

Birmingham City Council

Report to Cabinet

17 March 2020



Subject: Driving Housing Growth – Land Appropriations Report 2020 (5)
Report of: Interim Director, Inclusive Growth
Relevant Cabinet Member: Councillor Ian Ward – Leader
Councillor Sharon Thompson – Homes and Neighbourhood
Councillor Tristan Chatfield – Finance and Resources
Relevant O &S Chair(s): Councillor Sir Albert Bore – Resources
Councillor Penny Holbrook – Housing and Neighbourhoods
Councillor Kath Scott – Education & Children's Care
Report author: Shahid Iqbal, Principal Housing Development Officer
Tel: (0121) 303 6474
E:mail: Shahid.s.iqbal@birmingham.gov.uk

Are specific wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No – All wards affected
If yes, name(s) of ward(s): Brandwood & Kings Heath, Bromford & Hodge Hill, Glebe Farm & Tile Cross, Heartlands.		
Is this a key decision?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, add Forward Plan Reference: 007065/2020		
Is the decision eligible for call-in?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, state which appendix is exempt, and provide exempt information paragraph number or reason if confidential: N/A		

1 Executive Summary

- 1.1 To seek approval for the appropriation of approximately 9.15 hectares (22.6 acres) of General Fund land into the Housing Revenue Account (HRA). The appropriation of the General Fund land into the Housing Revenue Account will be utilised to facilitate new housing development within Birmingham.
- 1.2 To seek approval for the appropriation of approximately 1.20 hectares (2.96 acres) of Housing Revenue Account land into the General Fund.

2 Recommendations

- 2.1 Subject to the Secretary of State consent where required pursuant to section 7.2 in this report, approves the appropriation of approximately 9.15 hectares (22.6 acres) of General Fund land held for the current functions as shown at appendix 1 (Schedule of sites) and the plans at appendix 2 (Site plans) into the Housing Revenue Account for the purpose of housing development under the Housing Act 1985; with the Council being satisfied that the land is no longer required for its current function, with an estimated market value of £12.24m.
- 2.2 Approves the appropriation of approximately 1.20 Hectares (2.96 acres) of Housing Revenue Account land held for housing purposes into the General Fund for the functions as shown at appendix 1 (Schedule of sites), and the plan at appendix 2 (Site plans) with the Council being satisfied that the land is no longer required for its current housing function, with an estimated market value of £1.8m.
- 2.3 Notes that where applicable, if Secretary of State approval cannot be obtained, the proposed appropriation of the site(s) cannot be completed.
- 2.4 Notes that the appropriations subject to this report will be phased over two financial years, 2019 – 2020 and 2020 – 2021 as shown at appendix 1.
- 2.5 Delegates to the Interim Director, Inclusive Growth in consultation with the Leader, the power to vary the boundaries of the sites identified within appendix 1 and their relevant site plans identified within appendix 2 by up to 10% of the total area.
- 2.6 Authorises the Interim Director, Inclusive Growth to advertise any loss of public open space and determine objections, once the sites are brought forward for development in accordance with Section 123 (2A) of the Local Government Act 1972.
- 2.7 Authorises the Interim Director, Inclusive Growth, to receive the result of any consultations concerning the loss of public open space notices in accordance with Section 123 (2A) of the Local Government Act 1972 and to decide whether to proceed with the relevant appropriation (or disposal) under Section 122 (2A).
- 2.8 Notes that the maintenance responsibility for all land appropriated will transfer to the receiving Directorate as applicable under existing budgets.
- 2.9 Authorises the Acting City Solicitor (or their delegate) to negotiate, execute, and complete all necessary documentation to give effect to the above recommendations.

3 Background

- 3.1 The Council has a substantial housing waiting list of approximately 10,500 households, approximately 2,000 households in temporary accommodation and approximately 300 families in bed and breakfast and with land at a premium for affordable housing, the development of these sites will provide a much-needed contribution in providing accommodation for these households.

- 3.2 To respond to the increasing pressures of homelessness, the Council needs to provide additional (new) housing as opposed to replacing existing housing stock. Failure to achieve this will inevitably lead to a growing housing waiting list and an increase in temporary accommodation needs.
- 3.3 Birmingham requires a supply of new homes to address the serious shortage of housing supply, and an estimated 89,000 additional homes are needed in the City by 2031. There is a limited amount of cleared land (or land planned for clearance) held in the Housing Revenue Account.
- 3.4 Traditionally, BMHT has built upon land that is a result of clearance schemes, and this approach does not necessarily provide additional affordable housing but replaces old affordable housing with new; this approach is both expensive and unpopular with residents.
- 3.5 The BMHT Delivery Plan, approved by Cabinet in November 2014, sets out the programme to maintain the size of the BMHT programme at around 450 new homes starting on site every year. This scale of development will require the Council to use its existing land assets more effectively to establish more development land to be made available than currently exists within the HRA, and therefore it is proposed to appropriate sites from the General Fund in order to support housing growth in the City.
- 3.6 The Housing Revenue Account Business Plan 2020+ proposes the development of over 3,720 new homes to be built for rent using the BMHT model over the next 20 years at a cost to the council of £724m. This investment will be funded from a combination of rental income and capital receipts.
- 3.7 The appropriation of sites into the HRA provides much needed revenue benefits to the General Fund for those parts of the Council with savings targets by releasing surplus land. In the case of the allotments site for example, 25% of the proceeds will be invested into improving allotments sites across the City in line with the Strategy for Allotment Provision in Birmingham Executive Committee decision dated 20th July 2001.
- 3.8 The sites identified in this report enable the development of different housing typologies, of which 65% could be for social rent and 35% for sale. As the major provider of new homes in the city, and the major provider of new social and affordable rented homes, the Council needs to make more land available to support its house building programme at a time of high demand for social and affordable rented homes.
- 3.9 The appropriation of the sites into the HRA identified in this report will result in the development of new high-quality homes that will be available for all residents of Birmingham.

