



Equality Analysis

Equality Analysis Report

EA Name	Disposal Of Surplus Land And Property
Directorate	Economy
Service Area	Equality Property Services
Type	New/Proposed Function
EA Summary	The continued review of the Council's land and property portfolio has identified the property interests listed in Appendix 1 of this report as being surplus to Council requirements. It is proposed that these property interests form part of an agreed schedule of land and property sales to be implemented during financial year 2013-14.
Reference Number	EA000080
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Task Group Member	
Date Approved	2013-12-19 00:00:00 +0000
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Introduction

The report records the information that has been submitted for this equality analysis in the following format.

Overall Purpose

This section identifies the purpose of the Policy and which types of individual it affects. It also identifies which equality strands are affected by either a positive or negative differential impact.

Relevant Protected Characteristics

For each of the identified relevant protected characteristics there are three sections which will have been completed.

- Impact
- Consultation
- Additional Work

If the assessment has raised any issues to be addressed there will also be an action planning section.

The following pages record the answers to the assessment questions with optional comments included by the assessor to clarify or explain any of the answers given or relevant issues.

1 Activity Type

The activity has been identified as a New/Proposed Function.

2 Overall Purpose

2.1 What the Activity is for

What is the purpose of this Function and expected outcomes?	<p>Property Services (BPS) is responsible for leading Corporate Property decisions across the Council and committed to achieving excellence and value for money for citizens.</p> <p>BPS provide professional property services to a wide range of customers including business tenants, landowners and developers, plus fulfill the Corporate Landlord function for BCC owned and managed property.</p> <p>The sale and subsequent redevelopment of the site will ensure that the site will be brought back into beneficial use to support the economic regeneration of the local area and creation of jobs.</p>
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For each strategy, please decide whether it is going to be significantly aided by the Function.

Public Service Excellence	Yes
Fairness	Yes
Prosperity	Yes
Democracy	Yes

2.2 Individuals affected by the policy

Will the policy have an impact on service users/stakeholders?	No
Will the policy have an impact on employees?	No
Will the policy have an impact on wider community?	No

2.3 Analysis on Initial Assessment

The open market disposal provides an equal opportunity to all interested parties. The Deputy Leader of the Council and the Cabinet Member for Development, Jobs & Skills have been consulted regarding the contents of this report, and are all fully supportive of the report proceeding to an executive decision. The relevant Ward Members have been consulted. The Executive Member for Hall Green District has been consulted and is supportive of the report proceeding to an executive decision. The Strategic Director of Corporate Resources, The Strategic Director Development and Culture, the Strategic Director for Place and the Director of Legal and Democratic Services have been involved in the preparation of this report.

3 Concluding Statement on Full Assessment

The Deputy Leader of the Council and the Cabinet Member for Development, Jobs & Skills have been consulted regarding the contents of this report, and are all fully supportive of the report proceeding to an executive decision. The relevant Ward Members have been consulted. The Executive Member for Hall Green District has been consulted and is supportive of the report proceeding to an executive decision. The Strategic Director of Corporate Resources, The Strategic Director Development and Culture, the Strategic Director for Place and the Director of Legal and Democratic Services have been involved in the preparation of this report.

The proposed sale of the site on the open market will give an equal opportunity to all interested parties to acquire the site and subsequently develop it out.

Property Services supports the Council in achieving its priorities as set out in the Council Plan and strives for continuous improvement in terms of delivering efficiencies and economies, as well as maximising the effectiveness of the contribution made. The way in which the current function of BPS is delivered (and assessed through the Initial Screening process) does not contribute to inequality. The disposal will unlock the site's potential and support the wider economic regeneration of the area and foster job creation.

It has been recommended the Strategic Director of Corporate Resources in consultation with the Deputy Leader and the Cabinet Member for Development, Jobs and Skills declares surplus and approve the sale of land detailed in Appendix 1 of this report. Notes that in accordance with existing surplus property procedures no internal re-use of the land listed in Appendix 1 has been identified. Subject to delegate approval of sale terms for the individual sites as set out in Appendix 1 to the Director of Property in consultation with the Deputy Leader and the Cabinet Member for Development Jobs and Skills. Authorises the Director of Sustainability, Transportation and Partnerships to revoke and modify the Highway Improvement Line (HIL) as shown hatched on the attached plan, appendix 2. Authorises the Director of Legal and Democratic Services to negotiate, execute and complete all necessary legal documents to give effect to the above recommendations.

The on-going review of the Council's various land and property portfolios has identified those individual property interests listed in Appendix 1, as being surplus to Council requirements. It is proposed that these interests will form part of an agreed schedule of property sales to be implemented during 2013-14.

All the sites listed are surplus to Council requirements, and have been fully considered in accordance with current surplus property procedures with no alternative internal use identified.

This schedule of property interests identified is not to be considered mutually exclusive, and it is anticipated that the ongoing review will identify further surplus property interests to supplement the programme going forward. All such opportunities will be the subject of further reports.

The sales methodology to deliver the programme will fully recognise market sentiment and individual circumstance. Accordingly, the interests will be sold via either auction, open market informal tender, or where appropriate a direct negotiated sale to a sitting tenant. The proposed delivery strategy and mode of sale adopted will be tailored to maximise both the prospect of a sale completion and receipt realisation.

The Planning and Regeneration Directorate have been improving this area as part of the A34 Stratford Road Regeneration Programme, to deliver new investment and jobs. This has been facilitated through the consolidation and acquisition of a number of public and private buildings, that created the space for transportation improvements as well as land for new development.

The Stratford Road/Highgate Road scheme was substantially completed in October 2013 and has resulted in the remaining land shown hatched on the attached plan, appendix 2 no longer being required for highway purposes. Following consultation with the Cabinet Member for Development, Jobs and Skills the Highway Improvement lines shown in appendix 2 can now be modified accordingly.

It would be possible for the Council to suspend the release of its assets pending an improvement in activity and overall confidence in the market. A return to the level of market activity experienced at the peak is not expected for some time and therefore the risk is that capital receipts will be significantly delayed.

The preferred option, as recommended, is to deliver a focused disposal schedule of land and property sales.

4 Review Date

05/06/14

5 Action Plan

There are no relevant issues, so no action plans are currently required.