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| Title of proposed EIA                               | Council House Complex                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Reference No                                        | EQUA149                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| EA is in support of                                 | New Function                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Review Frequency                                    | Six Months                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Date of first review                                | 11/04/2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Directorate                                         | Economy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Division                                            | Birmingham Property Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Service Area                                        | Projects & Programmes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Initial equality impact assessment of your proposal | <p>The retention of the Council House complex will require a programme of investment in the medium term particularly, to the electrical and mechanical infrastructure which is starting to fail and approaching the end of its useful life.</p> <p>Taking account of the Council's current financial position the recommended proposal is to defer works to Council House complex for say 5 years but make allowance for improvement works ahead of the Commonwealth Games - Total Cost circa £2m (dependent upon agreed scheme of works). It must be recognised that the adoption of this option will require the ongoing testing of the electrical installation and any remedial repairs required to keep the complex operational.</p> <p>Authorise the Assistant Director of Property (Interim) to progress the decant of Council staff from the Margaret Street offices and pursue the disposal of this space by way of a long lease.</p> |
| 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 and Civil Partnership Not Applicable

Marriage and civil partnership details:

Protected characteristics: Pregnancy and Maternity Not Applicable

Pregnancy and maternity details:

Protected characteristics: Race Not Applicable

Race details:

Protected characteristics: Religion or Beliefs Not Applicable

Religion or beliefs details:

Protected characteristics: Sexual Orientation Not Applicable

Sexual orientation details:

Consulted People or Groups

The Cross Party Working Group of Members (chaired by the Leader of the Council), Project Board, Officers from Property Services, Finance, Procurement, Place Directorate and Legal Services, Council House Building Management Team, Conservation Officer, Birmingham Museums Trust, Capita ICTDS, Historic England, Engie, Paradise Circus Development Team

Informed People or Groups

Summary and evidence of findings from your EIA

In accordance with legislative requirements during 2016 the five yearly Electricity at Work Act testing was undertaken to the Council House Complex. The outcome of this test, together with previous technical reports, confirmed the poor condition of the electrical installation.

A review was undertaken to assess the condition and life expectancy of the services infrastructure, particularly electrical and mechanical installations, across both the Council House and the Extension.

The report concluded that the electrical installations are in an unsatisfactory condition and recommended replacement in the near future with a more frequent testing regime in the interim if works for any reason were not undertaken; this is one of the key drivers for the proposals to undertake the works. As a result of the test a number of remedial works were required to isolate existing cabling and replace with temporary supplies (cost of c£52k).

There has been ongoing consultation with Members of their respective constituency, who have as representation been consulted on issues of relevance.

There have been no issues raised which impact the wider community negatively, therefore a Full Equality Assessment is not required at this design stage.

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 17/10/2018

Reasons for approval or rejection

Please print and save a PDF copy for your records Yes

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