




Title of proposed EIA	Sale of Freehold – New John Street West Retail Units, 217-232 New John Street West, Birmingham B19 3UA
Reference No	EQUA725
EA is in support of	New Function
Review Frequency	Annually
Date of first review	14/07/2022
Directorate	Inclusive Growth
Division	Property Services
Service Area	Investment Property Management
Responsible Officer(s)	 Felicia Saunders
Quality Control Officer(s)	 Eden Ottley
Accountable Officer(s)	 Eden Ottley
Purpose of proposal	To seek authorisation to sell the City Council's freehold interest in the Retail Units known as 217-232 New John Street West, Birmingham B19 3UA
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 in the Retail Units 217-232 New John Street West will negatively impact on the grounds of age.
Protected characteristic: Disability	Service Users / Stakeholders; Wider Community; Not Applicable
Disability details:	It is not considered the sale of the freehold in the Retail Units 217-232 New John Street West will negatively 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 the freehold in the Retail Units 217-232 New John Street West will negatively 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 the freehold in the Retail Units 217-232 New John Street West will negatively 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 the freehold in the Retail Units 217-232 New John Street West will negatively 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 the freehold in the Retail Units 217-232 New John Street West will negatively 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 the freehold in the Retail Units 217-232 New John Street West will negatively 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 the freehold in the Retail Units 217-232 New John Street West will negatively 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 the freehold in the Retail Units 217-232 New John Street West will negatively 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 is to seek authorisation to sell the City Council's freehold interest in the Retail Units known as 217-232 New John Street West, Birmingham B19 3UA.

This will enable Investment in the site by a new owner to bring it back into active optimum use and for the City Council to reinvest the capital receipt in line with the approved Property Investment Strategy.

The parade was constructed in 1965 for temporary purposes from traditional brick with a flat roof with felt covering. The units are in reasonable/adequate condition and the parade consists of 13 units.

Members of the community have not been disadvantaged or denied access to participating in this sale process, as the property was marketed on an open market formal tender basis.

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 Services, recommends proceeding with the disposal.

The ward member for Newtown has been notified of the intended transaction.

The site is owned freehold by the City Council with the various premises currently let under a mixture of periodic and short/medium fixed term agreements, and has been identified as an asset the City Council should consider disposing of. This is due to the risk of future regeneration of the asset requiring increased Estate Management input, thus reducing net income.

The proposed sale represents Best Consideration and Value as evidenced through an open market sale process and has been validated by the Assistant Director of Property based upon analysis of the bidder's proposals.

The community will not be disadvantaged from the proposed transaction.

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

Submit draft to Accountable Officer?

Yes

Decision by Accountable Officer

Approve

Date approved / rejected by the Accountable Officer

19/07/2021

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: 27.0

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Close

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