

BIRMINGHAM CITY COUNCIL

JOINT CABINET MEMBER AND CHIEF OFFICER

MONDAY, 18 FEBRUARY 2019 AT 00:00 HOURS
IN CABINET MEMBERS OFFICE, COUNCIL HOUSE, VICTORIA
SQUARE, BIRMINGHAM, B1 1BB

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BIRMINGHAM CITY COUNCIL

PUBLIC REPORT

Report to:	Leader of the Council jointly with the Corporate Director, Economy
Report of:	Assistant Director of Property (Interim)
Date of Decision:	February 2019
SUBJECT:	Surrender and new lease for 43-45 Corporation Street, Birmingham
Key Decision:	No
If not in the Forward Plan: (please "X" box)	Relevant Forward Plan Ref: N/a
Relevant Cabinet Member(s) or Relevant Executive Member:	Chief Executive approved <input type="checkbox"/>
Relevant O&S Chair:	O&S Chair approved <input type="checkbox"/>
Wards affected:	Councillor Ian Ward – Leader of the Council
	Cllr Tahir Ali – Economy and Skills O&S Committee
	Ladywood

1. Purpose of report:

- 1.1 To approve terms for the surrender of an existing lease and the grant of a new lease at 43-45 Corporation Street (shown edged black on the plan in Appendix 1) to Capita Business Services Limited.
- 1.2 Commercially sensitive details relating to this proposed transaction are provided in the accompanying private report.

2. Decision(s) recommended:

- 2.1 The Leader of the Council, jointly with the Corporate Director, Economy:

Note this report.

Lead Contact Officer: Christian Berry
Telephone number: 0121 303 3460
Email address: christian.berry@birmingham.gov.uk

3. Consultation

3.1 Internal

3.1.1 Both Ward Members for Ladywood have been consulted and are supportive of the report, as shown in the Consultation Report in Appendix 2 annexed to this report

3.1.2 Officers from City Finance, Legal and Governance have been involved in the preparation of this report.

3.2 External

3.2.1 There will be no external consultation for this transaction.

4. Compliance Issues:

4.1 Are the recommended decisions consistent with the Council's policies, plans and strategies?

4.1.1 The proposal is consistent with Birmingham City Council Plan 2018-2022 priorities.

4.1.2 It supports the Council Plan and Budget 2018+ by generating resources and thus helping to achieve a balanced budget.

4.1.3 The letting supports the aims set out in the Birmingham Property Strategy 2018-2023 which seeks to grow income in the commercial property portfolio.

4.2 Financial Implications (How will decisions be carried out within existing finances and resources?)

4.2.1 The proposals will generate resources for the City Council. The values contained in the private report represent fair market prices according to a qualified and independent assessment of value and have been confirmed by the Assistant Director of Property (Interim) as providing best consideration.

4.2.2 The upper floors are currently maintained by the City Council, and this agreement will bring them inside the tenant's responsibility for repair and maintenance. This will reduce maintenance costs to the Council.

4.3 Legal Implications

4.3.1 The power to acquire, dispose and manage assets in land and property is contained in Sections 120 and 123 of the Local Government Act 1972.

4.4 Public Sector Equality Duty (see separate guidance note)

4.4.1 Having carried out an initial equality assessment attached at Appendix 3 there is no requirement to undertake a full analysis as the surrender and renewal of this lease raises no equality issues and does not have an adverse impact on protected characteristics groups as identified in the Equality Act.

5. Relevant background/chronology of key events:

5.1 43-45 Corporation Street comprises a retail unit with a prominent street frontage on the ground floor and offices on the basement, first and second floors. The third, fourth and fifth floors complete the demise but are dilapidated and unoccupied.

- 5.2 The building is used as a regional hub for Armed Forces recruitment on a lease commencing in 2013.
- 5.3 Capita Business Services Limited have since taken over the management and administration of the service and the new lease is to be in this name.
- 5.4 The new proposed terms reflects a market rent and other terms and are in line with the general increase in market prices in the location over the period.
- 5.5 The private report on this transaction contains further information on the current lease and proposed new one.

6. Evaluation of alternative option(s):

- 6.1 Option 1 – Negotiate different terms
 - 6.1.1 The present occupier has a statutory right to remain in occupation as a business tenant and the Council legally obliged to offer a new lease. Alternative options for the Council are thus limited to seeking different terms from those recommended in the private version of this report. The terms as set out represent fair market ones which the tenant has a legal right to seek and enforce.

7. Reasons for Decision(s):

- 7.1 The proposed transaction will generate increased resources for the City Council and the transaction overall represents a fair market price for the space.
- 7.2 The transaction will bring the dilapidated upper floor accommodation back into the tenant’s repairing covenant, removing the maintenance obligation and reducing risk for the City Council.

