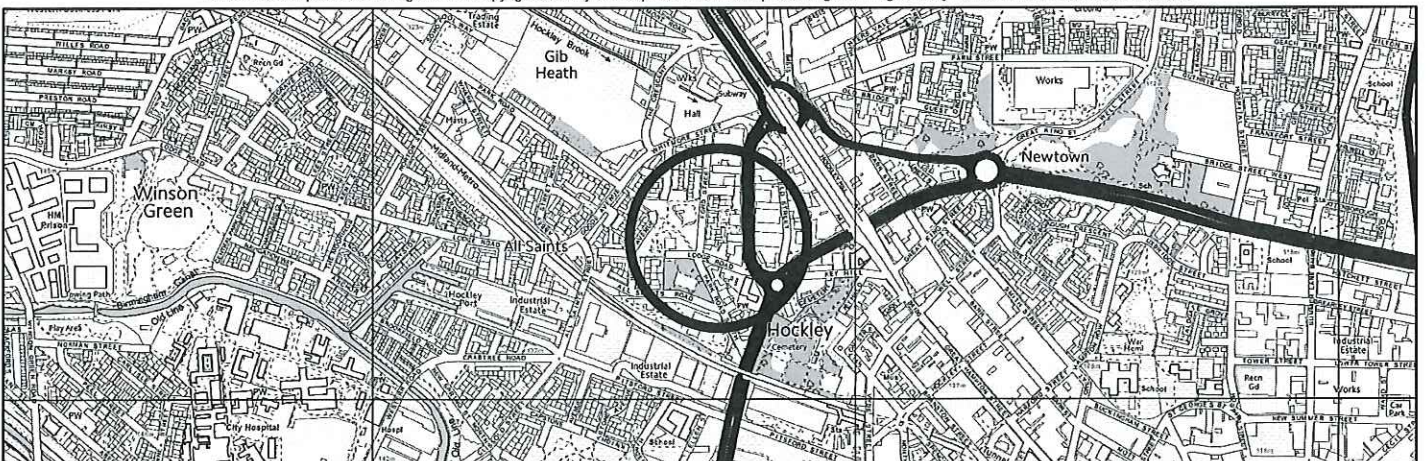
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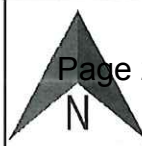
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Land Adjacent To  
74 Ford Street  
Hockley



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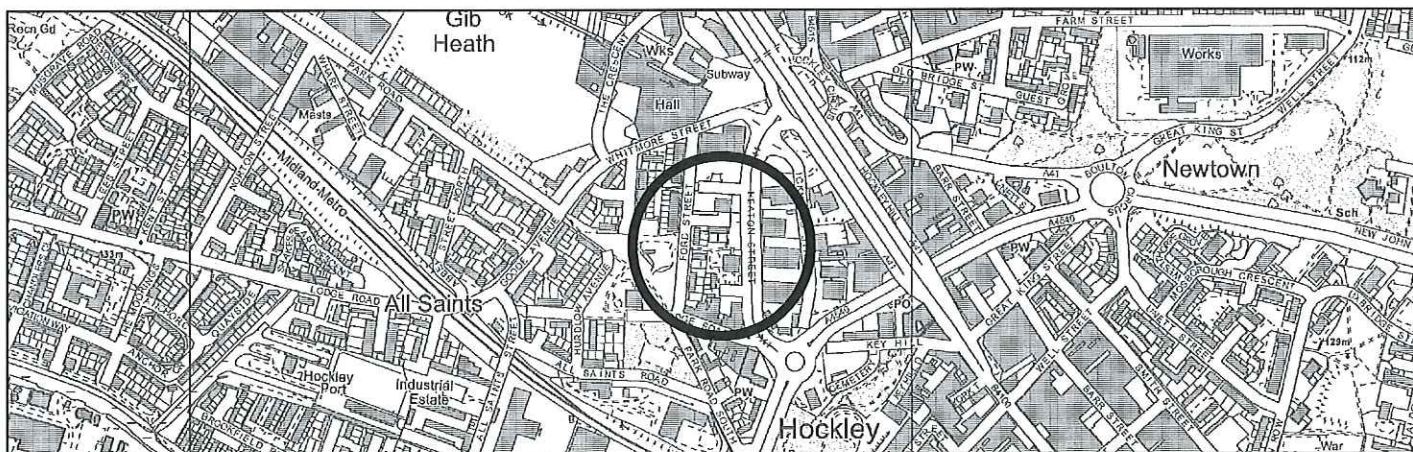
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42-48 Land within the cul-de-sac  
Ford Street  
Soho



