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| Title of proposed EIA | Proposed Sale of Commercial Freehold Ground Rents By Public Auction |
| Reference No | EQUA770 |
| EA is in support of | New Function |
| Review Frequency | Annually |
| Date of first review | 11/11/2022 |
| 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 interests by public auction. |
| 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 the Council's freehold reversionary interests 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 adult age. |
| Protected characteristic: Disability | Service Users / Stakeholders; Wider Community; Not Applicable |
| Disability details: | The sale of the Council's freehold reversionary interests 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 |

Community; Not Applicable

Gender details:

The sale of the Council's freehold reversionary interests will not be conducted on the basis of gender and 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 the Council's freehold reversionary interests will not be conducted on the basis of gender reassignment and 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 assets will be disposed of 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 criteria which prevents pregnant individuals wishing to purchase the assets of the Council's freehold reversionary interests. By implication there will be no negative impact on the grounds of pregnancy.

Protected characteristics: Race

Service Users / Stakeholders; Wider Community; Not Applicable

Race details:

There are no criteria which prevents individuals wishing to purchase the assets of the Council's freehold reversionary interests on the grounds of race. By implication there will be no negative impact

Protected characteristics: Religion or Beliefs

Service Users / Stakeholders; Wider Community; Not Applicable

Religion or beliefs details:

The sale of the Council's freehold reversionary interests will be via public auction for which all members of the community will have an opportunity to purchase the assets, irrespective of religion or religious beliefs. Therefore, there are no negative impacts or implications for this characteristic.

Protected characteristics: Sexual Orientation

Service Users / Stakeholders; Wider Community; Not Applicable

Sexual orientation details:

The sale of the Council's freehold reversionary interests will be via public auction for which all members of the community will have an opportunity to purchase the assets, irrespective of sexual orientation. Therefore, there are no negative impacts or implications for this 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 properties comprise primarily commercial/industrial warehouses currently held within the Council's

Investment Portfolio.

Officers have offered terms to the current lessee for the sale of the Council's freehold interest in the property, and each of the listed cases either the lessee has not taken up the Council's offer or terms have not been agreed.

Existing lessees have accordingly been given opportunity to acquire ahead of auction and will not have been disadvantaged or excluded from acquiring the Council's interest..

Consulted People or Groups

Informed People or Groups

Summary and evidence of findings from your EIA

The Leader of the Council has been consulted and is fully supportive of this proceeding to an executive decision. Property and Assets Board, Officers from Legal Services, City Finance, and other relevant officers from Inclusive Growth Directorate.

The Ward Members will be notified as each interest comes forward for sale. No external consultation is required.

As the properties are currently let on full repairing and insuring terms (the lessees pick up all of those costs).

The sale of the commercial freehold will generate a capital receipt for the Council and provide an opportunity for the purchaser/s to redevelop.

Members of the community have not been disadvantaged or denied access to participating in this sale process. 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

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| 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 | 16/11/2021 |
| Reasons for approval or rejection | |
| Please print and save a PDF copy for your records | Yes |
| Julie Bach | |
| Person or Group | |
| Content Type: Item | |
| Version: 48.0 | |
| Created at 12/11/2021 10:13 AM by <input type="checkbox"/> Felicia Saunders | |
| Last modified at 16/11/2021 10:03 AM by Workflow on behalf of <input type="checkbox"/> Eden Ottley | |

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