Signatures		Date
Councillor Ian Ward Leader of the Council
Waheed Nazir Corporate Director, Economy

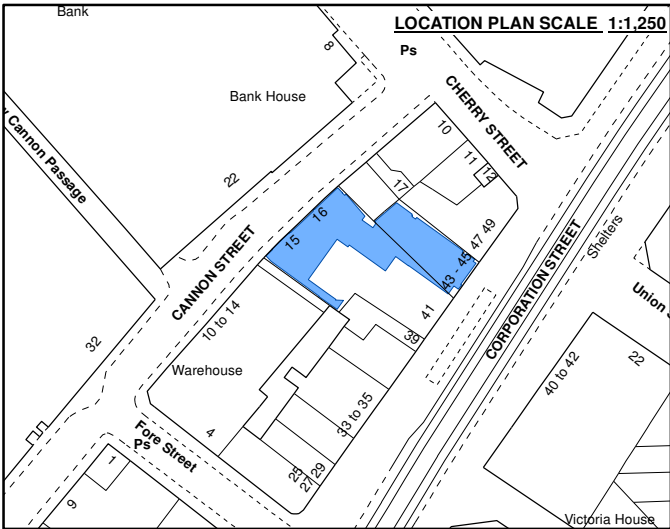
List of Background Documents used to compile this Report:

None

List of Appendices accompanying this Report (if any):

- 1. Site plan
- 2. Consultation Report
- 3. Equality Assessment

43-45 Corporation Street
City Centre



Notes:

Floor plan supplied as dwg by DTZ



Waheed Nazir
Corporate Director, Economy
1 Lancaster Circus
Birmingham
B2 2GL.



Birmingham
City Council

Scale 1:500 @ A4 (Floor Plans)
Drawn MI
Date 04/10/2018

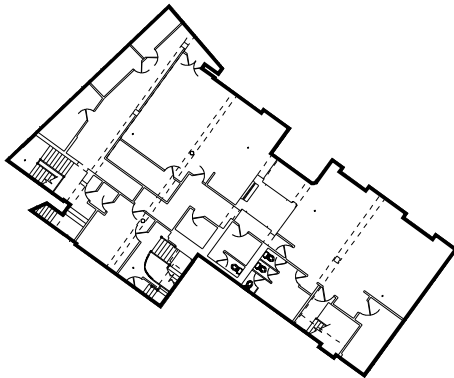


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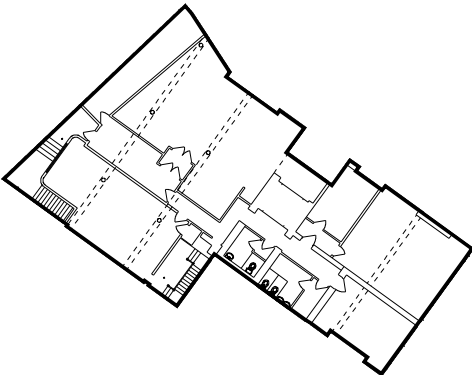
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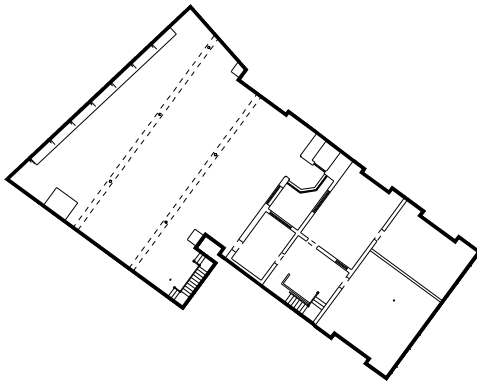
SECOND FLOOR



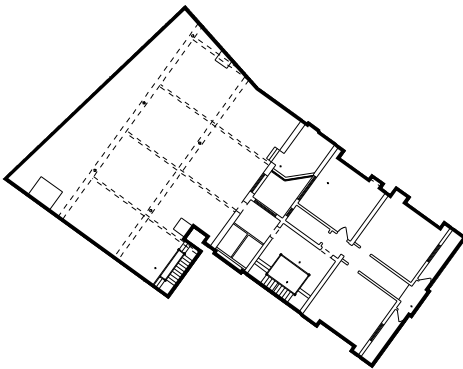
THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



Surrender and grant of a new lease at 43-45 Corporation Street

Consultation Record

PROPERTY ADDRESS	WARD	CONSULTATION	COUNCILLOR RESPONSE
Land at Holloway Head	Ladywood	No objection raised as confirmed in email dated 1/2/19	Councillor Albert Bore – email providing approval
Land at Holloway Head	Ladywood	No objection raised by deadline for response of 8/2/19	Councillor Kathy Hartley – email providing approval

Title of proposed EIA	Surrender and new lease for 43-45 Corporation Street, Birmingham
Reference No	EQUA126
EA is in support of	New Function
Review Frequency	Six Months
Date of first review	27/03/2019
Directorate	Economy
Division	Birmingham 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 approve terms for the grant of a new lease at 43-45 Corporation Street to Capita Business Services Limited
What sources of data have been used to produce the screening of this policy/proposal?	Consultation Results; relevant reports/strategies
Please include any other sources of data	
PLEASE ASSESS THE POTENTIAL IMPACT ON THE FOLLOWING PROTECTED CHARACTERISTICS	
Protected characteristic: Age	Not Applicable
Age details:	
Protected characteristic: Disability	Not Applicable
Disability details:	
Protected characteristic: Gender	Not Applicable
Gender details:	
Protected characteristics: Gender Reassignment	Not Applicable
Gender reassignment details:	
Protected characteristics: Marriage and Civil Partnership	Not Applicable
Marriage and civil partnership details:	
Protected characteristics: Pregnancy and Maternity	Not Applicable
Pregnancy and maternity details:	
Protected characteristics: Race	Not Applicable
Race details:	
Protected characteristics: Religion or Beliefs	Not Applicable

Religion or beliefs details:

Protected characteristics: Sexual Orientation

Not Applicable

Sexual orientation details:

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 on any particular group(s)?