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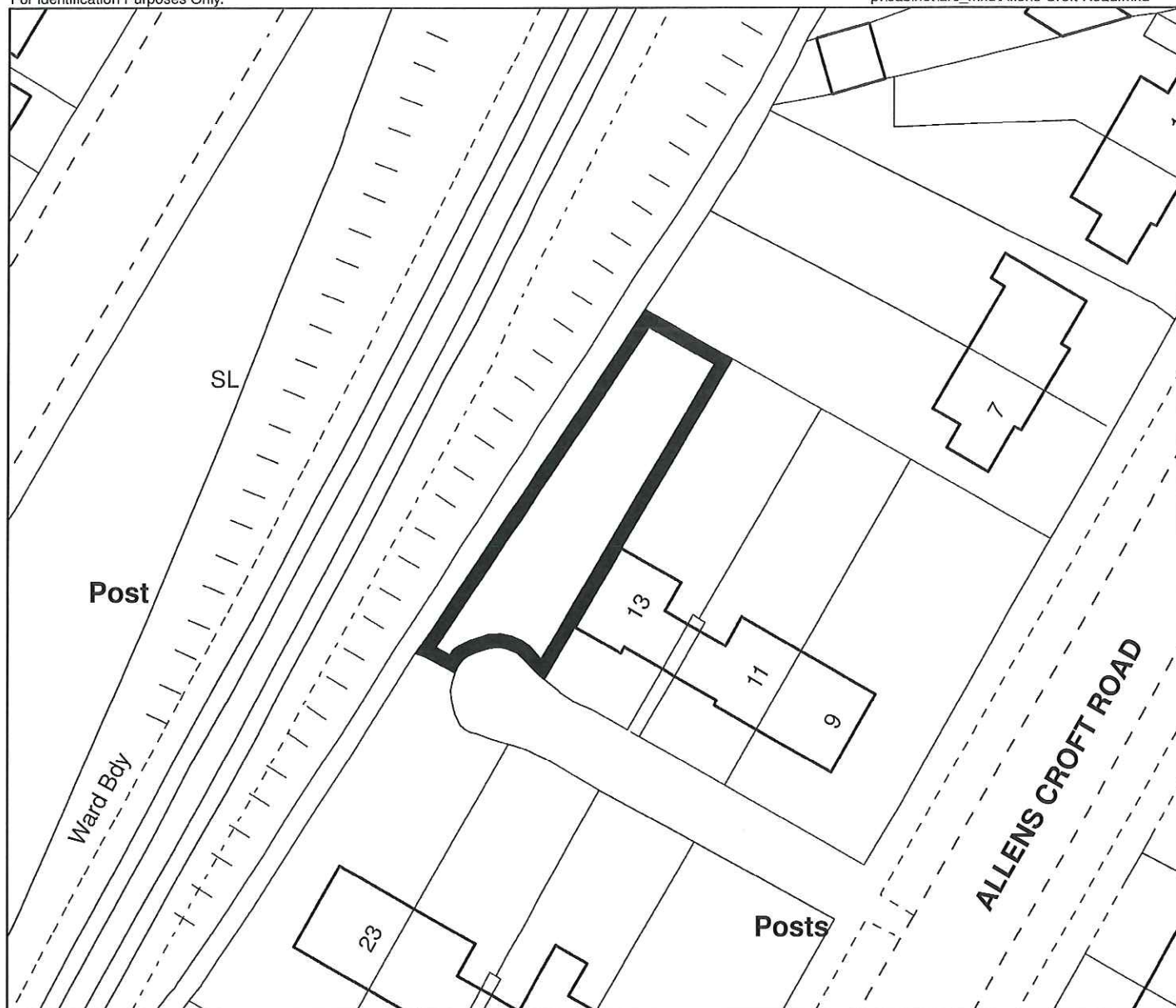
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Bharat Patel

