

# Equality Impact Assessment [version 2.12]



Title: Estates Rationalisation and Disposals Committee Report 18 November 2024	
<input type="checkbox"/> Policy <input type="checkbox"/> Strategy <input type="checkbox"/> Function <input checked="" type="checkbox"/> Service <input type="checkbox"/> Other [please state]	<input checked="" type="checkbox"/> New <input type="checkbox"/> Already exists / review <input type="checkbox"/> Changing
Directorate: Growth and Regeneration	Lead Officer name: Peter Anderson
Service Area: Corporate Landlord	Lead Officer role: Director – Property, Assets & Infrastructure

## 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 revenue savings and capital receipts contributing to the 2024/25 targets. Following a review of the office, depot, operational, and investment estates the Corporate Landlord has identified properties for the disposals process (where there is no operational necessity or if they do not return a sufficient financial yield).

There is clear governance and a decision making route for all decisions regarding estate transformation. Disposals have been approved by the Estate Strategy Board (which includes Director representation from each Directorate) and will be subject to final approval by S&R Committee – this ensures full visibility of all decisions.

This proposal is to dispose of a list of identified assets from the Council’s estate (as specified in Appendix A1 and exempt Appendix E) for the best financial advantage of the council as soon as possible., to raise capital receipts to support the Council’s current funding gap. There is no impact on staff groups or citizens, as the Council does not currently occupy or deliver services from these sites.

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

<input type="checkbox"/> Bristol City Council workforce	<input type="checkbox"/> Service users	<input checked="" type="checkbox"/> The wider community
<input type="checkbox"/> Commissioned services	<input type="checkbox"/> City partners / Stakeholder organisations	
Additional comments: The assets identified in the Appendices have been declared surplus to the council’s operational need and will have no impact on groups with protected characteristics.		

### 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, primarily due to the fact that they have been declared surplus to the Council’s operational requirements and are not occupied by the Council.

1. Summerhill Centre, Summerhill Road, St George, BS5 8HJ – property declared surplus requirements because the current tenant wants to end its lease and hand the property back to the Council.
  2. Jubilee Hall, Wedmore Vale, BS3 5HX8HJ – property declared surplus requirements because the current tenant wants to end its lease and hand the property back to the Council.
  3. East Bristol Intermediate Care, Summerhill Terrace, St George. - The Property has been through the BCC surplus process and Adult Services have expressed a preference for the asset to be sold to a Registered Provider to develop it for Supported Housing. The sale will be at open market value and will provide revenue savings to BCC.
  4. Delaware House, 129 West Town Lane, Stockwood BS14 9EF - The Property has been through the BCC surplus process and there are no internal requirements for the site and so it is recommended that the site be sold on the open market.
  5. 21-25 Nelson Parade Bedminster Bristol BS3 4JA - The Property has been through the BCC surplus process and there are no internal requirements for the site and so it is recommended that the site be sold on the open market.
- \* The two properties in the Exempt Appendix have been omitted from the list of assets for disposal as they are exempt for reasons of commercial sensitivity.

## 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>.

<p><b>Equality and Inclusion Team Review:</b>  <b><i>Reviewed by Equality and Inclusion Team</i></b></p>	<p><b>Director Sign-Off:</b></p>  <p>Peter Anderson          Director of Property, Assets and Infrastructure</p>
<p>Date: 24/10/2024</p>	<p>Date: 28/10/2024</p>

<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.