

BIRMINGHAM CITY COUNCIL

JOINT CABINET MEMBER AND CHIEF OFFICER

THURSDAY, 01 NOVEMBER 2018 AT 00:00 HOURS
IN CABINET MEMBERS OFFICE, COUNCIL HOUSE, VICTORIA
SQUARE, BIRMINGHAM, B1 1BB

A G E N D A

3 - 12

1 **COMMONWEALTH GAMES ACQUISITION UPDATE -116 ALDRIDGE ROAD, PERRY BARR**

Report of Assistance Director of Property (Interim)

P R I V A T E A G E N D A

2 **COMMONWEALTH GAMES ACQUISITION UPDATE -116 ALDRIDGE ROAD, PERRY BARR (PRIVATE)**

Item Description

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: **27 October 2018**

SUBJECT: **COMMONWEALTH GAMES ACQUISITION UPDATE -116
ALDRIDGE ROAD, PERRY BARR**

Key Decision: **No**

**If not in the Forward Plan:
(please "X" box)** **Chief Executive approved** ☐

**Relevant Cabinet Member(s) or
Relevant Executive Member:** **O&S Chair approved** ☐

Relevant O&S Chair: **Councillor Ian Ward – Leader of the Council**

**Councillor Tahir Ali - Chair Economy and Skills
Overview and Scrutiny Committee; Councillor Mariam
Khan – Chair Learning , Culture and Physical Activity
Overview and Scrutiny Committee; Councillor Sir
Albert Bore – Chair Resources Overview and Scrutiny
Committee.**

Wards affected: **Perry Barr**

1. Purpose of report:

1.1 To report the intention and process followed regarding the freehold acquisition of premises at 116 Aldridge Road as shown edged black at Appendix 1.

1.2 An accompanying Private report contains confidential information on the acquisition.

2. Decision(s) recommended:

The Leader and Corporate Director Economy are recommended to:

2.1 Note this report.

Lead Contact Officers:

Telephone No: Ian MacLeod, Assistant Director Planning
0121 303 3959

E-mail address: ian.macleod@birmingham.gov.uk

Telephone No: Kate Oates, Development Surveyor
0121 303 4673

E-mail address: kate.oates@birmingham.gov.uk

3. Consultation

3.1 Internal

- 3.1.1 Cabinet approved the report entitled “Commonwealth Games 2022”, on 15th August 2017, which authorised the Corporate Director Economy to enter into negotiations and agree all terms for the acquisition of the land interests necessary to deliver the Commonwealth Games village (in consultation with the Cabinet Member).
- 3.1.2 Officers from Legal Services, Procurement, City Finance, and relevant officers from the Economy Directorate have been involved in the preparation of this report.
- 3.1.3 The relevant Ward Members have been briefed on proposals for the Athletes Village of which this acquisition forms part.

3.2 External

- 3.2.1 No external consultation has taken place regarding the content of this report.

4. Compliance Issues:

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

- 4.1.1 The property acquisitions proposed to enable the Commonwealth Games Athletes Village and the housing legacy will all contribute to the Council’s Core vision and priorities in the Council’s Vision and Forward Plan 2018 for hosting the Commonwealth Games 2022.

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

- 4.2.1 The property acquisition, including Stamp Duty Land Tax and fees for the site, will be met by specific grant funding as a part of the overall funding of the Commonwealth Games Village as set out in the report to Cabinet on 26 June 2018 (Commonwealth Games Village and the wider Perry Barr Regeneration Programme – Outline Business Case). The Government provided confirmation of the full Perry Barr funding on 2nd October 2018.

4.3 Legal Implications

- 4.3.1 The power to acquire, dispose and manage assets in land and property is contained in Section 120 and 123 of the Local Government Act 1972. Section 111 Local Government Act 1972, contains the Council’s expenditure power, including the ability to acquire property for the discharge of its functions.

4.4 Public Sector Equality Duty

- 4.4.1 An Equality Assessment reference EQUA144 is attached at Appendix 2. The assessment confirms there is no adverse impact on the protected groups under the Equality Act 2010 and that a full Equality Assessment is not required for the purpose of this report.

