

Title of proposed EIA	Sale of Freehold – Kyotts Lake Industrial Estate, Kyotts Lake Road, Birmingham B11 1JT
Reference No	EQUA782
EA is in support of	New Function
Review Frequency	Annually
Date of first review	22/11/2022
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 authority for the sale of the Council owned Industrial Premises at Kyotts Lake Industrial Estate, Kyotts Lake Road, Birmingham B11 1JT
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 the freehold at Kyotts Lake Industrial Estate will have a negative impact due to the fact it will be to an individual of adult age.
Protected characteristic: Disability	Service Users / Stakeholders; Wider Community; Not Applicable
Disability details:	The sale of the freehold at Kyotts Lake Industrial Estate will not have a negative impact on the grounds of disability, as the property was marketed on an open market formal tender basis, so

members of the community  
were not disadvantaged.

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 the freehold at  
Kyotts Lake Industrial  
Estate will not be conducted  
on the basis of gender as  
the property was marketed on  
an open market formal tender  
basis, so members of the  
community were  
not disadvantaged.

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 freehold at  
Kyotts Lake Industrial  
Estate will not be conducted  
on the basis of gender  
reassignment, as the property  
was marketed on an open  
market formal tender basis, so  
members of the community  
were not disadvantaged.

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 disposed of in the context of marital status, as the property was marketed on an open market formal tender basis, so members of the community were not disadvantaged. 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 Kyotts Lake Industrial Estate, as the property was marketed on an open market formal tender basis, so members of the community were not disadvantaged.

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 Kyotts Lake Industrial Estate, as the property was marketed on an open market formal tender basis, so members of the community were not disadvantaged.

By implication there will be no



negative impact on the grounds of race.

Protected characteristics: Religion or Beliefs

Service Users / Stakeholders; Wider Community; Not Applicable

Religion or beliefs details:

There are no criteria which prevents individuals wishing to purchase Kyotts Lake Industrial Estate, as the property was marketed on an open market formal tender basis, so members of the community were not disadvantaged.

By implication there will be no negative impact on the grounds of religion or religious beliefs.

Protected characteristics: Sexual Orientation

Service Users / Stakeholders; Wider Community; Not Applicable

Sexual orientation details:

There are no criteria which prevents individuals wishing to purchase Kyotts Lake Industrial Estate, as the property was marketed on an open market formal tender basis, so members of the community were not disadvantaged.

By implication there will be no 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 site is currently held within the Council's Commercial Portfolio and located within a locality of Industrial and commercial uses close to the City Centre.

The estate units are traditionally constructed for industrial uses, utilising a steel frame with part brick and block with steel truss roofs with eave heights of between 6.3m to 8.3m. The estate consists of 8 units with a communal yard area and a separate nearby car park of approximately 1.53 acres. The estate amounts to a total area of 55,427 sq ft of gross internal space.

Due to the risk of future degeneration of this site and anticipated significant capital outlay, it is recommended to sell the freehold of Kyotts Lake Industrial Estate.

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 recommends proceeding with the transaction.

Sparkbrook and Balsall Heath ward members have been notified of the proposed sale of this property.

As this is a routine commercial transaction no external consultation is required.

The proposal is to seek authorisation to sell the City Council's freehold interest at Kyotts Lake Industrial Estate.

This will enable the refurbishment / redevelopment of the site to provide active optimum use and for the City Council to reinvest the capital receipt in line with the approved Property Investment Strategy.

The purchaser will pay a contribution in respect of the City Council's legal costs related to the sale.

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.

Members of the community have not been disadvantaged or denied access to participating in his 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

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	25/11/2021
Reasons for approval or rejection	
Please print and save a PDF copy for your records	Yes

Content Type: Item

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Created at 22/11/2021 09:38 AM by ☐ Felicia Saunders

Last modified at 25/11/2021 10:12 AM by Workflow on behalf of ☐ Eden Ottley

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