

Title of proposed EIA	Sale of 1 Lancaster Circus City Centre
Reference No	EQUA765
EA is in support of	New Function
Review Frequency	Annually
Date of first review	02/11/2022
Directorate	Inclusive Growth
Division	Property Services
Service Area	Property Valuation & Sales
Responsible Officer(s)	<input type="checkbox"/> Felicia Saunders
Quality Control Officer(s)	<input type="checkbox"/> Eden Ottley
Accountable Officer(s)	<input type="checkbox"/> Eden Ottley
Purpose of proposal	To seek authority for the sale of the surplus Council owned property 1 Lancaster Circus City Centre by the grant of a new lease at a premium to is Sama Investments.
Data sources	Consultation Results; relevant reports/strategies; relevant research
Please include any other sources of data	
ASSESS THE IMPACT AGAINST THE PROTECTED CHARACTERISTICS	
Protected characteristic: Age	Service Users / Stakeholders; Wider Community; Not Applicable
Age details:	The disposal of Lancaster Circus will not have a negative impact on the grounds of age due to the fact any sale will have to be to an individual of adult age.
Protected characteristic: Disability	Service Users / Stakeholders; Wider Community; Not Applicable
Disability details:	The disposal of 1 Lancaster Circus will not have a negative impact on the grounds of disability. However, subject to future use the purchaser/new owner would be responsible for any access to work obligations.
Protected characteristic: Sex	Service Users / Stakeholders; Wider Community; Not Applicable

Gender details:

The disposal of 1 Lancaster Circus will not be conducted on the basis of gender and therefore there are no negative impacts in relation to this protected characteristic.

Protected characteristics: Gender Reassignment

Service Users / Stakeholders; Wider Community; Not Applicable

Gender reassignment details:

The disposal of 1 Lancaster Circus will not be conducted on the basis of gender reassignment and therefore there are no negative impacts in relation to this protected characteristic.

Protected characteristics: Marriage and Civil Partnership

Service Users/ Stakeholders; Wider Community; Not Applicable

Marriage and civil partnership details:

There are no known conditions for which these assets will be disposed of in the context of marital status, therefore there are no negative impacts or implications for this characteristic.

Protected characteristics: Pregnancy and Maternity

Service Users / Stakeholders; Wider Community; Not Applicable

Pregnancy and maternity details:

There are no criteria which prevents pregnant individuals wishing to purchase 1 Lancaster Circus. By implication there will be no negative impact on the grounds of pregnancy.

Protected characteristics: Race

Service Users / Stakeholders; Wider Community; Not Applicable

Race details:

There are no criteria which prevents individuals wishing to

individuals wishing to purchase 1 Lancaster Circus on the grounds of race. By implication there will be no negative impact.

Protected characteristics: Religion or Beliefs

Service Users / Stakeholders; Wider Community; Not Applicable

Religion or beliefs details:

The disposal of 1 Lancaster Circus will be on an open market tender basis for which all members of the community will have an opportunity to purchase the assets, irrespective of religion or religious beliefs. Therefore there are no negative impacts or implications for this characteristic.

Protected characteristics: Sexual Orientation

Service Users / Stakeholders; Wider Community; Not Applicable

Sexual orientation details:

The disposal of 1 Lancaster Circus will be on an open market tender basis for which all members of the community will have an opportunity to purchase the assets, irrespective of sexual orientation. Therefore there are no negative impacts or implications for this characteristic.

Socio-economic impacts

Please indicate any actions arising from completing this screening exercise.

Please indicate whether a full impact assessment is recommended

NO

What data has been collected to facilitate the assessment of this policy/proposal?

Consultation analysis

Adverse impact on any people with protected characteristics.

Could the policy/proposal be modified to reduce or eliminate any adverse impact?

How will the effect(s) of this policy/proposal on equality be monitored?

What data is required in the future?

Are there any adverse impacts on any particular group(s)

No

If yes, please explain your reasons for going ahead.

Initial equality impact assessment of your proposal

The proposal is to conclude a



conditional on planning sale of the surplus Council owned property, 1 Lancaster Circus, City Centre, and extending to 5916 sqm, by the grant of a new 250 year lease at a premium to is Sama Investments.

The property is situated within a locality of residential and commercial uses close to the City Centre, and is currently utilised as operational office accommodation.

The disposal of this surplus asset will generate a capital receipt for the Council. This will be available to fund the City Council's transformation programme, support delivery of a balanced budget. and provide an opportunity for the purchaser to redevelop.

Consulted People or Groups

Informed People or Groups

Summary and evidence of findings from your EIA

The Leader of the Council has been consulted regarding the contents of this report and is fully supportive of the report proceeding to an executive decision. Property and Assets Board, Officers from Legal Services, City Finance, and other relevant officers from Inclusive Growth Directorate.

As this is a routine commercial transaction the Ward Member has been consulted. No external consultation is required.

The property was declared surplus by Cabinet on 20April 2021, under a report entitled "New Ways of Working".

The City Council Financial Plan 2020-2024 and Financial Plan 2021-2025 agreed in February 2021 approved the flexible use of capital receipts to

receive use of capital receipts to support the transformation programme and it is proposed that the receipts from this disposal be allocated to support this programme.

To meet the expectations of the prevailing property market, the Council has committed to deliver this sale in accordance with delivery milestones set out in the particulars of sale.

The purchaser will pay a contribution towards the Council's professional costs related to the disposal.

Members of the community have not been disadvantaged or denied access to participating in this sale process.

Having reviewed all protected characteristics, it has been determined there are no issues which impact negatively on any members of the community and therefore a full equality assessment is not required.

#### QUALITY CONTORL SECTION

Submit to the Quality Control Officer for reviewing?

Yes

Quality Control Officer comments

Decision by Quality Control Officer

Proceed for final approval

Submit draft to Accountable Officer?

Yes

Decision by Accountable Officer

Approve

Date approved / rejected by the Accountable Officer

02/11/2021

Reasons for approval or rejection

Please print and save a PDF copy for your records

Yes

Julie Bach

Person or Group

Content Type: Item

Version: 34.0

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