4 Options considered and Recommended Proposal

- 4.1 In terms of the options for the land identified for appropriation, several options are outlined below:

- Open market disposal; the City will be unable to determine the pace of development, amount of affordable housing and the quality of housing to be provided. This option has therefore been discounted.
- Disposal to Housing Associations; this would typically require the land to be discounted to a social housing land value to be affordable for them to purchase. Also, there would be no revenue benefits to the General Fund arising from the disposal, unlike an appropriation from the General Fund to the HRA which will provide a revenue stream in perpetuity by reducing General Fund borrowing costs. This option has therefore been discounted.
- Change of use; this option would require funding to be identified by receiving directorate in order to manage and maintain identified sites to be used as formal public open space or parks for example over the long term. However, the identified sites are being appropriated into the HRA as the resources in the General Fund are not available and to achieve savings targets. This option has therefore been discounted.
- Appropriation to the HRA; this enables revenue benefits to the General Fund and to the specific landholding directorates and the land appropriated to the HRA will enable high quality, affordable and outright sale homes to be delivered. The Council will control the quality, pace and timing of the delivery of housing on these sites. This is the preferred option.
- Appropriation to the General Fund; the site subject to appropriation into the General Fund is shown in appendix 1, will support the current and proposed use. The Hallmoor School (Special) site is being redeveloped to provide a new School and needs to be accounted for within the General Fund as it is currently a non-HRA usage. This is the preferred option.

5 Consultation

- 5.1 Elected Ward Members of the sites identified within appendix 1 have been consulted on the contents of the report. The consultation responses are shown within appendix 3.
- 5.2 Residents in all developable sites identified in this report will be consulted as part of the statutory planning application process and their comments will be considered in the determination of future planning applications should sites come forward for housing development.

6 Risk Management

- 6.1 Please see appendix 4 – risk register.

7 Compliance Issues:

- 7.1 How are the recommended decisions consistent with the City Council's priorities, plans and strategies?

7.1.1 The development of new affordable housing within the city is in accordance with the objectives of the Housing Revenue Account (HRA) Business Plan 2020+.

7.1.2 The proposed sites support the delivery of the core objectives of the Birmingham Development Plan (BDP) which was adopted by the Council on 10 January 2017 to increase housing growth.

7.1.3 This project will make a direct contribution to both Corporate and Directorate outcomes including the following:

- Birmingham is an aspirational city to grow up in; new homes will be developed which will provide a safe, warm, sustainable and connected neighbourhood in which our children can thrive.
- Birmingham is a great city to live in - the Council is committed to the development of enough high-quality new homes to meet the needs of a growing city, and the proposals within this report to accelerate housing growth in the city by providing new homes for rent and sale on the proposed sites. New homes will help ease pressure on the housing waiting list that currently has approximately 10,500 households registered on it.
- Birmingham is an entrepreneurial city to learn, work and invest in; activity within the construction sector will create jobs and apprenticeships in the city, and activity within the supply chain industries, supporting the local economy through the Birmingham Charter for Social Responsibility.
- Birmingham is a fulfilling city to age well in; the links between health and housing are well recognised. New thermally efficient, economical to run new homes which are designed to high standards of quality and internal space standards will be more affordable for residents and will offer a higher quality of life leading to better health outcomes.

7.1.4 Birmingham Business Charter for Social Responsibility (BBC4SR).

There are no direct implications for the BBC4SR as a result of the appropriation of land into the Housing Revenue Account or General Fund. However, once the sites come forward for development, the successful contractor will be required to be a certified signatory to the BBC4SR and provide actions proportionate to the value of the contract, including training and apprenticeship opportunities and pay the Real Living Wage as a condition of contract.

7.1.5 Localism in Birmingham

As the sites subject to this report come forward for development, BMHT will work with Ward Forums to provide information to local residents on how the housing proposals support local needs and priorities.

7.2 Legal Implications

7.2.1 The Council has powers to hold and appropriate land under the Sections 120-122 of the Local Government Act, 1972. Under Section 122 of the said Act, the Council may appropriate land for any purpose for which the Council is

authorised by legislation to use the land; and land which belongs to the Council and is no longer required for which it is held immediately before the appropriation.

- 7.2.2 As the Housing Authority, the relevant legal powers relating to the discharge of the Council's statutory function to provide its housing need are contained in section 9 of the Housing Act 1985.
- 7.2.3 Section 111 Local Government 1972 confers power on the Council to do anything which is calculated to facilitate, or is conducive or incidental to, the discharge of any of its functions.
- 7.2.4 Section 122(2A) of the Local Government Act requires that where land is existing open space, notice of change of use must be advertised and any objections considered prior to the appropriations taking place. Section 123(2A) contains a similar requirement for advertisement and consideration of objections and disposals of open space.
- 7.2.5 The Bordesley Allotment site as identified in Appendix 1, is subject to Secretary of State approval prior to the appropriation taking place, which may be conditional, in accordance with Section 8 of the Allotments Act 1925, but approval shall not be given unless the Secretary of State is satisfied that adequate provision will be made for allotment holders displaced by the action of the local authority or that such provision is unnecessary or not reasonably practicable.
- 7.2.6 The Pines School site as identified in Appendix 1, is subject to Secretary of State for Education approval prior to the appropriation taking place in accordance with Section 6 Part 1 of Schedule 1 of the Academies Act 2010 where such sites have been used for any period within 8 years of the date immediately preceding the appropriation decision for wholly or mainly for the purposes of a school or 16-19 Academy
- 7.2.7 The Dawberry Fields Allotments site as identified in appendix 1, has received prior Secretary of State approval to be disposed in accordance with Section 8 of the Allotments Act 1925.

7.3 Financial Implications

- 7.3.1 By Law, any appropriation of land between the Housing Revenue Account and General Fund results in a transfer of borrowing between the Housing Revenue Account and the General Fund equivalent to the open market value of the appropriated land.
- 7.3.2 The total open market value of the appropriations from the General Fund into the Housing Revenue Account is estimated to be £12.24m. The individual site details are shown within appendix 1. The valuations have been provided by Birmingham Property Services.
- 7.3.3 The total open market value of the appropriations from the Housing Revenue Account into the General Fund is estimated to be £1.8m. The individual site

details are shown within appendix 1. The valuations have been provided by Birmingham Property Services.

