

# Cabinet Supplementary Information



**Date:** Tuesday, 5 September 2023

**Time:** 4.00 pm

**Venue:** The Council Chamber - City Hall, College  
Green, Bristol, BS1 5TR

## 21. Estate Rationalisation – Surplus Asset Disposals

(Pages 2 - 3)

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**Date:** Tuesday, 29 August 2023





## Equality Impact Assessment [version 2.12]

Title: Property Programme – Estate Rationalisation and Disposals	
<input type="checkbox"/> Policy <input type="checkbox"/> Strategy <input type="checkbox"/> Function <input checked="" type="checkbox"/> Service <input type="checkbox"/> Other [please state]	<input type="checkbox"/> New <input type="checkbox"/> Already exists / review <input checked="" type="checkbox"/> Changing
Directorate: Growth & Regeneration	Lead Officer name: John Smith
Service Area: Corporate Landlord	Lead Officer role: Executive Director – Growth & Regeneration

### Step 1: What do we want to do?

#### 1.1 What are the aims and objectives/purpose of this proposal?

To enable the Council to deliver £4.8m of revenue savings and £23.9m capital receipts by the end of 2023/24, the Corporate Landlord service are completing a review of the office, depot, operational, and investment estates to ensure that we are retaining the correct property assets for the correct purposes, while releasing suitable properties to the disposals process (where there is no operational necessity or if they do not return a sufficient financial yield).

This proposal is to dispose of a list of identified assets (as specified in Appendix A), on the open market to reduce the revenue cost to the Council of holding property and to raise capital receipts to support the Council’s current funding gap. The aim is to consolidate the estate to ensure that assets are fully used or disposed of when no longer required.

The appendix to the report details some options analysis and, subject to approval the assets to be disposed of are listed in our recommendation.

#### 1.2 Who will the proposal have the potential to affect?

<input type="checkbox"/> Bristol City Council workforce	<input checked="" type="checkbox"/> Service users	<input checked="" type="checkbox"/> The wider community
<input type="checkbox"/> Commissioned services	<input checked="" type="checkbox"/> City partners / Stakeholder organisations	
Additional comments:		

#### 1.3 Will the proposal have an equality impact?

Could the proposal affect access levels of representation or participation in a service, or does it have the potential to change e.g. quality of life: health, education, or standard of living etc.?

If ‘No’ explain why you are sure there will be no equality impact, then skip steps 2-4 and request review by Equality and Inclusion Team.

If ‘Yes’ complete the rest of this assessment, or if you plan to complete the assessment at a later stage please state this clearly here and request review by the Equality and Inclusion Team.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	[please select]
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The review of the office, depot, operational, and investment estates (to ensure that we are retaining the correct property assets for the correct purposes) will result in suitable assets being released to the disposals process. The review of the office, depot, operational, and investment estates overall has the potential to have an equality impact to service users and the wider community, although it will vary significantly between individual properties.

However for the disposal of these properties specifically we have not identified any significant potential impacts; this proposal covers the following sites;

- 1 unity Street- Investment asset with no service or equality impact
- Hallen Marsh- Development site, no service or equality impact
- Land at Rackham Close, self build plots no service or equality impact
- Lacey House, Service relocation, Service to produce Impact assessment to cover staff move, service still to be provided from alternate location as this site not utilised, reprovision to HRA
- 1b Abercome walk, no service or equality impact, reprovision to HRA
- 199 Newland Road, no service or equality impact, reprovision to HRA

## Step 5: Review

The Equality and Inclusion Team need at least five working days to comment and feedback on your EqIA. EqIAs should only be marked as reviewed when they provide sufficient information for decision-makers on the equalities impact of the proposal. Please seek feedback and review from the [Equality and Inclusion Team](#) before requesting sign off from your Director<sup>1</sup>.

<b>Equality and Inclusion Team Review:</b> <b><i>Reviewed by Equality and Inclusion Team</i></b>	<b>Director Sign-Off:</b> 
Date:29/08/2023	Date: 29/08/2023

<sup>1</sup> Review by the Equality and Inclusion Team confirms there is sufficient analysis for decision makers to consider the likely equality impacts at this stage. This is not an endorsement or approval of the proposal.