How will the effect(s) of this policy/proposal on equality be monitored?

What data is required in the future to ensure effective monitoring of this policy/proposal?

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

To approve terms for the grant of a new lease at 43-45 Corporation Street to Capita Business Services Limited.

The proposal will generate resources for the City Council and represent fair market prices according to a qualified and independent assessment of value as confirmed by the Assistant Director of Property.

Having carried out an initial equality assessment attached at Appendix 3 there is no requirement to undertake a full analysis as the surrender and renewal of these leases raises no equality issues and do not have an adverse impact on protected characteristics

Consulted People or Groups

groups as identified
in the Equality Act.

Ward Members for
Ladywood, Officers
from City Finance,
Legal and
Governance and
Birmingham
Property Services.

Informed People or Groups

Summary and evidence of findings from your EIA

43-45 Corporation
Street comprises a
retail unit with a
prominent street
frontage on the
ground floor. The
third, fourth and
fifth floors form part
of the lease demise
and are dilapidated
and unoccupied.

Currently used as a
regional hub for
Armed Forces
Recruitment. As
Capita Business
Services Limited
have taken over the
management and
administration of
Armed Forces
recruitment, the new
lease will be in this
name.

This proposed
transaction will
generate immediate
resources for the
City Council. The
transaction overall
represents a fair
market price for the
space identified.

There has been
ongoing
consultation with
members of their

respective
constituency, who
have as
representation been
consulted on issues
of relevance.

There have been no
issues raised in
relation to the
protected
characteristics which
impact the wider
community
negatively, 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

28/12/2018

Reasons for approval or rejection

Please print and save a PDF copy for your records

Yes

Content Type: Item

Version: 40.0

Created at 27/09/2018 10:01 AM by ☐ Felicia Saunders

Last modified at 28/12/2018 10:06 AM by Workflow on behalf of ☐ Eden Ottley

Close

BIRMINGHAM CITY COUNCIL

PUBLIC REPORT

Report to: LEADER OF THE COUNCIL JOINTLY
WITH DIRECTOR INCLUSIVE GROWTH
Report of: ASSISTANT DIRECTOR OF PROPERTY
Date of Decision: 31st JANUARY 2019
SUBJECT: SURRENDER OF LEASE: LAND AT VENETIA ROAD,
BORDESLEY GREEN, BIRMINGHAM B9 4PY

Key Decision: No
If not in the Forward Plan: Relevant Forward Plan Ref:
(please "X" box) Chief Executive approved ☐
O&S Chair approved ☐
Relevant Cabinet Member: Councillor Ian Ward – Leader of the Council
Relevant O&S Chair: Councillor Tahir Ali, Economy and Skills O&S
Committee
Wards affected: Bordesley & Highgate

1. Purpose of report:

- 1.1 This report seeks authority to accept a surrender of a lease for land at Venetia Road, Bordesley Green, Birmingham B9 4PY currently occupied by National Grid Property Holdings Limited, (as shown edged black on the plan attached at Appendix 1.), and to receive a one-off lease payment as consideration.
- 1.2 The commercially confidential details relating to the proposed terms of the transaction are set out within the Private Report.

2. Decision(s) recommended:

The Leader of the Council, jointly with the Director Inclusive Growth:-

- 2.1 Note this report.

Lead Contact Officer: Anser Suleman MRICS
Birmingham Property Services – Landlord & Tenant Surveyor
Telephone No: 0121 675 1468
E-mail address: anser.suleman@birmingham.gov.uk

3. Consultation

3.1 Internal

3.1.1 Ward Members for Bordesley & Highgate have been consulted and no response was provided by the deadline of 14th December 2018 in respect of the report moving forward to an executive decision, as shown in the Consultation Report in Appendix 2.

3.1.2 Officers from City Finance and Legal Services have been involved in the preparation of this report.

3.2 External

3.1.2 There will be no external consultation for this transaction.

4. Compliance Issues:

4.1 Are the recommended decisions consistent with the Council's policies, plans and strategies?

4.1.1 The surrender of the lease will generate a one-off lease payment contributing towards the strategic outcomes outlined in the Council Plan and Budget 2019, specifically to help deliver a balanced budget and contribute to the delivery of the Council's core vision and priorities in the City Council Plan 2018-2022.

4.2 Financial Implications (How will decisions be carried out within existing finances and Resources?)

4.2.1 The proposal does not involve the taking up of any new financial commitments or risks. As the one-off lease payment relates to the surrender of an operating lease it will be treated as revenue income. The City will be responsible for holding costs in terms of security and void rates.

4.2.2 City Council officers and their appointed agents are of the opinion that the proposed terms represent best consideration. The terms have been approved by the Assistant Director of Property.

4.2.3 The lessee is to bear all the City Council's administration, surveying and legal costs in this matter.

4.3 Legal Implications

4.3.1 The power to acquire, dispose, manage assets in land and property is contained in Sections 120 and 123 of the Local Government Act 1972. The lessee has a right to renew their lease at a market rent under security provisions of the Landlord and Tenant Act 1954.

4.4 Public Sector Equality Duty (see separate guidance note)

4.4.1 An Equality Assessment (EA) screening has been undertaken and this confirms that a full Equality Assessment (Ref No: EQUA212) is not required for the

purposes of this report.

- 4.4.2 The surrender of the lease raises no equality issues, as referenced in the EA report (see Appendix 3).