- 7.3.4 Assuming an average long-term interest rate of 4.4% per annum, this would result in a revenue cost to the Housing Revenue Account of approximately £0.46m per annum in perpetuity, and a similar benefit to the General Fund. It is not anticipated that there will be any further significant revenue consequences associated with the maintenance of these sites prior to their redevelopment.
- 7.3.5 The allotment sites (Bordesley Gardens and Dawberry Fields) will be subject to a contribution to the Flo Pickering Memorial Fund, which will be enacted in due course should the appropriation be completed, following Secretary of State approval in the case of Bordesley Gardens. The contribution will be in line with the Strategy for Allotment Provision in Birmingham Executive Committee decision dated 20 July 2001.
- 7.3.6 The Dawberry Fields allotments site is part of the Allenscroft Initiative and is subject to a further contribution for public open space improvements at Dawberry Park for the sum of £244,000 as approved by Cabinet on 18 April 2017, with the remaining balance of the appropriation value contributing to corporate resources.
- 7.3.7 No financial transactions will take place in respect of the Hallmoor School site as the original appropriation of the site from Education to the HRA was not accounted at the time as the transaction did not complete. However, the appropriation will be affected on the asset register.
- 7.3.8 The Bordesley Gardens allotment site and public open space sites contribute to the Parks Service approved savings programme, savings reference SN45.
- 7.4 Procurement Implications (if required).
- 7.4.1 There are no procurement implications arising from this report.
- 7.5 Human Resources Implications (if required).
- 7.5.1 There are no human resources implications arising from this report.
- 7.6 Public Sector Equality Duty
- 7.6.1 An initial Equality assessment, Ref: EQUA459 is attached as appendix 5. A full Equality Assessment has not been undertaken as it is considered that the proposals of this report do not have any adverse impact on the characteristics and groups protected under the Equality Act 2010.

8 Appendices

- Appendix 1 – schedule of sites
- Appendix 2 – red line plans
- Appendix 3 – consultation responses
- Appendix 4 – risk register
- Appendix 5 – equality impact assessment

9 Background Documents

- 9.1 Birmingham Municipal Housing Trust Delivery Plan 2019 - 2029, approved by Cabinet on 14 May 2019.

Appendix 1 – Schedule of sites

Driving Housing Growth, Land Appropriations Report 2020 (5) - Appendix 1, Schedule of sites

Sites to be appropriated into the Housing Revenue Account from the General Fund for housing purposes under the Housing Act 1985.

Site	Ward	Size (Acres)	Size (Hec.)	Valuation	Appropriation cost to HRA / Income to GF	Allens Croft Initiative Capital Receipt	Flo Pickering 25% capital value benefit	Used for Savings Targets	Application of revenue benefit	Cost per acre Approx.	Appropriation year	Holding Directorate	Current Statutory Powers
Comet Park Site	Bromford and Hodge Hill	1.69	0.69	£1,120,000	£49,280	£0	£0	£49,280	Savings SN45	£660,000	2019-2020	Neighbourhoods (Street Scene)	Town and Country Planning Act 1990
Dawberry Fields Road site	Brandwood & Kings Heath	2.35	0.95	£1,650,000	£72,600	£244,000	£412,500	£72,600	Corporate resources	£700,000	2019-2020	Neighbourhoods (HRA)	Town and Country Planning Act 1990
The Pines (Special) School site	Bromford and Hodge Hill	0.72	0.29	£470,000	£20,680	£0	£0	£20,680	Corporate resources	£650,000	2019-2020	People (EDSI)	Education Act 1996
Sub-total year 1 - 2019-2020		4.76	1.93	£3,240,000	£142,560	£244,000	£412,500	£142,560					
Bordesley Leisure Gardens	Heartlands	17.84	7.22	£9,000,000	£396,000	£0	£2,250,000	£297,000	Saving SN45	£500,000	2020-2021	Neighbourhoods (HRA)	Allotments Act 1925
Sub-total year 2 - 2020-2021		17.84	7.22	£9,000,000	£396,000	£0	£2,250,000	£297,000					
TOTAL		22.60	9.15	£12,240,000	£538,560	£244,000	£2,662,500	£439,560					

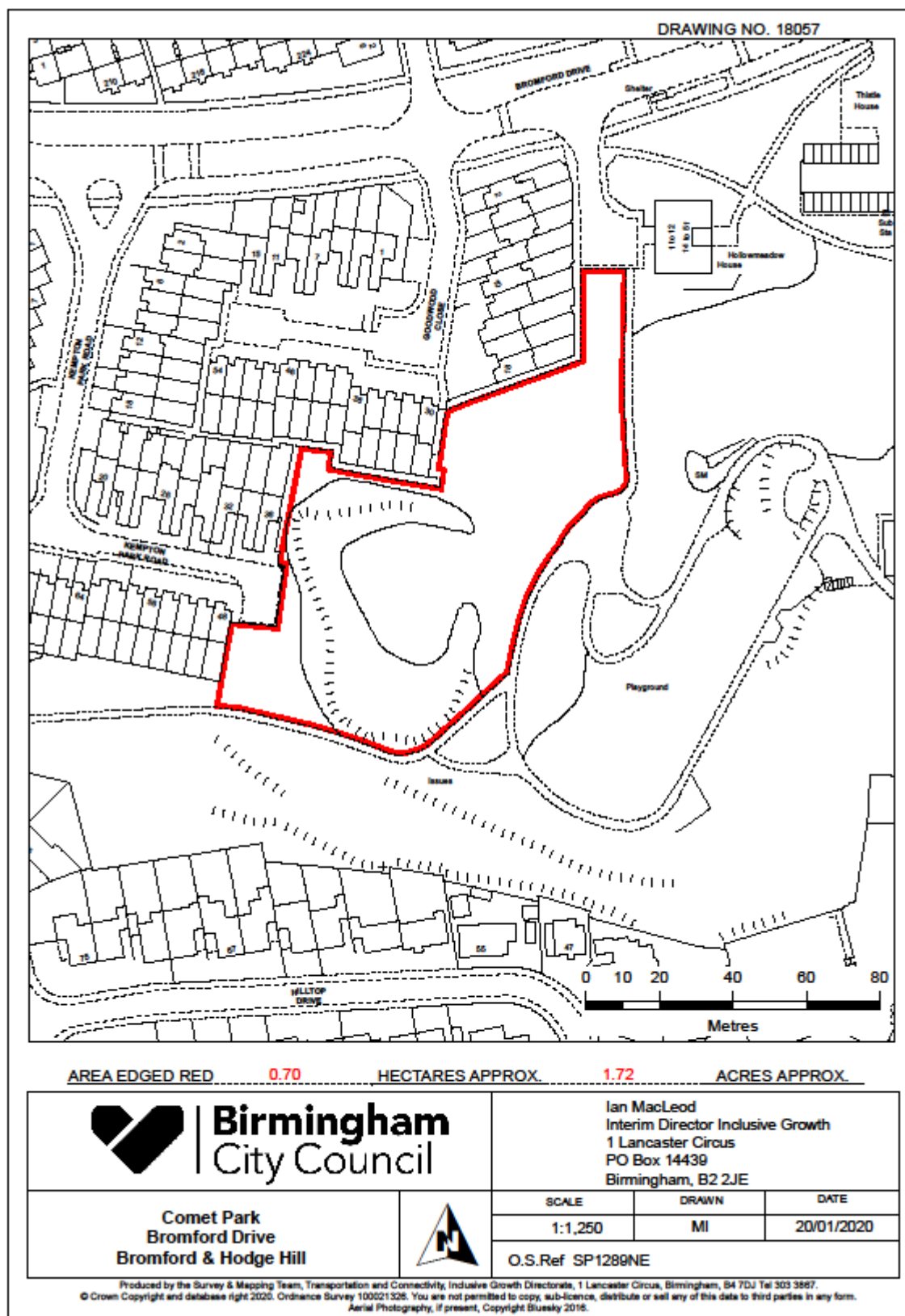
Sites to be appropriated into the General Fund from the Housing Revenue Account

