

Title of proposed EIA	Sale of Premises at 101 Amington Road, Birmingham, B25 8EP
Reference No	EQUA795
EA is in support of	New Function
Review Frequency	Annually
Date of first review	02/12/2022
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 Premises at 101 Amington Road, Birmingham, B25 8EP to the current lessees, MKF Investments 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:	The sale of 101 Amington Road 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 sale of 101 Amington Road 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 101 Amington Road has been a negotiation with the existing tenant and 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 sale of 101 Amington Road has been a negotiation with the existing tenant and 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 this asset at 101 Amington Road will be disposed of in the context of marital status. It has been conducted on a negotiation with the existing tenant. 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 101 Amington Road as it has been a negotiation with the existing tenant. 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 101 Amington Road has been a negotiation with the existing tenant and 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 sale of 101 Amington Road has been a negotiation with the existing tenant and 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 sale of 101 Amington Road has been a negotiation with the existing tenant and 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 sale of the Council's freehold reversionary interest in Premises at 101 Amington Road, Birmingham to the current lessee MKF Investments Limited.

The property is a plot of land, mainly laid out for use as a storage/yard facility, currently held within the Council's Investment Portfolio. The site is located within a locality having a

mixture of established
industrial/commercial uses.

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

The sale represents an appropriate
consideration and has been validated
by the Assistant Director of Property.

Members of the community have not
been disadvantaged or denied access
to participating in this sale process as
it is to an existing tenant.

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.

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.

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
portfolio.

This site has been identified as an asset
the City Council should consider
disposing.

Having reviewed all protected
characteristics, it has been determined
there are no issues which impact

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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?	No	
Decision by Accountable Officer	Approve	
Date approved / rejected by the Accountable Officer	03/12/2021	
Reasons for approval or rejection		
Please print and save a PDF copy for your records	Yes	

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