5. Relevant background/chronology of key events:

- 5.1 The subject site forms part of the Council's Commercial Portfolio and is currently used as industrial land by National Grid Property Holdings Limited
- 5.2 Authority is sought to accept a surrender of the Lease in its entirety in return for a one-off lease payment and have the legal interest vested with the City Council. The lessee to bear the City Council's administration, surveying and legal costs.
- 5.3 The details of the proposed terms of the surrender are set out in the Private Report.

6. Evaluation of alternative option(s):

- 6.1 Do nothing: The Lessee continues to occupy the site paying the annual rental.

7. Reasons for Decision(s):

- 7.1 To accept a surrender of the lease on terms which are set out in the private version of the report.

Signatures

Date

Councillor Ian Ward
Leader of the Council

.....

Waheed Nazir
Director Inclusive Growth

.....

List of Background Documents used to compile this Report:

Relevant Officer's file(s) on the matter, save for confidential documents

List of Appendices accompanying this Report (if any):

Appendix 1 – Site Plan

Appendix 2 – Consultation Report

Appendix 3 – EA reference EQUA212

PROTOCOL PUBLIC SECTOR EQUALITY DUTY

- 1 The public sector equality duty drives the need for equality assessments (Initial and Full). An initial assessment should, be prepared from the outset based upon available knowledge and information.
- 2 If there is no adverse impact then that fact should be stated within the Report section 4.4 and the initial assessment document appended to the Report duly signed and dated. A summary of the statutory duty is annexed to this Protocol and should be referred to in section 4.4 of executive reports for decision and then attached in an appendix; the term 'adverse impact' refers to any decision-making by the Council which can be judged as likely to be contrary in whole or in part to the equality duty.
- 3 A full assessment should be prepared where necessary and consultation should then take place.
- 4 Consultation should address any possible adverse impact upon service users, providers and those within the scope of the report; questions need to assist to identify adverse impact which might be contrary to the equality duty and engage all such persons in a dialogue which might identify ways in which any adverse impact might be avoided or, if avoidance is not possible, reduced.
- 5 Responses to the consultation should be analysed in order to identify:
 - (a) whether there is adverse impact upon persons within the protected categories
 - (b) what is the nature of this adverse impact
 - (c) whether the adverse impact can be avoided and at what cost – and if not –
 - (d) what mitigating actions can be taken and at what cost
- 6 The impact assessment carried out at the outset will need to be amended to have due regard to the matters in (4) above.
- 7 Where there is adverse impact the final Report should contain:
 - a summary of the adverse impact and any possible mitigating actions (in section 4.4 or an appendix if necessary)
 - the full equality impact assessment (as an appendix)
 - the equality duty (as an appendix).

Equality Act 2010

The Executive must have due regard to the public sector equality duty when considering Council reports for decision.

The public sector equality duty is as follows:

- 1 The Council must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by the Equality Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 2 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:
 - (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 - (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
- 3 The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.
- 4 Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:
 - (a) tackle prejudice, and
 - (b) promote understanding.
- 5 The relevant protected characteristics are:
 - (a) marriage & civil partnership
 - (b) age
 - (c) disability
 - (d) gender reassignment
 - (e) pregnancy and maternity
 - (f) race
 - (g) religion or belief
 - (h) sex
 - (i) sexual orientation

Surrender of Lease for Land at Venetia Road, Bordesley Green, Birmingham B9 4PY (January 2019)

Consultation Record

PROPERTY ADDRESS	WARD	CONSULTATION	COUNCILLOR RESPONSE
Land at Venetia Road, Bordesley Green, Birmingham B9 4PY	Bordesley & Highgate	Memo dated 26/01/2018 requesting comments by 14/12/2018	Councillor Yvonne Mosquito – no comments received by 14/11/2018 Copy attachment
Land at Venetia Road, Bordesley Green, Birmingham B9 4PY	Birmingham Property Services	Emails dated 30/01/2019 25/01/2019 respectively granting approval	Kathryn James Assistant Director of Property Email approval – Copy attached Ian Chaplin Head of Service BPS Email approval – Copy attached
Land at Venetia Road, Bordesley Green, Birmingham B9 4PY	Legal Services	Email dated 23/01/2019 granting approval	Email approval - Copy attachment
Land at Venetia Road, Bordesley Green, Birmingham B9 4PY	Finance	Email dated 24/01/2019 granting approval	Email approval - Copy attachment

Equality Analysis Template Birmingham City Council Analysis Report

EA Name	
Directorate	Economy
Service Area	Birmingham Property Services
Type	Function/Policy – Delete as appropriate
EA Summary	
Author of Report	
Task Group Manager	Felicia Saunders
Quality Control Officer	Eden Ottley
Senior Officer	Eden Ottley
Activity Type	Function or Review Policy (FS)

For each strategy, please decide whether it is going to be significantly aided by the function

1. Overall Purpose – what is the purpose of this Function/Policy and expected outcomes?	To surrender the lease and secure the site for the Bordesley Park Action Plan.
2. Who have you consulted (internal/external) and why?	Bordesley & Highgate councillor – Cllr Yvonne Mosquito Finance Directorate Legal Services
3. Are there any groups likely to be affected?	No
4. What are the benefits eg equality, financial, community and regeneration, income generated, environmental?	The land assembly will enable the City to redevelop and meet the requirements set out within the Bordesley Park Action Plan.