Site	Ward	Size (Acres)	Size (Hec.)	Valuation	Appropriation Cost to GF / Income to HRA	Revenue Budget meeting cost	Cost per acre Approx.	Appropriation year	Holding Directorate	Current Statutory Powers
Hallmoor School (Special)	Glebe Farm & Tile Cross	2.96	1.20	£1,800,000	£79,200		£610,000	2019-2020	People (EDSI)	Education Act 1996
Total year 1 - 2019-2020		2.96	1.20	£1,800,000	£79,200					

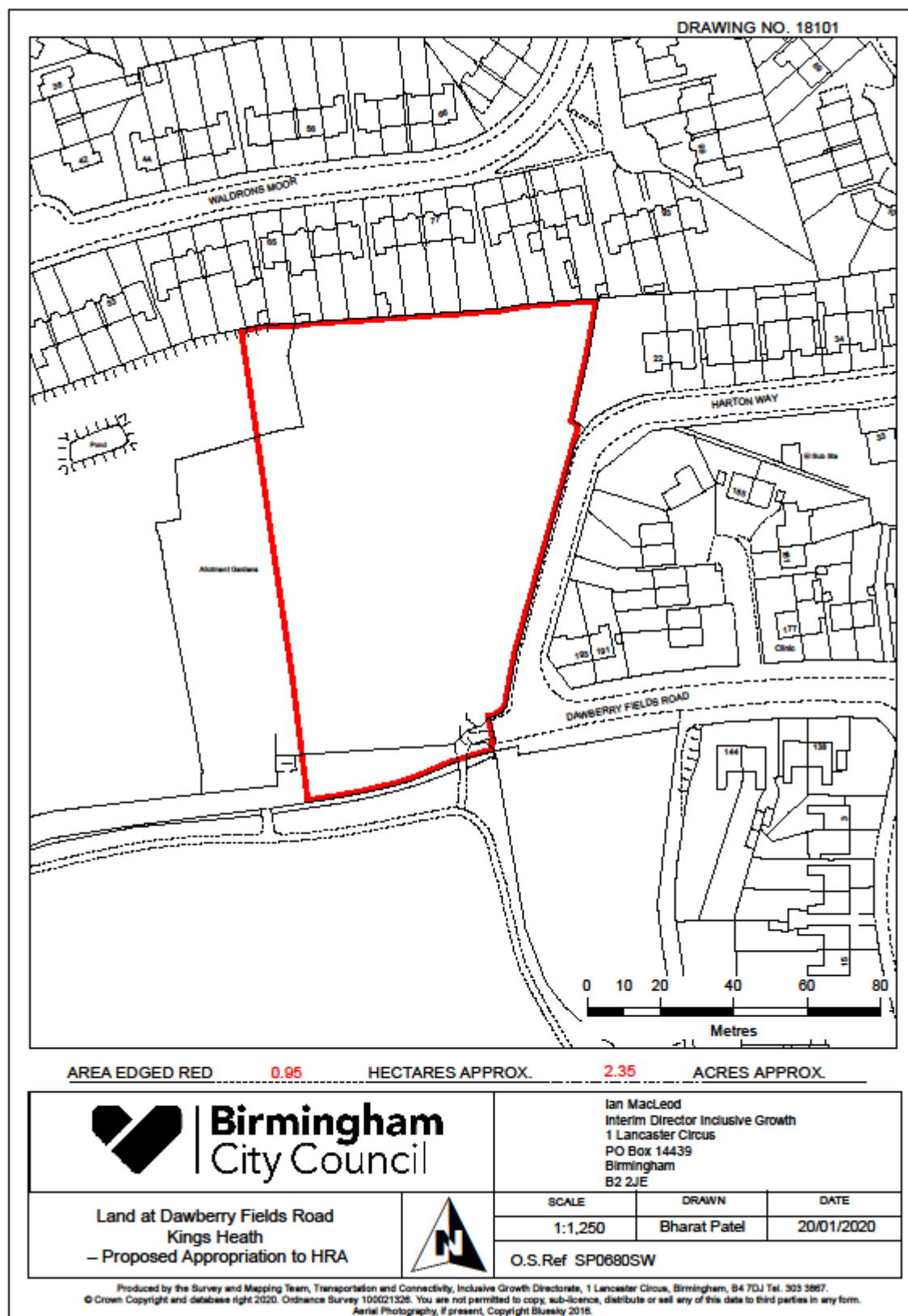
* The full year revenue benefit will start in the year after appropriation, with a half year benefit in the year the appropriation is completed.

