

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 £4m of revenue savings and £36m 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), either on the open market or to transfer them to the Housing Revenue Account for Housing use where appropriate, 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.

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]
------------------------------	--	-----------------

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 disposal of these properties has the potential to have an equality impact to service users and the wider community, although it will vary significantly between individual properties. However, the scope of this particular proposal does not include any sites that are occupied by tenants or staff who could be impacted as a result of the disposal.

Analysis has been undertaken in reference to the following specific sites identified in this report:


Sea Mills Community Centre - The decision to close Sea Mills Community Centre was made previously by the tenant. This report refers solely to the vacant building, which is not in a safe condition to be re-let or used as a community centre again without a very large investment.

Disused Public Toilets, Shirehampton – the toilets were closed over 10 years and this report refers solely to the disused building which is in poor condition and subject to vandalism

We have not identified any significant potential impacts from this proposal which is limited to the disposal of surplus assets only. Any potential equality impacts arising from changes to existing Council services will be considered separately.

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 Director¹.

Equality and Inclusion Team Review: <i>Reviewed by Equality and Inclusion Team</i>	Director Sign-Off:  Director of Property, Assets and Infrastructure
Date: 22.06.23	Date: 23.06.23

¹ 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.