




Title of proposed EIA	Surrender and re-grant for lease at Priory and Cannon House
Reference No	EQUA475
EA is in support of	New Function
Review Frequency	Six Months
Date of first review	10/08/2020
Directorate	Inclusive Growth
Division	Birmingham 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 surrender of an existing long lease for Priory Cannon House
Data sources	Consultation Results; relevant reports/strategies
Please include any other sources of data	
ASSESS THE POTENTIAL IMPACT AGAINST THE 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?

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 report authorises for an existing lease to be surrendered and regranted at a longer term in exchange for a capital receipt. This will generate resources for the Council.

The proposal is to extend the lease extension for Priory and Cannon House from 120 years remaining to 250 years to facilitate loan financing for an existing tenant. This will not impact on users or stakeholders.

Consulted People or Groups

Informed People or Groups

Summary and evidence of findings from your EIA

The Leader of the Council is supportive of the report. The Property Investment Board comprising officers from Property Services, Finance and Legal recommends to proceed. Officers from Legal Services, City Finance and other relevant officers from Inclusive Growth Directorate have been involved in the preparation of this report and support its proposals. The relevant Ward Member has been consulted and is supportive of the proposal.

As this is a commercial transaction with an existing tenant no external consultation is necessary. The transaction is recommended by independent external valuer Lambert Smith Hampton.

The disposal of surplus assets will generate capital receipts for the Council to support the Council Plan 2018-2022, and contribute to key business priorities.

At this stage there have been no equality impacts identified linked to the protected characteristics.

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

11/02/2020

Reasons for approval or rejection

Please print and save a PDF copy for your records

Yes

Content Type: Item

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