

20 June 2022
Letter to Claire Felton 22.06.22

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

Claire Felton
Head of Legal, Democratic and Property Services
Bromsgrove and Redditch Council

(Sent by email only)

Charles Davis MRICS
E: charles.davis@savills.com
DL: +44 (0) 121 634 8482

55 Colmore Row
Birmingham B3 2AA
T: +44 (0) 121 200 4500
F: +44 (0) 121 633 3666
savills.com

Dear Claire,

Asset Portfolio Evaluation – Redditch Borough Council and Bromsgrove District Council

Following our previous conversation and the Council Management meeting which took place on the 18th May, we write to provide an update in relation to the portfolio of assets owned by both Redditch Borough Council and Bromsgrove District Council.

Savills undertook a high level assessment of all assets under the ownership of both Councils. Whilst the following two categories proved to be the most relevant from a development prospective, operational land and buildings, surplus and heritage assets other categories included vehicles and plant equipment, infrastructure and community assets, intangible and council dwellings.

As per your instruction, we reviewed each property on its individual merit with a view to potential development and value add to the respective Council. To categorise each property we used a traffic light system as follows;

- **Green** – we consider the asset has development potential and further analysis should take place
- **Yellow** – we consider the asset has limited development potential
- **Red** – we do not consider the asset has development potential
- **Grey** – Further information required to identify asset

Having undertaken the above exercise for assets across both registers, the results were reported as seen at **Appendix 1 and 2**. Overall, within the Redditch Asset Register Savills identified 10 properties which could be brought forward for development and 11 properties within the Bromsgrove Asset Register, these are identified as green within the appendices. Savills has undertaken site inspections for each of these properties and a photographic schedule alongside our inspection notes can be viewed at **Appendix 3**.

Next Steps

We recommend that both Redditch Borough Council and Bromsgrove District Council assess the sites which Savills have identified as having development potential and in particular if the assets are deemed surplus to requirements.

Following the outcome of this assessment we would recommend that Savills Planning on behalf of both Councils undertake a more detailed assessment of the assets to determine the principles and potential acceptable uses of each site.

In tandem with this report, the Development team would undertake a bespoke proforma for each property to assess its developability. In the event this is successful and the principal of development at the property is positive, we would recommend that a number of technical reports which address the principal constraints are commissioned. This would be with a view to the potential marketing of the sites on behalf of the respective Councils.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD





I trust that the above meets with your requirements, should you need anything further please do not hesitate to contact me.

Yours sincerely

Charles Davis MRICS
Associate

Appendices

Appendix 1 – Redditch Asset Register
Appendix 2 – Bromsgrove Asset Register
Appendix 3 – Site Inspection Schedule