

BIRMINGHAM CITY COUNCIL

PUBLIC REPORT

Report to:	Deputy Leader of the Council & Cabinet Member for Development Transport & the Economy with the Director of Property
Report of: Date of Decision:	Director of Property 3 March 2016
SUBJECT:	SALE OF SITE AT JUNCTION OF STRATFORD ROAD AND HIGHGATE ROAD, SPARKBROOK, BIRMINGHAM, B12 8JU.
Key Decision: No	Relevant Forward Plan Ref: N/A
If not in the Forward Plan: (please "tick" box)	Chief Executive Approved <input type="checkbox"/> O & S Approved <input type="checkbox"/>
Relevant Cabinet Member:	Councillor Ian Ward - Deputy Leader of the Council Councillor Tahir Ali – Development Transport & the Economy
Relevant O&S Chairman:	Councillor Waseem Zaffar – Corporate Resources Overview and Scrutiny Committee.
Wards affected:	Sparkbrook

1. Purpose of report:	
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 nd 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.
2. Decision(s) recommended:	
2.1	The Deputy Leader of the Council and the Cabinet Member for Development Transport & the Economy are recommended to note this report.
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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 2nd April 2014.
- 4.4 Public Sector Equality Duty
 - 4.4.1 An Equality Assessment (EA) Screening was undertaken for the 24th 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 2nd 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.
- 5.5 The property has subsequently been offered for sale on the open unrestricted market, and at the closing date of the 25th 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.

6. Evaluation of alternative option(s):

6.1 Not to proceed with the sale would mean that the land will remain undeveloped

7. Reasons for Decision(s):

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.

Signatures	<u>Date</u>
Cllr Ian Ward Deputy Leader of the Council
Cllr Tahir Ali Cabinet Member for Development, Transport and the Economy
Peter Jones Director of Property

List of Background Documents used to compile this Report:

- Public Report dated 2nd April 2014 - Highgate Road Disposal of Surplus Land and Property
- Officers file save as to confidential information.

List of Appendices accompanying this Report (if any):

1. Appendix 1 – Site Plan

Report Version	4.0	Dated	26 February 2016
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