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Land adj. 13  
Allens Croft Road  
Kings Heath



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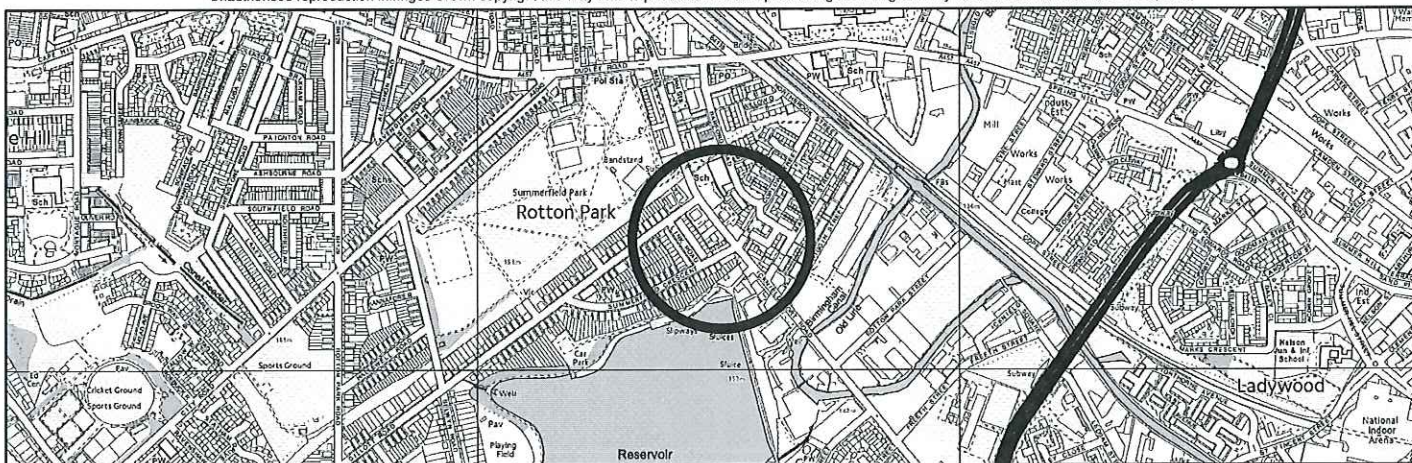
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Land Adjacent To  
 132 Icknield Port Road  
 Ladywood