Delete as appropriate

Children: A safe and secure city in which to learn and grow	Yes/ No
Health: Helping people become more physically active and well	Yes /No
Housing: To meet the needs of all current and future citizens	Yes /No
Jobs & Skills: For an enterprising, innovative and green city	Yes/ No

5. Individuals affected by the policy

Delete as appropriate

Will the policy have an impact on service users/stakeholders?	Yes /No
Will the policy have an impact on employees?	Yes/ No
Will the policy have an impact on wider community?	Yes /No

6. Analysis on Initial Assessment

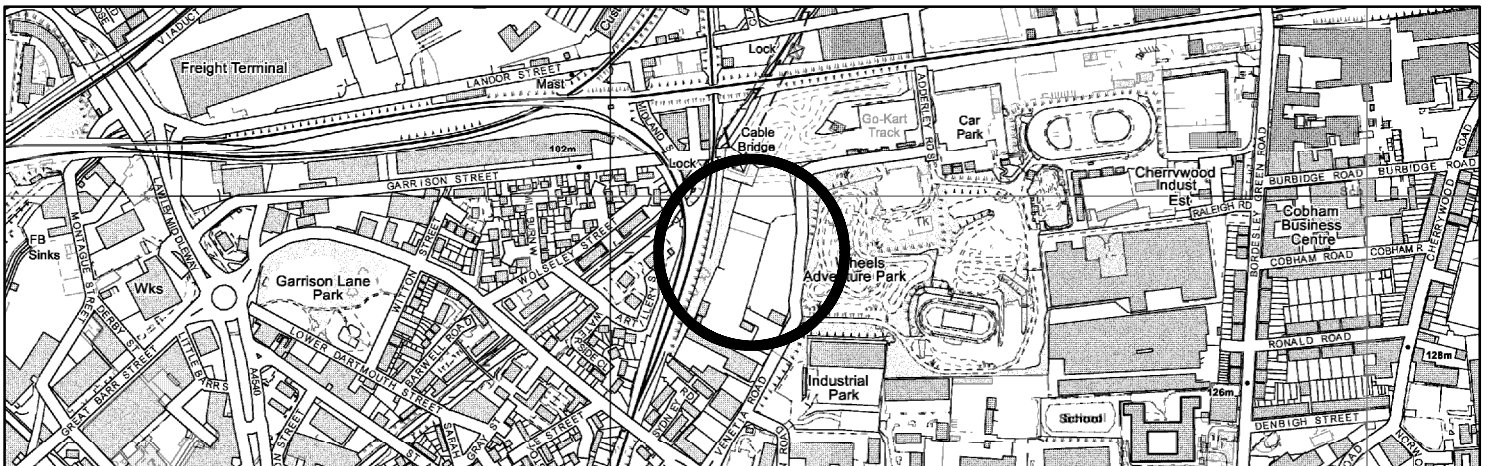
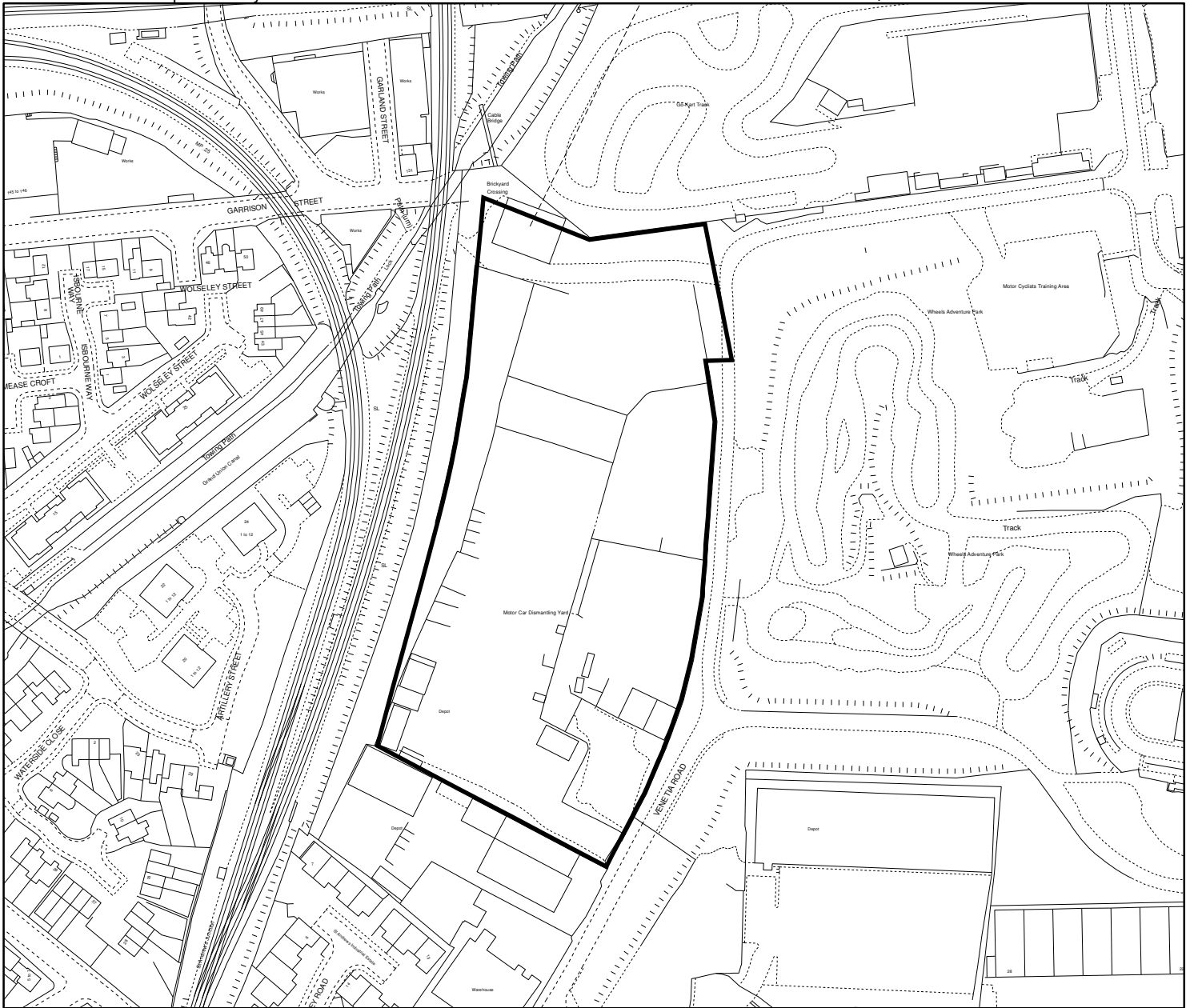
To be completed by FS