5. Relevant background/chronology of key events:

- 5.1 On 15th August 2017, Cabinet approved the decision for Birmingham to submit a bid to be the Host City for the 2022 Commonwealth Games. As part of supporting the bid, Cabinet also approved the strategy to deliver the Commonwealth Games Athletes Village (the Village), which included authorisation for the Corporate Director Economy to enter into negotiations and agree all terms for the acquisition of land interests necessary to deliver the Village (in consultation with the Cabinet Member).
- 5.2 The delivery of the Village is a key component in hosting the Commonwealth Games, and will also form part of the legacy offer by providing new housing development in Perry Barr.
- 5.3 During the period of the Games the Village will provide accommodation for circa 6,500 athletes and officials, in new build residential accommodation, together with a range of temporary uses such as dining facilities, transport mall, office, medical and other ancillary supporting infrastructure for operational purposes, which will be removed after the games.
- 5.4 In order to deliver the Village a number of land and property acquisitions have been identified. A number of properties at the corner of Holford Drive and Aldridge Road, referred to as Holford Corner and comprising the subject premises along with six other freehold premises, are included in those identified. Negotiations are underway on each of these sites with a view to agreeing acquisitions through private treaty and authority reports will be brought forward at the appropriate times. Terms for the subject site are now agreed, further details of which are included in the private report.
- 5.5 The acquisition of the subject property is integral to the provision of the non-residential temporary overlay area of the Village, which is necessary to support the successful delivery of the Games. The acquisition will help ensure that all of the premises required for the Village will be under the ownership of Birmingham City Council. It will also assist with access to the new school site at Holford Drive. The site will form part of the Phase 2 residential scheme post Games.
- 5.6 Once acquired demolition of the premises will be required to commence in September 2019 in order to meet the timetable for the delivery of the Games. The site will also require remediation. Authority to commence procurement activity and award of contract to undertake the specialist demolition and remediation works for sites was obtained via the June 26th 2018 Cabinet report entitled Commonwealth Games Village and the Wider Perry Barr Regeneration Programme – Outline Business Case.
- 5.7 The Council's appointed agent has been instructed to negotiate terms for the acquisition, further details of which are included in the private agenda.

6. Evaluation of alternative options:

- 6.1 The area required for overlay has been carefully considered and the current demise is considered to be the most efficient.
- 6.2 Not to proceed with the acquisition of the property would adversely impact on the delivery of the Council's vision and legacy priorities for hosting the Commonwealth Games 2022.

7. Reasons for Decisions:

7.1 To progress the delivery of the Commonwealth Games Athletes Village.

Signatures	Date
Cllr Ian Ward – Leader of the Council
Waheed Nazir – Corporate Director Economy

List of Background Documents used to compile this Report:

Cabinet report dated 26 June 2018 Commonwealth Games Village and the Wider Perry Barr Regeneration Programme – Outline Business Case.
Relevant Officers files save for confidential documents

List of Appendices accompanying this Report (if any):

