

# BIRMINGHAM CITY COUNCIL

**CABINET COMMITTEE –  
PROPERTY RECONVENED  
MEETING WEDNESDAY, 13  
MARCH 2024**

**MINUTES OF A RECONVENED MEETING OF THE CABINET  
COMMITTEE - PROPERTY HELD ON WEDNESDAY 13 MARCH 2024 AT  
0900 HOURS IN ELLEN PINSENT ROOM, 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 Brigid Jones, Cabinet Member for Finance and Resources

**ALSO PRESENT:-**

Councillor Robert Alden, Leader of the Opposition (Conservative)  
Councillor Deborah Harries, (Liberal Democrat)  
Deborah Carter-Hughes, Assistant Director, Corporate Law  
Kathryn James, Assistant Director of Investment and Valuation  
Rob King, Property Sales Manager  
Philip Nell, Director for Property and Investment  
Azmat Mir MRICS Registered Valuer Head of Valuation and Sales  
Mohammed Sajid, Assistant Director Financial Strategy  
Sushil Thobhani, Head of Law, Property, Planning & Regeneration  
Errol Wilson, Committee Team Leader

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**NOTICE OF RECORDING**

The Chair advised the meeting to note that members of the press/public may record and take photographs except where there were confidential or exempt items.

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**APOLOGIES**

17. An apology for absence was submitted on behalf of the Deputy Leader, Councillor Sharon Thompson for her inability to attend the meeting.

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**DECLARATIONS OF INTERESTS**

## Cabinet Committee Property – 13 March 2024

18. 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.

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### **MINUTES**

19. **RESOLVED:** -

The Minutes of the meeting held on 20 December 2024, having been previously circulated, were confirmed and signed by the Chair.

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Councillor Robert Alden commented that there was a technical process issue as this was a reconvened meeting from the 29 February 2024, but that this was not stated on the Agenda for the meeting. He added that CMIS no longer list the meeting of the 29 February 2024, and this should still be listed on CMIS. The Committee Team Leader undertook for this to be corrected and for the meeting to be relisted on CMIS.

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

The Chair advised that the reports at Agenda items 6 and 7 contained an exempt appendix within the meaning of Section 100I of the Local Government Act 1972.

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 these items 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 and 7.

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

### **20. 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.

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### **SALE OF THE BRASSHOUSE, 50 SHEEPCOTE STREET, BIRMINGHAM, B16 8AJ**

The Committee considered a report concerning the sale of the Brasshouse, 50 Sheepcote Street, Birmingham, B16 8AJ.

### **EXCLUSION OF THE PUBLIC**

It was-

### **20. 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.

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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.

### **21. RESOLVED UNANIMOUSLY: -**

That Cabinet Committee Property:-

1. Authorised the Assistant Director of Investment & Valuation to conclude a conditional on planning sale of the surplus Council owned property, "The Brasshouse", 50 Sheepcote Street, Birmingham, B16 8AJ ("the Property") as shown edged bold on attached plan at Appendix 1 to the report, and extending to 2762 sqm, by the grant of a new 250-year lease to the Purchaser" as detailed in Exempt Appendix 2 to the report;
2. 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; and

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

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### **PROPOSED SALE OF SURPLUS FREEHOLD PROPERTY ASSETS TO EXISTING TENANTS**

The Committee considered a report concerning the proposed sale of surplus freehold property assets to existing tenants.

### **EXCLUSION OF THE PUBLIC**

It was-

#### **22. 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.

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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.

#### **23. RESOLVED UNANIMOUSLY: -**

That Cabinet Committee - Property:-

- a. Authorised the Assistant Director of Investment & Valuation, in consultation with the Interim Finance Director (s151 Officer) and the City Solicitor, to conclude the sale of the Council's freehold reversionary interest, to the current lessees at the values listed in Exempt Appendix 2 to the report;
- b. 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
- c. Authorised the City Solicitor to prepare, negotiate, execute, and complete all relevant legal documentation to give effect to the above.

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### **OTHER URGENT BUSINESS**

#### **24. Properties withdrawn from Auction Sale**

The Cabinet Member for Finance and Resources raised the issue of the properties that were withdrawn from auction. The Assistant Director of

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Investment and Valuation advised that three properties were withdrawn from the sale as when we drilled down further and did our due diligence there were significant levels of debt on some of those assets. This was saying to us that when assets goes to auction bidders were not willing to take assets that had debts. These were pulled therefore pulled from the auction.

The Chair requested that a report be brought to a future meeting concerning the issue. The Assistant Director of Investment and Valuation undertook for this to be done.

The Head of Valuation and Sales noted the Cabinet Member for Finance and Resources comments concerning auction sales and advised that we worked closely with the auctioneers and had details of the auction estimates and ensured that we pitched these at the correct level of value. Any reserves that we set have to within 10% up or down as to whether we accept. We worked closely with the auctioneers to ensure we get the right attention in the room.

Councillor Alden requested that each of the Ward Councillors for the properties that were not successful that was consulted on and update them as to what the reasons might be so that options could be looked at again. It was noted that a report would be submitted to a future committee meeting concerning the issue.

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The meeting ended at 0940 hours.

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CHAIRPERSON