7. Concluding Statement on Full Assessment

To be completed by FS

8. Review Date

Always insert 6 months on from date of report production.



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Birmingham
City Council

Waheed Nazir
Corporate Director, Economy
1 Lancaster Circus
Birmingham
B2 2GL

Site At
Venetia Road
Nechells



Scale (Main Map)

1:2,500

Drawn

Bharat Patel

Date

27/11/2018

BIRMINGHAM CITY COUNCIL

PUBLIC REPORT

Report to:	Leader of the Council jointly with the Director, Inclusive Growth
Report of:	Assistant Director of Property
Date of Decision:	11 February 2019
SUBJECT:	New lease for second floor of Priestley Wharf Building 3, Birmingham Science Park
Key Decision:	No
If not in the Forward Plan: (please "X" box)	Relevant Forward Plan Ref: N/a
Relevant Cabinet Member(s) or Relevant Executive Member:	Chief Executive approved <input type="checkbox"/>
Relevant O&S Chair:	O&S Chair approved <input type="checkbox"/>
Wards affected:	Councillor Ian Ward – Leader of the Council
	Cllr Tahir Ali – Economy and Skills O&S Committee
	Nechells

1. Purpose of report:

- 1.1 To approve terms for the grant of a new lease at Priestley Wharf (shown edged black on the plan in Appendix 1) to Innovation Birmingham Limited.
- 1.2 Commercially sensitive details relating to this proposed transaction are provided in the accompanying private report.

2. Decision(s) recommended:

The Leader of the Council, jointly with the Director, Inclusive Growth:

- 2.1 Note this report.

Lead Contact Officer: Christian Berry
Telephone number: 0121 303 3460
Email address: christian.berry@birmingham.gov.uk

3. Consultation

3.1 Internal

3.1.1 The Ward Member for Nechells has been consulted and is supportive of the report, as shown in the Consultation Report in Appendix 2.

3.1.2 Officers from City Finance, Legal and Governance have been involved in the preparation of this report.

3.2 External

3.2.1 There will be no external consultation for this transaction.

4. Compliance Issues:

4.1 Are the recommended decisions consistent with the Council's policies, plans and strategies?

4.1.1 The proposal is consistent with Birmingham City Council Plan 2018-2022 priorities.

4.1.2 It supports the Council Plan and Budget 2018+ by generating resources and thus helping to achieve a balanced budget.

4.1.3 The letting supports the aims set out in the Birmingham Property Strategy 2018-2023 which seeks to grow income in the commercial property portfolio.

4.2 Financial Implications (How will decisions be carried out within existing finances and resources?)

4.2.1 The proposals will generate resources for the City Council. The values contained in the private report represent fair market prices according to an independent assessment of value and have been confirmed by the Assistant Director of Property as providing best consideration.

4.2.2 The costs to keep the building vacant are around £120,000 a year (comprising mainly Business Rates which must be paid on vacant property). The total costs incurred since the unit became vacant in September 2016 amount to around £160,000. This proposal will remove this liability.

4.3 Legal Implications

4.3.1 The power to acquire, dispose and manage assets in land and property is contained in Sections 120 and 123 of the Local Government Act 1972.

4.4 Public Sector Equality Duty (see separate guidance note)

4.4.1 The grant of this lease raises no equality issues in relation to the protected characteristics and groups under the Equality Act 2010, as referenced in EA report number EQUA121 attached at Appendix 3 to this report.

5. Relevant background/chronology of key events:

5.1 Priestley Wharf comprises three large office buildings constructed in the late 1990s and forms part of the Birmingham Science Park campus acquired by Birmingham City Council in 2013. The buildings are let out to business tenants.

5.2 The Subject property – the second floor unit of Building 3 - was vacated by Birmingham Community Healthcare NHS Trust in September 2016.

- 5.3 The Subject property was refurbished in early 2017 with dilapidations monies received from the previous tenant. It was fitted with new carpet and decorated throughout to assist with marketing and ensure the best price could be achieved upon letting.
- 5.4 The Subject property has been marketed by GVA on behalf of the City Council since early 2017.
- 5.5 The private report on this transaction contains further information on both offers received to date and the proposed agreement.