- 1. Appendix 1 - Site Plan
- 2. Appendix 2 - Equality Assessment

Report Version 5 **Dated 26 October 2018**

PROTOCOL PUBLIC SECTOR EQUALITY DUTY

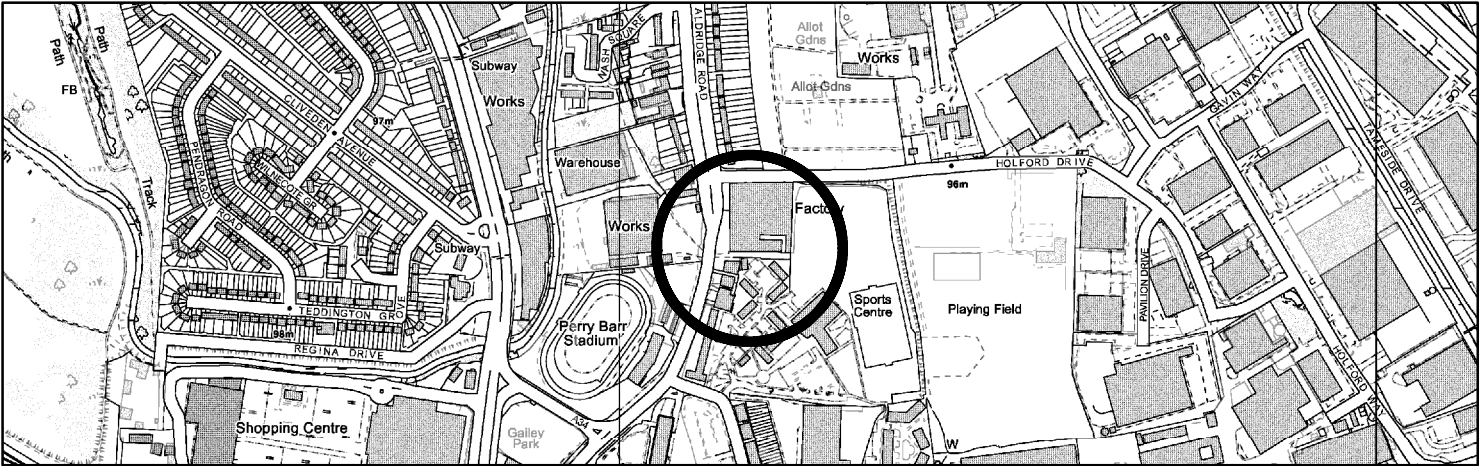
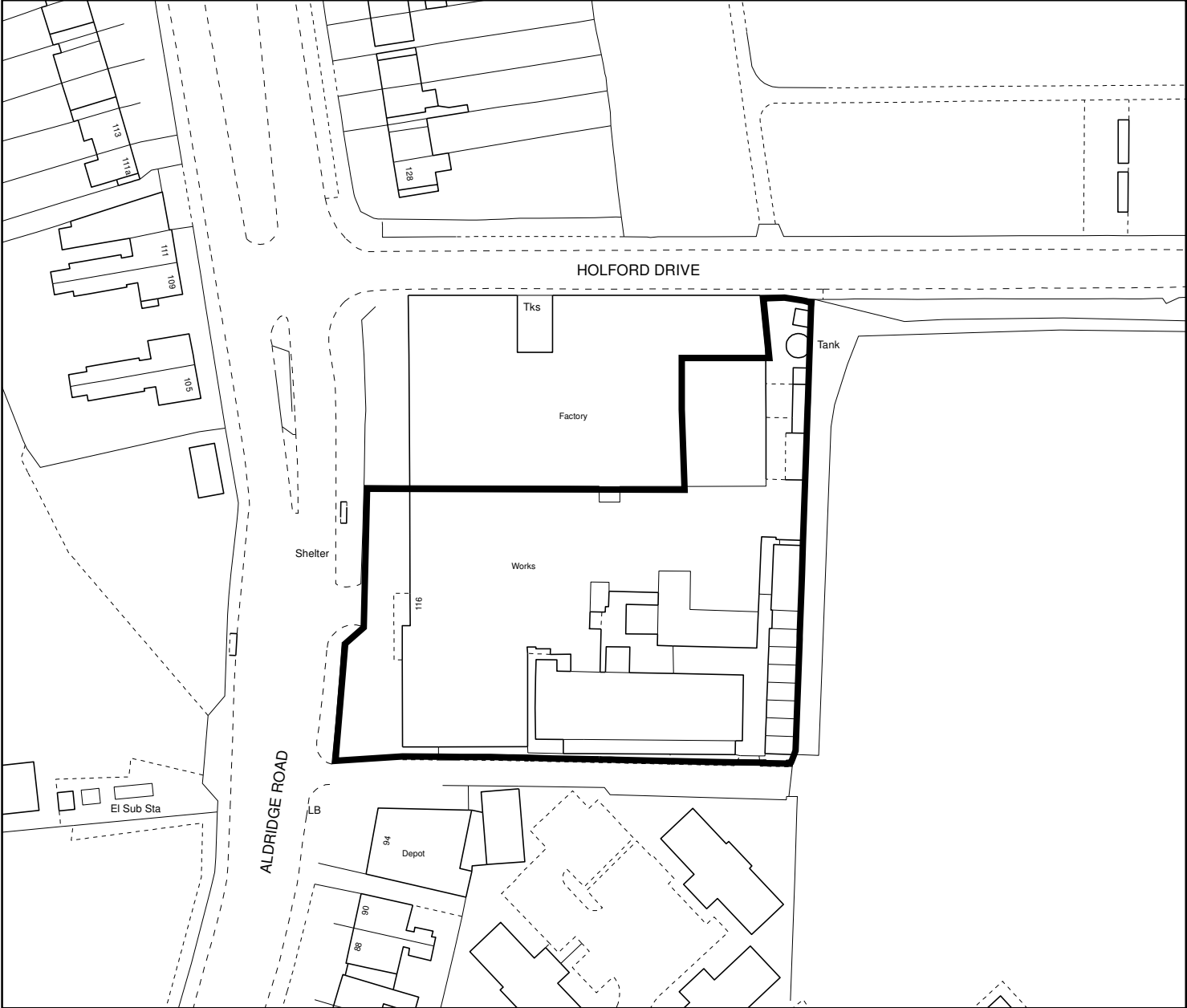
- 1 The public sector equality duty drives the need for equality assessments (Initial and Full). An initial assessment should, be prepared from the outset based upon available knowledge and information.
- 2 If there is no adverse impact then that fact should be stated within the Report section 4.4 and 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