Note: The General Fund benefit includes a debt repayment saving (MRP) as well as an interest saving.

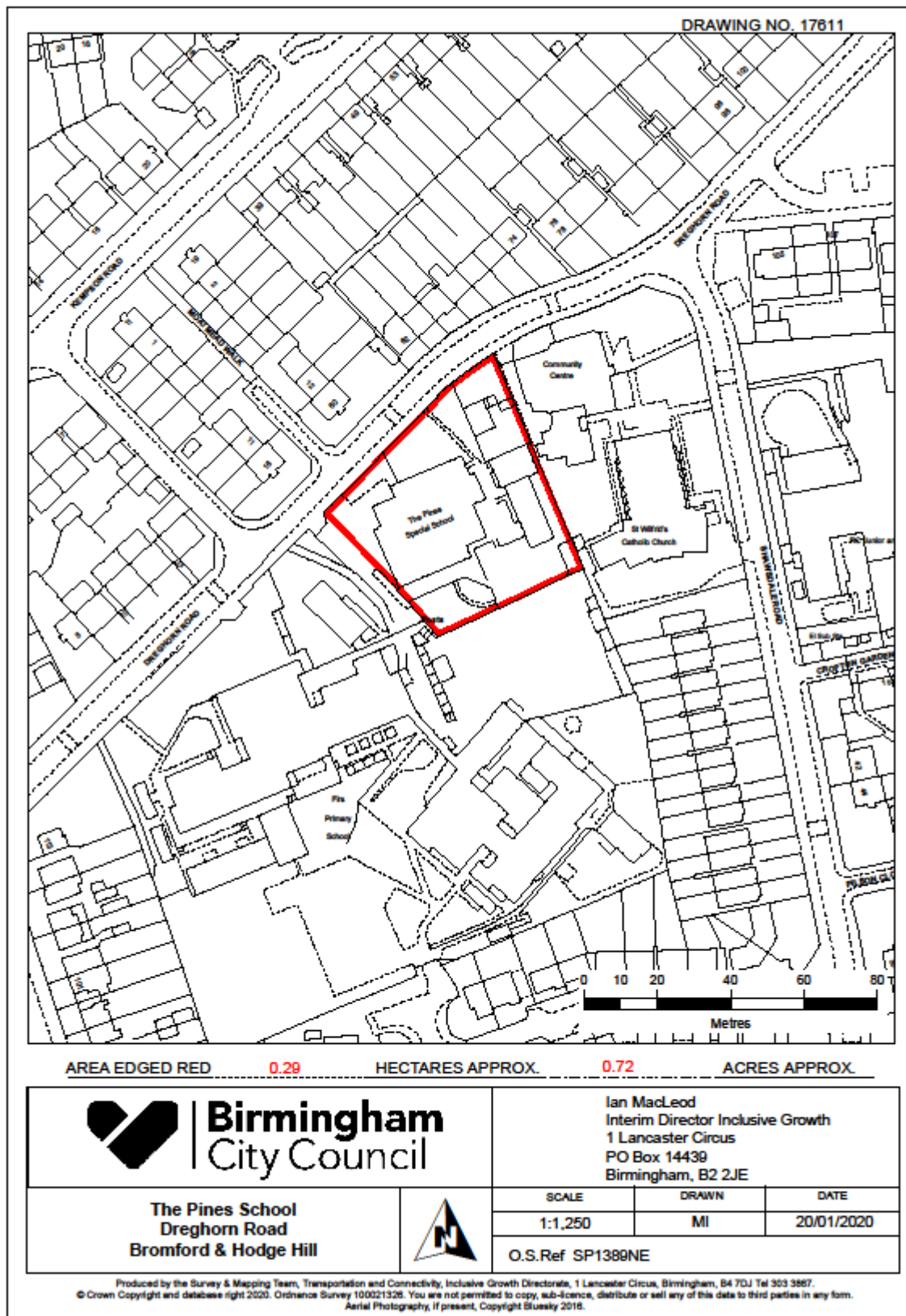
Appendix 2, Site Plans – Comet Park into HRA in 2019 -2020



