

Title of proposed EIA	Sale of land and Premises at 86 Hospital Street and Buckingham Street, Birmingham B19 3QP
Reference No	EQUA867
EA is in support of	New Function
Review Frequency	Annually
Date of first review	22/02/2023
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 seek authority for the sale of the Council's freehold reversionary interest in Land & Premises at 86 Hospital Street and Buckingham Street Birmingham B19 3QP to the current lessee.
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 86 Hospital Street and Buckingham Street, will have 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 of land at 86 Hospital Street and Buckingham Street, 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 86 Hospital Street and Buckingham Street has been a solus negotiation with the existing lessee, and has not been 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 86 Hospital Street and Buckingham Street has been a solus negotiation with the existing lessee, and has not been 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 86 Hospital Street and Buckingham Street will be disposed of in the context of marital status. It has been conducted on a solus negotiation with the existing lessee. 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 this asset at 86 Hospital Street and Buckingham Street as it has been a solus negotiation with the existing lessee. 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 86 Hospital Street and Buckingham Street has been a solus negotiation with the existing lessee, and has not been 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 86 Hospital Street and Buckingham Street has been a solus negotiation with the existing lessee, and has not been 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 86 Hospital Street and Buckingham Street has been a solus negotiation with the existing lessee, and has not been 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 proposal seeks authority for the sale of the Council's freehold reversionary interest in Land & Premises at 86 Hospital Street and Buckingham Street Birmingham B19 3QP to the current lessee, Second City Hospital St Ltd for an appropriate premium.

The site is currently held within the Council's Commercial Portfolio and located within a locality of largely commercial land uses close to the City Centre.

The purchaser will also pay a contribution towards the Council's surveyor's and legal costs.

The sale represents best consideration and value, and has been validated by the Assistant Director of Property and Property & Investment Board members based upon the needs for investment and growth.

Consulted People or Groups

Informed People or Groups

Summary and evidence of findings from your EIA

The Property Investment Board comprising officers from Property Services, Finance and Legal recommends proceeding with the transaction.

The Leader of the Council and Cabinet Member for Finance and Resources have been consulted regarding the contents of this report

and are fully supportive of this proceeding to an executive decision.

As this is a routine commercial transaction between the Council as freeholder and the current lessee, neither Ward Members nor external consultation is required.

The proposed sale transaction and generation of a capital receipt supports the Financial Plan 2021-2025 by generating resources and thus helping to achieve a balanced budget.

This asset has been identified as an asset the City Council should consider disposing to assist and promote investment.

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?

No

Quality Control Officer comments

Decision by Quality Control Officer

Submit draft to Accountable Officer?

No

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

Yes

Content Type: Item

Version: 3.0

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