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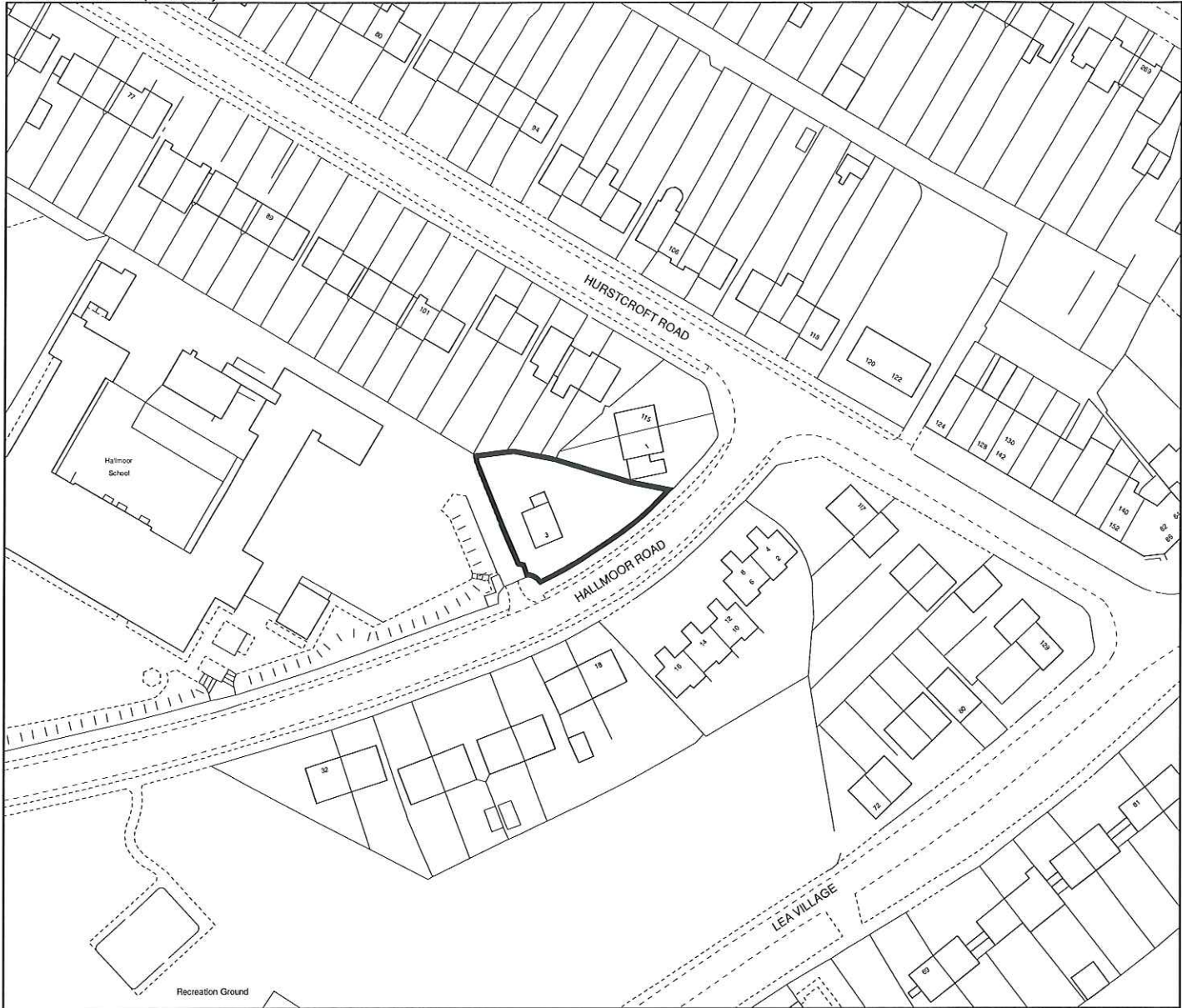
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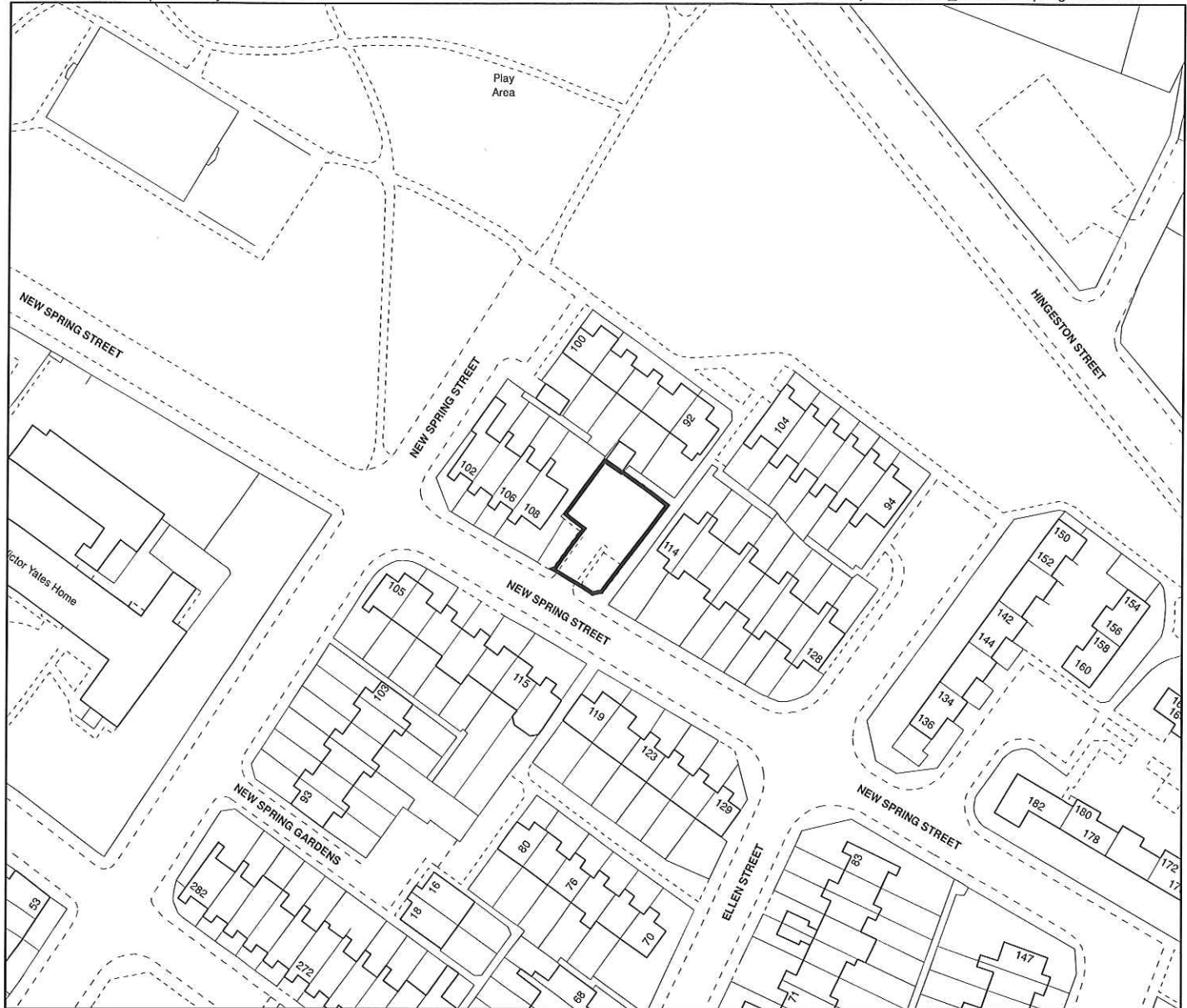