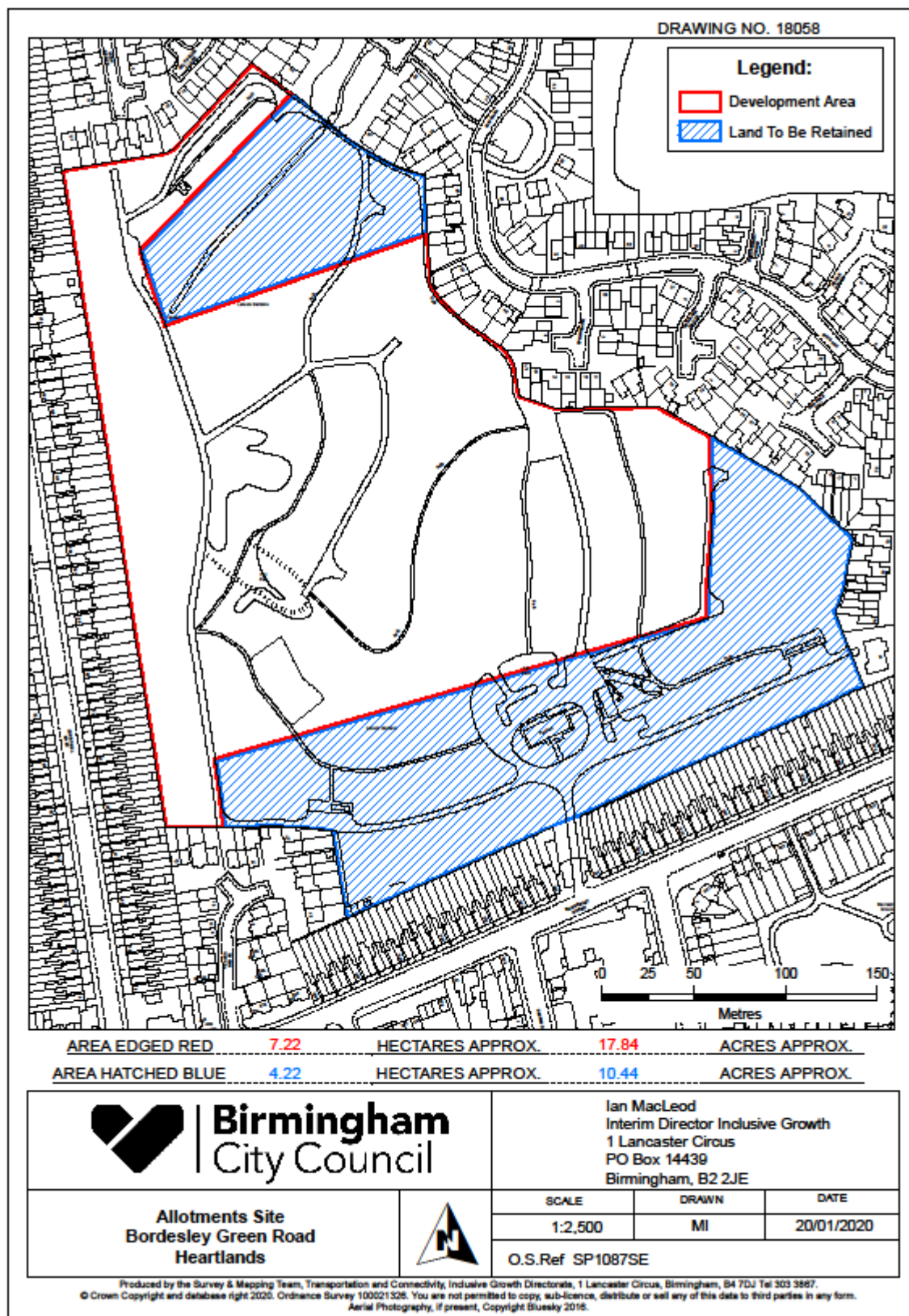
Appendix 2, Site Plans – Dawberry Fields Road into HRA in 2019 – 2020



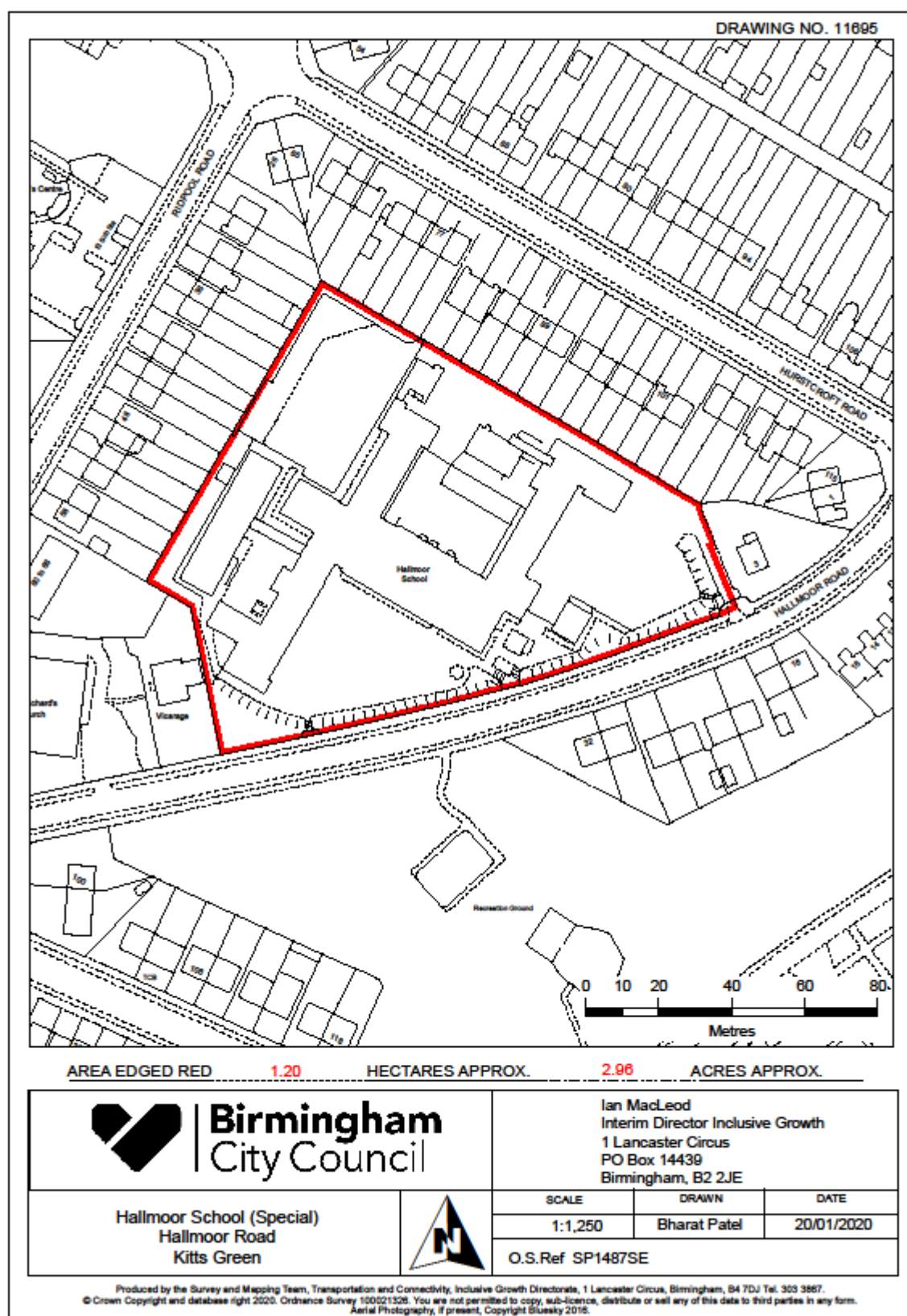
Appendix 2, Site Plans – The Pines (Special) School into HRA in 2019 - 2020



Appendix 2, Site plans – Bordesley Leisure Gardens into HRA in 2020 - 2021



Appendix 2, Site Plans – Hallmoor (Special) School into General Fund in 2019 - 2020



Driving Housing Growth, Land Appropriations Report (5) 2020 – Appendix 3 – Consultation Responses.