6. Evaluation of alternative option(s):

- 6.1 Option 1 - Do not proceed with the letting
 - 6.1.1 This would leave the unit vacant. The Council would miss out on the rental income proposed and have to continue to meet vacant property costs.

7. Reasons for Decision(s):

- 7.1 To grant a new lease to Innovation Birmingham Limited, generating immediate resources for the Council and avoiding continued void holding costs.

Signatures

Date

Councillor Ian Ward
Leader of the Council

.....

.....

Waheed Nazir
Director, Inclusive Growth

.....

.....

List of Background Documents used to compile this Report:

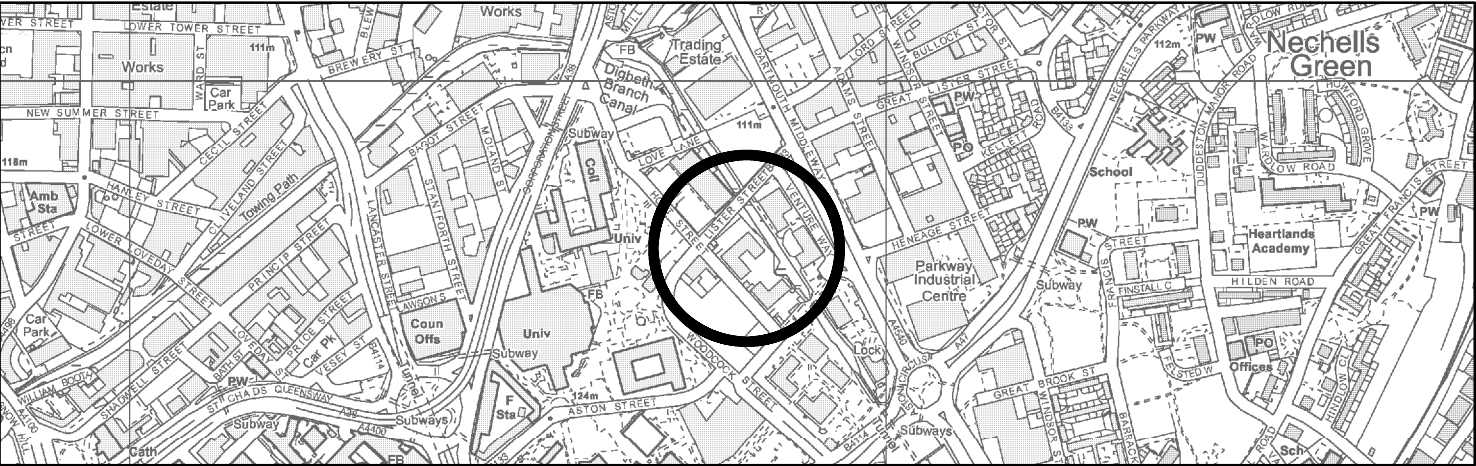
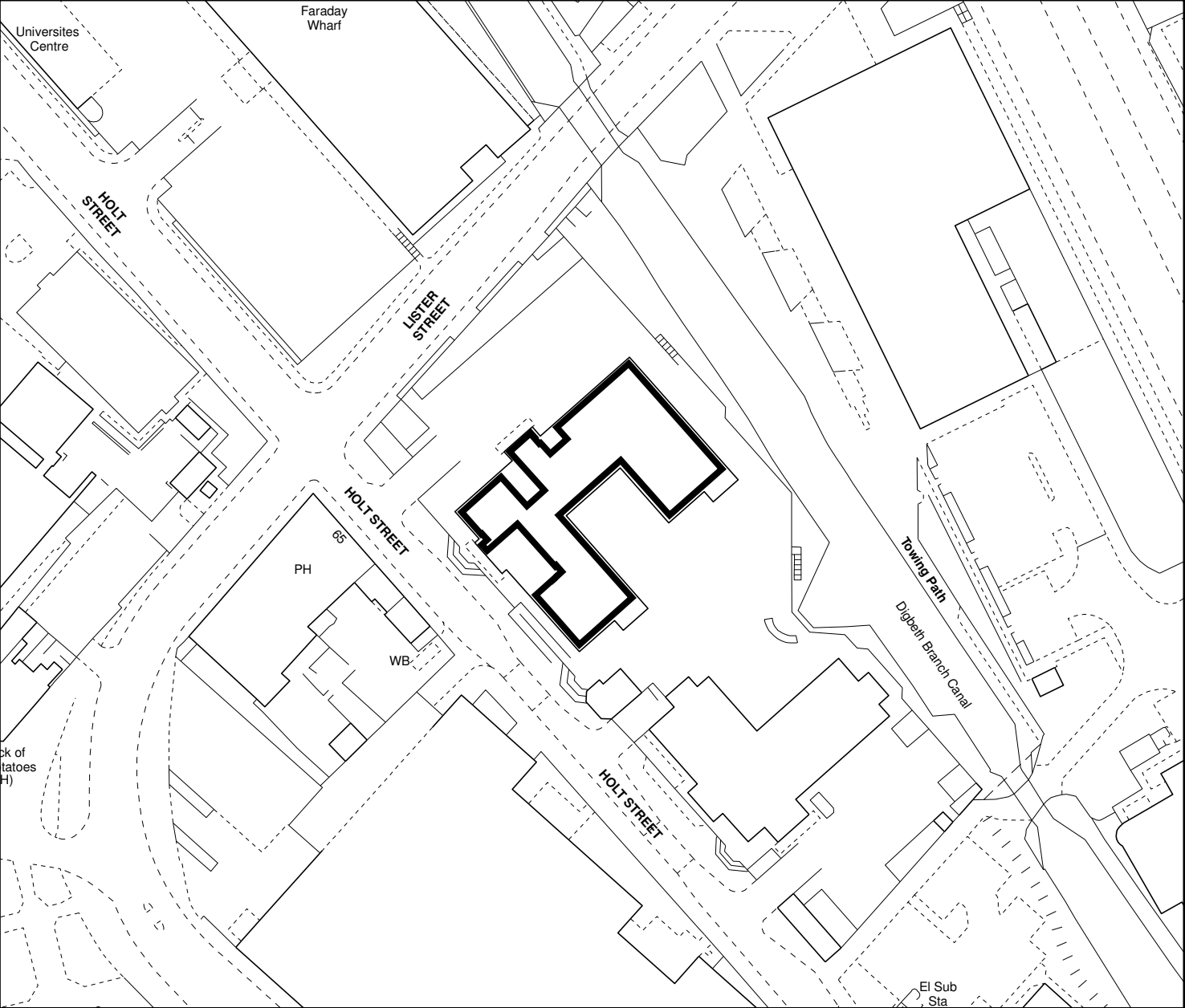
Relevant Officer's file(s) on the matter, save for confidential documents.

