

# Equality Analysis

## Birmingham City Council Analysis Report

<b>EA Name</b>	Disposal Of Louisa Ryland House, City Centre, Birmingham
<b>Directorate</b>	Economy
<b>Service Area</b>	Birmingham Property Services
<b>Type</b>	New/Proposed Function
<b>EA Summary</b>	The purpose of this report is to note the outcome of an informal tender to offer a new 150 year lease of Louisa Ryland House, following the 17 March 2014 Cabinet decision, which authorised the marketing and sale of the site on the open market.
<b>Reference Number</b>	EA000446
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<b>Date Approved</b>	2014-11-19 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?	The Cabinet report dated 17 March 2014 declared Louisa Ryland House surplus to the Council's requirements. The report also delegated authority to the Director of Property to openly market the property for sale and complete sale of the property terms which represent best consideration, subject to Cabinet approval.
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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 sale and subsequent redevelopment of Louisa Ryland House will ensure this historic and important listed building is restored and brought back into use and contribute to the long term economic growth of the City. The disposals were on the open market.

All members of the public, wider property developers and community had the opportunity to purchase the property. As the opportunities were made available through relevant market press releases and communications.

### **3 Concluding Statement on Full Assessment**

Full consultation and engagement has taken place with the Deputy Leader of the Council and the Cabinet Member for Development, Transport and Economy and relevant Executive Members and Ward members for the ward. The Deputy Chief Executive, the Director of Finance, the Director of Legal and Democratic Services and other relevant officers from the Economy, People and Place Directorates have been consulted in determining the principles behind which the disposals strategy was developed.

Due to the property being disposed of via an open market strategy there was no specific requirement for direct external consultation.

The community had an option for consultation and dialogue through the expression of interest stage of the marketing of the property with full access to the site available and knowledge of the process to dispose.

The recommendation will facilitate the renovation and redevelopment of this significant landmark Grade 2 listed building and bring it back into use.

The disposal will generate a capital receipt for the Council. In addition the sale will remove the Council's liability for the annual running cost of the building.

### **4 Review Date**

17/05/15

### **5 Action Plan**

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