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 <b>Birmingham City Council</b>		Peter Jones BSc, FRICS Director of Property Birmingham Property Services PO Box 16255 Birmingham B2 2WT		
3 HALLMOOR ROAD SHARD END	 Page 25 of 40	Scale (Main Map)	Drawn	Date
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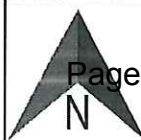
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Land Adjacent To  
 108 New Spring Street  
 Hockley



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06/01/2016

## Call-In Criteria

	<b><i>(a) Is the Executive decision within existing policy?</i></b>
1	<i>the decision appears to be contrary to the Budget or one of the 'policy framework' plans or strategies;</i>
2	<i>the decision appears to be inconsistent with any other form of policy approved by the full Council, the Executive or the Regulatory Committees;</i>
3	<i>the decision appears to be inconsistent with recommendations previously made by an Overview and Scrutiny body (and accepted by the full Council or the Executive);</i>
	<b><i>(b) Is the Executive Decision well-founded?</i></b>
4	<i>the Executive appears to have failed to consult relevant stakeholders or other interested persons before arriving at its decision;</i>
5	<i>the Executive appears to have overlooked some relevant consideration in arriving at its decision;</i>
6	<i>the decision has already generated particular controversy amongst those likely to be affected by it or, in the opinion of the Overview and Scrutiny Committee, it is likely so to do;</i>
7	<i>the decision appears to be particularly "novel" and therefore likely to set an important precedent;</i>
8	<i>there is a substantial lack of clarity, material inaccuracy or insufficient information provided in the report to allow the Overview and Scrutiny Committee to hold the Executive to account and/or add value to the work of the Council.</i>
	<b><i>(c) Has the Executive decision been properly taken?</i></b>
9	<i>the decision appears to give rise to significant legal, financial or propriety issues;</i>
10	<i>the notification of the decision does not appear to have been in accordance with council procedures;</i>
	<b><i>(d) Does the Executive decision particularly affect a district?</i></b>
11	<i>the decision appears to give rise to significant issues in relation to a particular District.</i>