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 Birmingham City Council		Waheed Nazir Corporate Director, Economy 1 Lancaster Circus Birmingham B2 2GL		
116 Aldridge Road Perry Barr		Scale (Main Map)	Drawn	Date
		1:1,250	Bharat Patel	12/09/2018
		Page 9 of 12 Ref SP0791SW		

Title of proposed EIA	Commonwealth Games Acquisition Update - 116 Aldridge Road, Perry Barr
Reference No	EQUA144
EA is in support of	New Function
Review Frequency	Six Months
Date of first review	10/04/2019
Directorate	Economy
Division	Birmingham Property Services
Service Area	Projects and Programmes
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
Initial equality impact assessment of your proposal	<p>The site is being acquired to form part of the non-residential temporary overlay area of the Commonwealth Games Village during Games time and part of the Phase 2 residential scheme post Games.</p> <p>Terms for the acquisition have been by mutual agreement and it is not believed there is any potential to disrupt any protected groups. The objective is to relocate rather than terminate the operation meaning job losses are avoided.</p>
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:	
Consulted People or Groups	Cabinet, Corporate Director of Economy, Cabinet Member, relevant Ward Members
Informed People or Groups	
Summary and evidence of findings from your EIA	<p>Cabinet approved the report Commonwealth Games 2022 on 15 August 2017. The relevant Ward Members have been briefed on proposals for the Athletes Village of which these acquisitions and onward disposal form part.</p> <p>The residents of Perry Barr will benefit from regeneration of the area and the provision of a new school and new build housing from the site in Legacy mode. The need for a Full Equality Assessment is not required at this stage, but will be provided by those services delivering the school and new housing.</p> <p>It is considered the acquisition process will not give rise to any illegal discrimination and will support equality of opportunity by optimising the sites economic growth potential.</p> <p>The proposed redevelopment of the site is considered to provide economic benefits that will include opportunities which can be shared by potential job seekers and longer term residents.</p> <p>The Commonwealth Games will have a lasting impact on its host city and the people that live there.</p>

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	17/10/2018
Reasons for approval or rejection	
Please print and save a PDF copy for your records	Yes

Content Type: Item

Version: 26.0

Created at 10/10/2018 09:45 AM by ☐ Felicia SaundersLast modified at 17/10/2018 11:44 AM by Workflow on behalf of ☐ Eden Ottley

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