List of Appendices accompanying this Report (if any):



1. Site plan
2. Consultation Report
3. Equality Assessment

Report Version 5

Dated February 2019



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 Birmingham City Council		Waheed Nazir Corporate Director, Economy 1 Lancaster Circus PO Box 14439 Birmingham B2 2JE		
Priestley Wharf Building 3, Second Floor Birmingham Science Park Holt Street, B7 4BN	 Page 31 of 38	Scale (Main Map)	Drawn	Date
		1:1,250	MI	28/09/2018
		Ref. SP0787NE		

Surrender and grant of a new lease for Priestley Wharf Unit 3 second floor to Bruntwood Scitech Limited
Consultation Record

PROPERTY ADDRESS	WARD	CONSULTATION	COUNCILLOR RESPONSE
Priestley Wharf Unit 3 2 nd floor, Birmingham Science Park, Holt Street, Birmingham B7 4BN	Nechells	No response by deadline set of Friday 8 th February	Councillor Tahir Ali

Title of proposed EIA	New Lease for Priestley Wharf Building, 3 Birmingham Science Park
Reference No	EQUA121
EA is in support of	New Function
Review Frequency	Six Months
Date of first review	20/03/2019
Directorate	Economy
Division	Birmingham 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 checked="" type="checkbox"/> Eden Ottley
Purpose of proposal	To approve terms for the grant of a new lease at Priestley Wharf
What sources of data have been used to produce the screening of this policy/proposal?	Consultation Results; relevant reports/strategies
Please include any other sources of data	
PLEASE ASSESS THE POTENTIAL IMPACT ON THE FOLLOWING PROTECTED CHARACTERISTICS	
Protected characteristic: Age	Not Applicable
Age details:	
Protected characteristic: Disability	Not Applicable
Disability details:	
Protected characteristic: Gender	Not Applicable
Gender details:	
Protected characteristics: Gender Reassignment	Not Applicable
Gender reassignment details:	
Protected characteristics: Marriage and Civil Partnership	Not Applicable
Marriage and civil partnership details:	
Protected characteristics: Pregnancy and Maternity	Not Applicable
Pregnancy and maternity details:	
Protected characteristics: Race	Not Applicable
Race details:	

Protected characteristics: Religion or Beliefs

Not Applicable

Religion or beliefs details:

Protected characteristics: Sexual Orientation

Not Applicable

Sexual orientation details:

Please indicate any actions arising from completing this screening exercise.

Please indicate whether a full impact assessment is recommended

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 on any particular group(s)?

How will the effect(s) of this policy/proposal on equality be monitored?

What data is required in the future to ensure effective monitoring of this policy/proposal?

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

To approve terms for the grant of a new lease at Priestley Wharf to Bruntwood Scitech Limited for occupation by Birmingham & Solihull Clinical Commissioning Group.

The new lease to Bruntwood Scitech Limited will generate resources for the City Council and save on void properties liabilities.

Consulted People or Groups

The Ward Member for Nechells has been consulted and is supportive of the report. Offices from City Finance, Legal and Governance and Birmingham Property Services have been involved in the

preparation of this report.

Informed People or Groups

Summary and evidence of findings from your EIA

The proposals will generate resources for the City Council, represent fair market prices and provide best consideration under section 123.

The proposal is consistent with 2018-2022 priorities and supports the Council Plan and Budget 2018.

The transaction overall represents a fair market price for the property.

There has been ongoing consultation with members of their respective constituency, who have as representation been consulted on issues of relevance.

There have been no issues raised which impact the wider community negatively, therefore a full equality assessment is not required at this stage.

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

14/12/2018

Reasons for approval or rejection


This is a revised version due to the requirement to include the tenant information


Please print and save a PDF copy for your records

Yes

Content Type: Item

Version: 53.0

Created at 20/09/2018 10:50 AM by  Felicia Saunders

Last modified at 14/12/2018 10:31 AM by Workflow on behalf of  Eden Ottley

Close