**Details**

<b>Status:</b>	Decision Subject To Call In
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<b>Title:</b>	Sale of site at junction of Stratford Road and Highgate Road, Sparkbrook, Birmingham B12 8JU
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<b>Reference:</b>	001716/2016
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<b>Details:</b>	
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<b>Implementation Date (not before Meeting Date):</b>	Fri 11 Mar 2016
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**Purpose:**

A joint report to the Deputy Chief Executive in consultation with the Deputy Leader and the Cabinet Member for Development, Transport and The Economy on 2nd April 2014 authorised the sale of the land shown edged black on the attached plan at appendix 1 on the open market. The approval of the final sales terms and to accept the informal tenders was delegated to the Director of Property, in consultation with the Deputy Leader and the Cabinet Member for Development, Transport and The Economy. Informal tenders have now been received and the private report seeks approval to a preferred bidder. The subject property is shown edged black on the enclosed plan extending to 0.1455 hectares /0.36 acres.

<b>Key Portfolio:</b>	Deputy Leader
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<b>Include Item on Forward Plan / Key Decision:</b>	No
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<b>Reason for Key Decision:</b>	
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**Decision**

<b>Urgent Decision - Not in Forward Plan:</b>	No
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<b>Is Private:</b>	No
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**Decision Outcome:**

On 11 March 2016 the Deputy Leader of the Council and the Cabinet Member for Development Transport and the Economy noted the report. NOTE: CALL IN ENDS WEDNESDAY 16 MARCH 2016.







## Appendix 2: Request for Call In – Pro-forma

To:  
David Smith  
Democratic Services,  
Room 315  
Council House,  
Victoria Square,  
Birmingham, B1 1BB.

E-Mail: david.smith@birmingham.gov.uk

Date:

15/3/2016

Please arrange for a meeting of the

Corporate Resources O&S Committee  
to be called to discuss the following executive decision:

Title:

SALE OF LAND AT STURATFORD HIGHWAY LANDS

Page 3

of 4

Item

Number:

MR ANWAR, TAHIR ARI + PETER SOMERS

On:

11/3/2016

Councillor

(Signed)

TONY KEENE

(Print Name)

Councillor

(Signed)

Claire Spencer

(Print Name)





<b>Report to:</b>	<b>Deputy Leader of the Council &amp; Cabinet Member for Development Transport &amp; the Economy with the Director of Property</b>
<b>Report of:</b> <b>Date of Decision:</b>	<b>Director of Property</b> <b>3 March 2016</b>
<b>SUBJECT:</b>	<b>SALE OF SITE AT JUNCTION OF STRATFORD ROAD AND HIGHGATE ROAD, SPARKBROOK, BIRMINGHAM, B12 8JU.</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</b> <input type="checkbox"/> <b>O &amp; S Approved</b> <input type="checkbox"/>
<b>Relevant Cabinet Member:</b>	<b>Councillor Ian Ward - Deputy Leader of the Council</b> <b>Councillor Tahir Ali – Development Transport &amp; the Economy</b>
<b>Relevant O&amp;S Chairman:</b>	<b>Councillor Waseem Zaffar – Corporate Resources Overview and Scrutiny Committee.</b>
<b>Wards affected:</b>	<b>Sparkbrook</b>

<b>1. Purpose of report:</b>	
1.1	A joint report to the Deputy Chief Executive in consultation with the Deputy Leader and the Cabinet Member for Development, Transport and The Economy on 2 <sup>nd</sup> April 2014 authorised the sale of the land shown edged black on the attached plan at appendix 1 on the open market. The approval of the final sales terms and to accept the informal tenders was delegated to the Director of Property, in consultation with the Deputy Leader and the Cabinet Member for Development, Transport and The Economy.
1.2	Informal tenders have now been received and the private report seeks approval to a preferred bidder.
1.3	The subject property is shown edged black on the enclosed plan extending to 0.1455 hectares /0.36 acres.
<b>2. Decision(s) recommended:</b>	
2.1	The Deputy Leader of the Council and the Cabinet Member for Development Transport & the Economy are recommended to note this report.
<b>Lead Contact Officer:</b>	Azmat Mir MRICS Head of Property Consultancy Birmingham Property Services
<b>Telephone No:</b> <b>E-mail address:</b>	0121 303 3298 azmat.mir@birmingham.gov.uk

### **3. Consultation**

#### **3.1 Internal**

3.1.1 The Sparkbrook Ward Members and the Chair of the District Committee have previously been consulted on the surplus declaration of the subject land and also the disposal of the land in due course. The Cabinet Member for Development Transport and The Economy and the Deputy Leader have been consulted and are supportive of the recommendations in the private report.