Site	Ward	Stakeholder	Response(s)
Bordesley Leisure Gardens	Heartlands	Cllr Shafique Shah	E-mails sent on 6 November 2019, and 17 December 2019. No response received.
Comet Park site	Bromford & Hodge Hill	Cllr Majid Mahmood	<p>Email response on 22 December 2019.</p> <p>In terms to the Comet Park.</p> <p>I would not support the proposal without the consent of the residents who live in the vicinity. However I do note that extensive consultation through our ward forums, HLB, and other events in the area seeking to speak to residents and most, if not all have been largely supportive of the proposals for the development that would including housing including a large proportion of social housing with a local needs criteria where the properties would be made available to those families who have been displaced from the area due to the development and then to locals who are seeking better or larger properties who live in a small radius of the development.</p> <p>I would also require that s106 spend to improve the comet park itself with new equipment, and some work carried out with the walking trail and heritage around the other parts of the comet park in consultation with residents. In addition, we would require that car parking spaces are made available so that there is no additional parking on the highway, and school places are assessed prior to building. None of the development should have an invasive impact on the current householders on Goodwood Close etc.</p> <p>So, whilst I object to the proposal as I would prefer that the</p>

		Cllr Diane Donaldson	<p>site is continued as green space. I understand the need for housing but we must take the residents with us on the journey with suitable compensation for loss of green space.</p> <p>E-mail response to Cllrs on 14 February 2020:</p> <p>Comet Park:</p> <p>The consultation has been carried out on several occasions and has been done quite extensively and there is considerable support for the proposal. Re-housing of those that have left the area is not possible as the current re-housing policy only caters for those that are currently living in the area and are subject current clearance activity. As part of the on-going discussion with colleagues in Leisure, there are discussions regarding transferring some existing Housing land in the Bromford area to help mitigate against any loss in Comet Park, e.g. Warstone Tower.</p> <p>Emails sent on 6 November 2019, and 17 December 2019. No response received.</p>
Dawberry Fields Road	Brandwood & King's Heath	<p>Cllr Mike Leddy</p> <p>Cllr Lisa Trickett</p>	<p>E-mail response on 21 January 2020:</p> <p>This proposal has my support providing that the land will be used for housing with a sizable number of homes being made available for social renting.</p> <p>E-mails sent on 17 December 2019, and 21 January 2020. No response received.</p>
The Pines	Bromford &	Cllr Majid Mahmood	E-mail response on 22 December 2019:

(Special) School	Hodge Hill		<p>Pine School</p> <p>I object to the land appropriation and would suggest that the building is offered to the Firs Primary school in the first instance. It could be used to increase the size of the school as there is a shortage of school places, and with the proposed development around the area we would be in need of more school spaces. I would ask for an assessment to be carried out around school places with the completion of the development.</p> <p>If the school was not interested I would suggest that the building is open to residents groups in the area such as the Firs and Bromford Neighbours together who could use it as a base for their work, and bring in social enterprises to support the building for the benefit of the community.</p> <p>E-mail response to Cllrs on 14 Feb 2020:</p> <p>Pine School:</p> <p>I have received feedback from colleagues in Education and can advise that Firs Primary School is one of 6 mainstream primary schools in the ward of Bromford & Hodge Hill. Birth rates in the area indicate that intakes will be lower from September 2021 onwards. There is no need for additional primary places in the area and therefore we could not support the expansion of Firs Primary School. In fact, we are in the process of decommissioning primary places in the area as a number of schools are experiencing lower intakes and higher numbers of vacant places. Firs Primary is also carrying surplus places currently. The site has been offered to Housing by the portfolio holder (Education) to help support the significant need for housing across the City and is ultimately their decision.</p>
------------------	------------	--	--

		Cllr Diane Donaldson	Emails sent on 6 November 2019, and 17 December 2019. No response received.
Hallmoor (Special) School	Glebe Farm & Tile Cross	Cllr John Cotton	E-mail response on 6 November 2019: Work is already underway to demolish the existing buildings and construct a new school on the site, so on the basis that this is purely an administrative issue, I am happy to support.
		Cllr Marge Bridle	E-mail response on 6 November 2019: Would echo my colleague Cllr Cotton's comments.

Driving Housing Growth, Land Appropriations Report 2020 (5) Appendix 4 – Risk Assessment

Risk No	Risk description	Risk mitigation	Residual / current risk			Additional steps to be taken
			Likelihood	Impact	Prioritisation*	
1.	Secretary of State approval for sites used as allotments.	The main risk associated with this is not being able to obtain Secretary of State approval prior to appropriation. Officers in the Place Directorate have a proven track record of obtaining such approval and appropriate processes and resources are in place.	Low	Low	Tolerable	Regular monitoring and updates from colleagues in Place Directorate
2.	Secretary of State for Education approval for sites used for Education purposes.	The main risk associated with this is not being able to obtain Secretary of State approval prior to appropriation. Officers in the Education Service have a proven track record of obtaining such approval and appropriate processes and resources are in place.	Low	Low		Regular monitoring and updates from colleagues in Education
3.	Difficulty in bringing forward sites for housing development.	The main risks associated with development are design and planning risk, commercial risk, and financial risk. The Council through Birmingham Municipal Housing Trust (BMHT) has completed over 3000 homes since 2009 and have a number of measures in place to mitigate against	Low	Low		BMHT has a clear and robust process in delivering homes and has built over 3,000 homes since its inception.

		these risks. These include standard house types which are familiar to Planning and Development and these significantly reduce design and planning risk. External consultants who provide key cost control for each development are employed and site investigations and site surveys are conducted in advance to help mitigate against commercial and financial risk.				

