

EIA001044 Park Lodges Declaration as Surplus to Operational Requirements

About your EIA

Reference Number:	EIA001044
Subject of EIA:	Park Lodges Declaration as Surplus to Operational Requirements
Description:	The declaration of the Park Lodges as surplus to operational requirements will allow the properties to be placed up for sale. The sale of the properties will reduce operational Risks and financial pressures as many of the properties are in poor condition and require substantial investment. The sale of the properties will include some properties that have existing service tenancies in place and therefore negotiations will take place with these tenants before confirming the sales of the properties. The sale of the properties will generate capital receipts that will be used to contribute towards the Council's Budget pressures and with some funding being ringfenced to be used for Park based site improvements.
In support of:	["New service", "Amended function"]
Reviewing Frequency:	Annually
First review date:	22/05/2026

Directorate, Division & Service Area

Directorates:	["City Operations"]
Division:	Neighbourhood Services
Service Area:	Parks and Greenspaces

Budget Savings

Related to budget savings?:	122121
Budget proposal reference number:	Property Rationalisation Budget Saving

Officers

Responsible Officer Email:	eddie.curry@birmingham.gov.uk
Accountable Officer Email:	Chris.Jordan@birmingham.gov.uk

Data Sources

Data sources:	The properties have all been surveyed by the Corporate Landlord Team.
Data sources Details:	The staff affected by the sales of the properties have been identified from oracle staff records and service tenancy files . Surveys of all the properties has also helped to inform the proposals.

Initial Assessment

Impact Age:	Yes
Impact Disability:	Maybe
Impact Sex:	Yes
Impact Gender Reassignment:	No
Impact Marriage and Civil Partnerships:	No
Impact Pregnancy and Maternity:	No
Impact Race:	No
Impact Religion or Beliefs:	No
Impact Sexual Orientation:	No
Impact Care Experience:	

Initial Assessment Summary

Initial Assessment Summary:	The EIA identified some negative impact that would need to be addressed. A full assessment is required.
Is a full EIA Required?:	Yes

Protected Characteristic – Age

Impact Age:	Yes
Age Group Impacted:	["60-69 years", "70-79 years"]

Age Impact Details:	Some of the tenants are retired from BCC service and have remained in the properties that they occupied under a previous service tenancy agreements. These tenants will be required to find alternative accommodation.
Age Impact Mitigation:	Detailed negotiations will take place with each of the tenants in advance of serving notice to vacate the properties. BCC housing services will be contacted and support for alternative accommodation will be offered.

Protected Characteristic – Disability

Impact Disability:	Yes
Disability Impact Details:	It is possible that some of the retired tenants may have some form of disabilities.
Disability Impact Mitigation:	Detailed negotiations will take place with each of the tenants affected by the proposals. Support from BCC'S Housing service will be sort to help identify alternative accommodation for those affected.

Protected Characteristic – Sex

Impact Sex:	Yes
Sex Groups Impacted:	["Female","Male"]
Sex Impact Details:	Some of the retired tenants include both male and females. In some cases this includes the widow's of ex / now deceased employee's.
Sex Impact Mitigation:	Detailed and sensitive negotiations will take place with all the affected tenants. Support from BCC Housing services will be sort to help identify alternative accommodation.

Protected Characteristic – Gender Reassignment

Impact Gender Reassignment:	No
Gender Reassignment Impact Details:	The proposal is not likely to impact on people with gender reassignment .
Gender Reassignment Impact Mitigation:	

Protected Characteristic – Marriage and Civil Partnership

Impact Marriage and Civil Partnership:	No
Marriage and Civil Partnership Groups Impacted:	

Marriage and Civil Partnership Impact Details:	The proposal does not any further impacts for people who are married or in civil partnerships
Marriage and Civil Partnership Impact Mitigation:	

Protected Characteristic – Pregnancy and Maternity

Impact Pregnancy and Maternity:	No
Pregnancy and Maternity Impact Details:	No
Pregnancy and Maternity Impact Mitigation:	

Protected Characteristic – Ethnicity and Race

Impact Ethnicity and Race:	No
Ethnicity and Race Groups Impacted:	
Ethnicity and Race Impact Details:	No impacts regarding ethnicity are likely from the proposal
Ethnicity and Race Impact Mitigation:	

Protected Characteristic – Religion

Impact Religion:	No
Religion Groups Impacted:	
Religion Impact Details:	There is no impact on Individuals religious believes
Religion Impact Mitigation:	

Protected Characteristic – Sexual Orientation

Impact Sexual Orientation:	No
Sexual Orientation Groups Impacted:	
Sexual Orientation Impact Details:	The proposal does not affect anyone's sexual orientation.
Sexual Orientation Impact Mitigation:	N/A

Protected Characteristic – Care Experience

Impact Care Experience:	No
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Care Experience Impact Details:	The proposal does not directly affect anyone or their care experience
Care Experience Impact Mitigation:	N/A

Other

Any other risks or impacts:	The proposal may present some potential risks from low income households. Sensitive negotiations and support will be sort from BCC Housing services to help individuals move on to alternative accommodation.
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Full Assessment Summary

Full Assessment Summary:	The evidence indicates barriers and negative impacts for some people. However sensitive negotiations and support will be sort from BCC Housing services to help individuals move on to alternative accommodation.
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Monitoring

Monitoring Details:	On going reviews of the proposals progress will be a carried out throughout the proposals implementation.
Monitoring Officer Email:	edd.curry@birmingham.gov.uk

