

Title of proposed EIA	Purchase of Freehold – 69-73 The Parade, Sutton Coldfield, B72 1PA, and Purchase of Leasehold 75-101 The Parade & Newall Retail Park, Sutton Coldfield, B72 1RX
Reference No	EQUA802
EA is in support of	New Function
Review Frequency	Annually
Date of first review	15/12/2022
Directorate	Inclusive Growth
Division	Property Services
Service Area	Investment 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	To seek authority for the purchase of the freehold interest at 69-73 The Parade, Sutton and the purchase of the leasehold interest in 75-101 The Parade & Newall Retail Park
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 purchase of freehold 69-73 The Parade, and the purchase of the leasehold at 75-101 The Parade and Newall Walk Retail Park, 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 purchase of freehold 69-73 The Parade, and the purchase of the leasehold at 75-101 The Parade and Newall Walk Retail Park, will not have a negative impact on the grounds of disability. However, subject to future use the purchaser/new owner would be

purchase, not other means as

responsible for any access to work obligations.

Protected characteristic: Sex

Service Users / Stakeholders; Wider Community; Not Applicable

Gender details:

The purchase of freehold 69-73 The Parade, and the purchase of the leasehold at 75-101 The Parade and Newall Walk Retail Park, 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 purchase of freehold 69-73 The Parade, and the purchase of the leasehold at 75-101 The Parade and Newall Walk Retail Park, 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 the assets to be acquired by Birmingham City Council at 69-73 The Parade, and the purchase of the leasehold at 75-101 The Parade and Newall Walk Retail Park, will be conducted 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 known conditions for which the assets to be acquired by Birmingham City Council at 69-73 The Parade, and the purchase of the leasehold at 75-101 The Parade and Newall Walk Retail Park, will be conducted in the context of pregnancy. Therefore there are no negative impacts or implications for this characteristic.

Protected characteristics: Race

Service Users / Stakeholders; Wider Community; Not Applicable

Race details:

The purchase of freehold 69-73 The Parade, and the purchase of the leasehold at 75-101 The Parade and Newall Walk Retail Park, 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 purchase of freehold 69-73 The Parade, and the purchase of the leasehold at 75-101 The Parade and Newall Walk Retail Park, 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 purchase of freehold 69-73 The Parade, and the purchase of the leasehold at 75-101 The Parade and Newall Walk Retail Park, 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 proposal seeks authority for the purchase of the freehold interest at 69-73 The Parade, Sutton Coldfield, B72 1PA and the purchase of the leasehold interest in 75-101 The Parade & Newall Retail Park, Sutton Coldfield, B71 1RX.

This strategic purchase gives Birmingham City Council the opportunity to protect and promote the implementation of the adopted Sutton Coldfield Town Masterplan.

The site is situated within Sutton Coldfield town centre is a late 1990s purpose built retail development. The buildings are of steel frame construction, with concrete floors and exterior facades comprising a mixture of facing brick, glazing and metal cladding. The net lettable area is approximately 126,000 sq ft.

External advice has been obtained to support the delivery of the Property Investment Strategy which recommends pivoting the re-investment towards assets with strategic relevance such as

The acquisition complies with statutory guidance 'Statutory Guidance on Local Government Investments 3rd Edition' effective for financial years commencing on or after 1 April 2018, [CIPFA Guidance].

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.

Sutton Trinity Ward Member(s) and Sutton Town Council have been notified of the proposed purchase of this property.

No external consultation is necessary for this commercial transaction.

The purchase is in line with the Property Investment Strategy approved by Cabinet in July 2019, which requires investment property purchases and sales to be approved by the Leader of the Council and the Cabinet Member for Resources, on the recommendation of the Director; Inclusive Growth, Chief Financial Officer and City Solicitor. Initial submissions are made to the officer Property Investment Board for assessment.

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.

The individual units on the estate are currently let on periodic tenancies with internal repairing obligations. If the City Council is to retain the estates, significant expense will be incurred in respect of both the immediately necessary and future repair and maintenance work. There are additional holding costs related to this asset for the cost of BCC officer time incurred in managing the estates as part of the wider city.

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

17/12/2021

Reasons for approval or rejection

Please print and save a PDF copy for your records

Yes

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