

Title of proposed EIA	Sale of Premises at 166 Warstone Lane, Birmingham, B18 6NN
Reference No	EQUA762
EA is in support of	New Function
Review Frequency	Annually
Date of first review	25/10/2022
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 interest in the premises at 166 Warstone Lane, to the current lessees, Midland Watch Traders Limited.
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:	It is not considered the sale of premises at 166 Warstone Lane, will negatively impact on the grounds of age, on the basis the asset will be owned and managed by an individual who is classified as an adult.
Protected characteristic: Disability	Service Users / Stakeholders; Wider Community; Not Applicable
Disability details:	It is not considered the sale of premises at 166 Warstone Lane to the sitting tenant will have a negative impact on the grounds of disability.

Protected characteristic: Sex

Service Users / Stakeholders; Wider Community; Not Applicable

Gender details:

It is not considered the sale of premises at 166 Warstone Lane to the sitting tenant will have a negative impact on the grounds of gender.

Protected characteristics: Gender Reassignment

Service Users / Stakeholders; Wider Community; Not Applicable

Gender reassignment details:

It is not considered the sale of premises at 166 Warstone Lane to the sitting tenant will have a negative impact on the grounds of gender reassignment.

Protected characteristics: Marriage and Civil Partnership

Service Users/ Stakeholders; Wider Community; Not Applicable

Marriage and civil partnership details:

It is not considered the sale of premises at 166 Warstone Lane to the sitting tenant will have a negative impact on the grounds of marriage.

Protected characteristics: Pregnancy and Maternity

Service Users / Stakeholders; Wider Community; Not Applicable

Pregnancy and maternity details:

It is not considered the sale of premises at 166 Warstone Lane to the sitting tenant will have a negative impact on the grounds of pregnancy.

Protected characteristics: Race

Service Users / Stakeholders; Wider Community; Not Applicable

Race details:

It is not considered the sale of premises at 166 Warstone Lane to the sitting tenant will have a negative impact on the grounds of race.

Protected characteristics: Religion or Beliefs

Service Users / Stakeholders; Wider Community; Not Applicable

Religion or beliefs details:

It is not considered the sale of premises at 166 Warstone Lane to the sitting tenant will have a negative impact on the grounds of religion.

Protected characteristics: Sexual Orientation

Service Users / Stakeholders; Wider Community; Not Applicable

Sexual orientation details:

It is not considered the sale of premises at 166 Warstone Lane to the sitting tenant will have a negative impact on the grounds of sexual orientation.

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 166 Warstone Lane, Birmingham, B18 6NN to the current lessees, Midland Watch Traders

The property is a plot of land, with a 2 storey modern building comprising retail units and offices/workshops, currently held within the Council's Investment Portfolio. The property is located within a locality of established workshop/commercial uses within the Jewellery Quarter, close to the city centre.

As the sale is to the existing tenant, members of the community have not been impacted negatively by any of the protected characteristics.

Consulted People or Groups

Informed People or Groups

Summary and evidence of findings from your EIA

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

As this is a routine commercial transaction between the Council as freeholder and the current lessee, neither Ward Member or external consultation is required.

The property is owned freehold subject to a lease for 99 years from 25th December 1976, at a ground rent of £4,100 per annum (subject to 25-year rent reviews). The lease is currently held by Midland Watch Traders Limited.

The asset will be owned and managed by an existing member of the community which will provide further opportunities for the local area which will assist in the development of the economy.

The property is currently let on full

repairing and insuring terms the lessee will pick up all of these costs and will also pay a contribution towards the Council's professional costs related to the disposal.

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

26/10/2021

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: 20.0

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