3.1.2 The Strategic Director of Finance and Legal Services has been consulted and is supportive of the matter proceeding.

#### **3.2 External**

No external consultation has taken place due to none being required.

### **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 2015+', specifically to help deliver a balanced budget and contribute to the Council's 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 2015+, and contribute to key business priorities.

#### **4.3 Legal Implications**

4.3.1 The Council has a duty to efficiently manage its assets and has the power to hold and dispose of land under Sections 120 and 123 of the Local Government Act 1972.

4.3.2 The Director of Property has signed this report pursuant to the specific delegation to him to make the decision recommended in this report pursuant to the report dated 2<sup>nd</sup> April 2014.

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

4.4.1 An Equality Assessment (EA) Screening was undertaken for the 24<sup>th</sup> March 2014 report, that confirmed that an EA is not required for the purposes of this report.

### **5. Relevant background/chronology of key events:**

5.1 The subject property is shown edged black on the enclosed plan, extending to 0.1455 hectares /0.36 acres. The land comprises a cleared site that has previously been used for retail use.

5.2 The site is located at the junction of Stratford Road and Highgate Road, Sparkbrook. The site is accessible from both the Stratford Road and Highgate Road and benefits from good transport links to the City Centre. The site is within the "Balti Triangle" and situated some 2 miles South East of the City Centre.

5.3 The site was declared surplus to requirements on the 2<sup>nd</sup> April 2014 in a report entitled "Disposal of Surplus Property", and also approved the subsequent sale via informal tender.

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.

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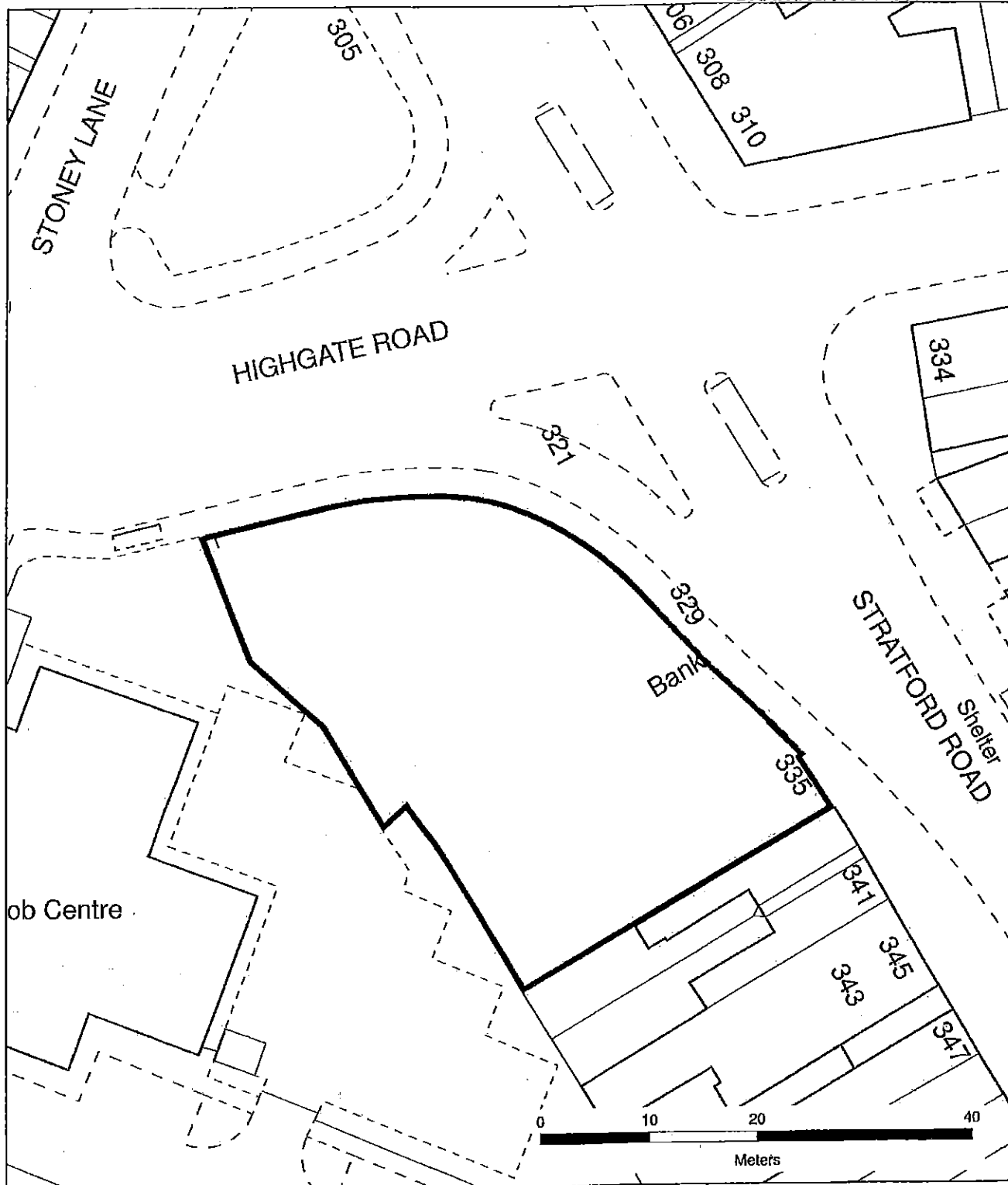
5.5 The property has subsequently been offered for sale on the open unrestricted market, and at the closing date of the 25<sup>th</sup> September 2015, 6 expressions of interest were received.

