

Title of proposed EIA	Disposal Of Surplus Properties
Reference No	EQUA836
EA is in support of	New Function
Review Frequency	Annually
Date of first review	20/01/2023
Directorate	Inclusive Growth
Division	Property Services
Service Area	Operational Property Management
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	The continued review of the Council's land and property portfolio has identified the individual property interests as being surplus to requirements.
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 surplus properties in the land and property portfolio 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 disposal of surplus properties in the land and property portfolio 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 these 17 assets in the land and property portfolio will be via a solus negotiation to an existing tenant, auction or informal tender and 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 disposal of these 17 assets in the land and property portfolio will be via a solus negotiation with the purchaser/new owner, auction or informal tender and 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 these 17 assets will be disposed of in the context of marital status. They will be conducted on a solus negotiation with the purchaser/new owner or via auction or informal tender.

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

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 these assets.

They will be conducted on a solus negotiation with the purchaser/new owner or via auction or informal tender. 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 disposal of these 17 assets in the land and property portfolio will be via a solus negotiation with the purchaser/new owner, auction or informal tender 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 disposal of these 17 assets in the land and property portfolio will be via a solus negotiation with the purchaser/new owner, auction or informal tender 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 disposal of these 17 assets in the land and property portfolio will be via a solus negotiation with the purchaser/new owner, auction or

informal tender and will not be conducted on the basis of sexual orientation.

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 on-going review of the Council's various land and property portfolios has identified those individual property interests as being surplus to Council requirements.

It is proposed that these interests form part of an agreed programme of property sales to be implemented during financial years 2022/23 and 2023/24.

The assets being considered for release fall within the Non-Investment Portfolio. Releasing these assets for potential sale will not only reduce the Council's liabilities and generate capital receipts, but also provide opportunities for inward investment and development.

Consulted People or Groups

Informed People or Groups

Summary and evidence of findings from your EIA

The relevant Ward Members for each property have been consulted.

The sales methodology to deliver the proposed sale programme fully recognises market sentiment and individual circumstances. Accordingly, the interests will be sold by informal tender and public auction.

The proposed delivery strategy and mode of sale adopted will be tailored to maximise both the prospect of a sale completion and receipt realisation in order to demonstrate best consideration.

Realigning the Council's property portfolio will provide a catalyst for development and underpin the social fabric of communities across the city.

The sale of these assets has no rental loss implications, and on sale completion all associated holding cost liabilities will cease, and promote private investment into the city region economy.

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

21/01/2022

Reasons for approval or rejection

Please print and save a PDF copy for your records

Yes

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