Measures of likelihood/ Impact:

Description	Likelihood Description	Impact Description
High	Almost certain, is expected to occur in most circumstances. Greater than 80% chance.	Critical impact on the achievement of objectives and overall performance. Critical opportunity to innovate/improve performance missed/wasted. Huge impact on costs and/or reputation. Very difficult to recover from and possibly requiring a long term recovery period.
Significant	Likely, will probably occur in most circumstances. 50% - 80% chance.	Major impact on costs and objectives. Substantial opportunity to innovate/improve performance missed/wasted. Serious impact on output and/or quality and reputation. Medium to long term effect and expensive to recover from.
Medium	Possible, might occur at some time. 20% - 50% chance.	Waste of time and resources. Good opportunity to innovate/improve performance missed/wasted. Moderate impact on operational efficiency, output and quality. Medium term effect which may be expensive to recover from.
Low	Unlikely, but could occur at some time. Less than 20% chance.	Minor loss, delay, inconvenience or interruption. Opportunity to innovate/make minor improvements to performance missed/wasted. Short to medium term effect.

***Descriptors to be added**

Driving Housing Growth, Land Appropriations Report 2020 (5) Appendix 5 – Equality Assessment.

Title of proposed EIA	EIA for Land Appropriations Report (5)
Reference No	EQUA459
EA is in support of	New Function
Review Frequency	No preference
Date of first review	27/03/2020
Directorate	Inclusive Growth
Division	
Service Area	Housing Development
Responsible Officer(s)	Shahid S Iqbal
Quality Control Officer(s)	Richard Woodland
Accountable Officer(s)	Colette McCann
Purpose of proposal	The transfer of land via appropriation to and from the General Fund (GF) and the Housing Revenue Account (HRA).
Data sources	relevant reports/strategies
Please include any other sources of data	
ASSESS THE POTENTIAL IMPACT AGAINST THE PROTECTED CHARACTERISTICS	
Protected characteristic: Age	Not Applicable
Age details:	
Protected characteristic: Disability	Not Applicable
Disability details:	
Protected characteristic: Gender	Not Applicable
Gender details:	
Protected characteristics: Gender Reassignment	Not Applicable
Gender reassignment details:	
Protected characteristics: Marriage	Not Applicable

and Civil Partnership

Marriage and civil partnership

details:

Protected characteristics: Pregnancy Not Applicable

and Maternity

Pregnancy and maternity details:

Protected characteristics: Race Not Applicable

Race details:

Protected characteristics: Religion or Not Applicable

Beliefs

Religion or beliefs details:

Protected characteristics: Sexual Not Applicable

Orientation

Sexual orientation details:

Please indicate any actions arising None

from completing this screening

exercise.

Please indicate whether a full NO

impact assessment is recommended

What data has been collected to

facilitate the assessment of this

policy/proposal?

Consultation has taken place with key stakeholders including Cabinet Members, Elected Ward Councillors, and Council officers.

Consultation analysis

All were supportive of this proposal.

Adverse impact on any people with

protected characteristics.

None.

Could the policy/proposal be

N/A

modified to reduce or eliminate any

adverse impact?

How will the effect(s) of this

N/A

policy/proposal on equality be

monitored?

What data is required in the future? Equality data will be collected as part of the housing process.

Are there any adverse impacts on any particular group(s) No

If yes, please explain your reasons for going ahead. N/A

Initial equality impact assessment of your proposal This is the first phase of the process whereby land will be transferred from the General Fund (GF) to the Housing Revenue Account (HRA) and vice versa. The sites identified for appropriation have all been declared surplus and of the sites identified in the GF, if appropriated into the HRA, can be used to support the Council priority for housing growth which is also a key policy in the Birmingham Development Plan. There are currently around 10,500 households on the list for affordable housing and many face overcrowding across the sector. Birmingham requires a supply of new homes to address the serious shortage in the housing supply. It is estimated that an additional 89,000 new homes are needed by 2031. The GF needs to identify sites that are no longer financially viable and can no longer be allocated the resources to manage and maintain sites. In addition, the GF is required to make significant savings year on year and this appropriation of land into the HRA will help support this key GF objective and help realise the savings target to the GF. There is a limited amount of cleared land (or land planned for clearance) held in the HRA. To maximise future development opportunities, appropriation of land into the HRA will allow the Council more control over the timing and nature of residential development. The land identified for housing development from the GF will enable the Council to build a wide range of high quality housetypes (2, 3, 4, 5 bedroom / bungalows) for rent and sale to help increase customer choice and also contribute towards housing growth. The new housing that will be built on the land appropriated into the HRA will help to improve the living standards for many tenants through the high-quality homes that are built, improve the wider environment, and also will create training, apprenticeships, and employment opportunities through the build contracts in line with the requirements of BCC4SR. The sites that are appropriated into the GF from the HRA include a new School development and also a site that is proposed to house the new Birmingham Museum. Elected Ward Members have been consulted and support the appropriations. If the report is approved and the sites are appropriated, then further consultation will take place on any firmed up housing schemes.

The initial assessment shows that the appropriations are an internal transfer of assets from one Council directorate to another; however, it is worth noting that the appropriation of land will create housing growth, improve the Council's finances, and also provide opportunities for any resident of Birmingham to live in high quality new homes. Also, during the build out of schemes, training, apprenticeship, and employment opportunities will be created on all of the development sites.
On this basis, no detailed assessment is required.

Consulted People or Groups

Informed People or Groups

Summary and evidence of findings
from your EIA

This initial assessment shows that the appropriations are an internal transfer of assets from one Council directorate to another, however, it is worth noting that subject to the outcome of the appropriation of land, it will create housing growth, improve the Council's finances, and also provide opportunities for any resident of Birmingham to live in high quality new homes. Also, during the build out of schemes, training, apprenticeship, and employment opportunities will be created on all of the development sites.

QUALITY CONTROL SECTION

Submit to the Quality Control Officer
for reviewing?

Quality Control Officer comments

Decision by Quality Control Officer

Submit draft to Accountable Officer?

Decision by Accountable Officer

Date approved / rejected by the
Accountable Officer

Reasons for approval or rejection

Please print and save a PDF copy for
your records