5.6	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 land will remain undeveloped								
<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 land will ensure that an under-utilised land will be brought back into beneficial use for the local and wider population.								
<table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left; width: 60%;"><b>Signatures</b></th> <th style="text-align: left; width: 40%;"><b><u>Date</u></b></th> </tr> </thead> <tbody> <tr> <td style="padding-top: 20px;"> Cllr Ian Ward  Deputy Leader of the Council </td> <td style="vertical-align: bottom; text-align: center;"> ..... </td> </tr> <tr> <td style="padding-top: 20px;"> Cllr Tahir Ali  Cabinet Member for Development,  Transport and the Economy </td> <td style="vertical-align: bottom; text-align: center;"> ..... </td> </tr> <tr> <td style="padding-top: 20px;"> Peter Jones  Director of Property </td> <td style="vertical-align: bottom; text-align: center;"> ..... </td> </tr> </tbody> </table>		<b>Signatures</b>	<b><u>Date</u></b>	Cllr Ian Ward Deputy Leader of the Council	.....	Cllr Tahir Ali Cabinet Member for Development, Transport and the Economy	.....	Peter Jones Director of Property	.....
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Cllr Ian Ward Deputy Leader of the Council	.....								
Cllr Tahir Ali Cabinet Member for Development, Transport and the Economy	.....								
Peter Jones Director of Property	.....								

<b>List of Background Documents used to compile this Report:</b>			
1. Public Report dated 2 <sup>nd</sup> April 2014 - Highgate Road Disposal of Surplus Land and Property 2. Officers file save as to confidential information.			
<b>List of Appendices accompanying this Report (if any):</b>			
1. Appendix 1 – Site Plan			
<b>Report Version</b>	4.0	<b>Dated</b>	26 February 2016



DRAWING NO. 14397



AREA EDGED RED 0.15 HECTARES APPROX. 0.36 ACRES APPROX.



**Birmingham City Council**

Peter Jones BSc, FRICS  
Director of Property  
Birmingham Property Services  
PO Box 16255  
Birmingham, B2 2WT

Site At Junction Of  
Highgate Road and Stratford Road  
Sparkbrook



SCALE

1:500

DRAWN

Bharat Patel

DATE

13/08/2015

O.S.Ref. SP0884NE



## Call-In Criteria

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