

Title of proposed EIA	Acquisition of 9 Colmore Row, Birmingham, B3 2JB
Reference No	EQUA888
EA is in support of	New Function
Review Frequency	Annually
Date of first review	04/04/2023
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 the authority for the purchase of 9 Colmore Row, Birmingham, B3 2JB.
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 acquisition of 9 Colmore Row will not have a negative impact on the grounds of age due to the fact the site will have to be to an individual of an adult age.
Protected characteristic: Disability	Service Users / Stakeholders; Wider Community; Not Applicable
Disability details:	The acquisition of 9 Colmore Row will not have a negative impact on the grounds of disability. There are lifts, stairs and w/c facilities to all floors. Ground floor uses are retail with access to Snow Hill Station. There is a cycling and tenant amenity area in the basement.  However, subject to future use we would be responsible for any

we would be responsible for any access to work obligations.

Protected characteristic: Sex

Service Users / Stakeholders; Wider Community; Not Applicable

Gender details:

The acquisition of 9 Colmore Row 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 acquisition of 9 Colmore Row 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 will be purchased 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:

The acquisition of 9 Colmore Row and will not prevent pregnant individuals wishing to purchase this asset. 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 acquisition of 9 Colmore Row 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 acquisition of 9 Colmore Row 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 acquisition of 9 Colmore Row 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 the authority for the purchase of 9 Colmore Row, Birmingham, B3 2JB.

9 Colmore Row is a multi let office building in Birmingham's business district, adjacent to Snow Hill Station. It comprises approximately 72,000 sq ft of accommodation load out over basement, ground and nine upper floors. There are 64 car parking spaces.



The purchase provides the ability for the Council to invest in a prime strategic asset in Birmingham in accordance with the Property Strategy and offers long term redevelopment potential as part of the Snow Hill Masterplan.

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

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 and the Councils external advisers Avison Young have been consulted and recommend proceeding with the purchase.

The property is held under two leases (January 1983) which were granted out of existing leases from the Council and Network Rail. A further lease was subsequently granted by Network Rail

9 Colmore Row can be considered a prime office building in the heart of Birmingham's business district. The building is situated between Colmore Row and Snowhill Station, overlooking Snow Hill Square with Livery Street immediately to the south west.

It is consistent with the Birmingham City Council Plan 2018-2022 (updated 2019) priorities including the acquisition of new investment properties and disposal of under performing properties in order to assist the Council in meeting its aspirations to be a great city to grow up in, live in, work and invest in.

The building will be managed as an investment property in the short term

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	06/04/2022
Reasons for approval or rejection	
Please print and save a PDF copy for your records	Yes

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