

Title of proposed EIA	Sale of freehold of land at Redfern Road, Tyseley, Birmingham, B11 2AB
Reference No	EQUA847
EA is in support of	New Function
Review Frequency	Annually
Date of first review	02/02/2023
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 approve the freehold sale of the land at Redfern Road to Homes England to facilitate the proposed relocation as per the Heads of Terms
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 sale of land at Redfern Road 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 an adult age.
Protected characteristic: Disability	Service Users / Stakeholders; Wider Community; Not Applicable
Disability details:	The sale land at Redfern Road 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 sale of land at Redfern

Gender details.

THE SALE OF LAND AT REDFERN

Road has been on a solus negotiation basis in order to help relocate McGowan's from land Homes England (HE) are acquiring at the junction of Montague Street and Belmont Passage.

It will not be conducted on the basis of gender. 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 sale of land at Redfern Road has been on a solus negotiation basis in order to help relocate McGowan's from land HE are acquiring at the junction of Montague Street and Belmont Passage.

It will not be conducted on the basis of gender reassignment. 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 this asset at Redfern Road will be disposed of in the context of marital status.

It has been conducted on a solus negotiation basis in order to help relocate McGowan's from land HE are acquiring at the junction of Montague Street and Belmont Passage.

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 prevent pregnant individuals wishing to purchase land at Redfern Road as it has been on a solus negotiation basis, in order to help relocate McGowan's from land HE are acquiring at the junction of Montague Street and Belmont Passage.

By implication there will be no negative impact on the grounds pregnancy.

## Protected characteristics: Race

Service Users / Stakeholders; Wider Community; Not Applicable

## Race details:

The sale of land at Redfern Road has been on a negotiation solus basis, in order to help relocate McGowan's from land HE are acquiring at the junction of Montague Street and Belmont Passage, and will not be conducted on the basis of race.

Therefore, there are no negative impacts in relation to this protected characteristic.

## Protected characteristics: Religion or Beliefs

Service Users / Stakeholders; Wider Community; Not Applicable

## Religion or beliefs details:

The sale of land at Redfern Road has been on a solus negotiation basis and will not be conducted on the basis of religion.

Therefore, there are no negative impacts in relation to this protected characteristic.

## Protected characteristics: Sexual Orientation

Service Users / Stakeholders; Wider Community; Not Applicable

## Sexual orientation details:

The sale of land at Redfern Road has been on a solus negotiation basis and will not be conducted on the basis of sexual orientation.

Therefore, there are no negative

Therefore, there are no negative impacts in relation to this protected 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 Montague Street site was sold to the adjacent landowner, HE, to facilitate the creation of a much larger development opportunity that will deliver new homes and jobs.

By facilitating the relocation, the Council will enable HE to further consolidate its holdings at the former SITA recycling plant and Warwick Bar that forms part of a wider 15.8-acre (6.41ha) development opportunity.

Homes England propose to do a land swap and sell the land it will acquire from the Council at Redfern Road to McGowan's located at the junction of Montague Street and Belmont Passage.

The relocation on to the Council site at Redfern Road will enable McGowan's to consolidate its operations from various sites around the city to make it more efficient and retain employment within the city.

#### Consulted People or Groups

## Informed People or Groups

## Summary and evidence of findings from your EIA

No further consultation is required for the sale of the Council's subject site as it was declared surplus to the Council's requirements by Cabinet on 12 October 2021.

The trade unions have been made aware of plans to relocate the depot from the Montague Street site and the Redfern Road site to the former Atlas Works site and recognise the need to move.

The Ward Member for Tyseley and Hay Mills has been consulted and supports the proposals.

On 11 February 2020, Cabinet approved a report Land at Montague Street, Bordesley B9 4BA to the adjacent landowner HE to facilitate a nationally significant development that has the potential to deliver a substantial amount of new homes and jobs.

The opportunity to relocate McGowan's to the Redfern Road depot site is supported by planning as it will allow its existing site to be incorporated into the wider SITA/Montague St Depot site.

Through accepting a solus agreement with Homes England firstly with the Montague Street Depot, and this proposal to do so at Redfern Road, the City Council is proactively supporting and enabling the Digbeth proposals to come forward for delivery.

The sale cost of the Redfern Road site will be minimal with each side funding its own surveyors and legal costs.

Having reviewed all protected characteristics, it has been determined there are no issues which impact negatively on any

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	02/02/2022
Reasons for approval or rejection	
Please print and save a PDF copy for your records	Yes

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