

Appendix B

Impact Assessment Level 1 for the sale of the Blacksmith's Yard, Nunthorpe Village: Initial screening assessment

Subject of assessment:	Blacksmith's Yard, Nunthorpe Village – Selection of preferred developer			
Coverage:	Specific to the disposal of the above site			
This is a decision relating to:	<input type="checkbox"/> Strategy	<input type="checkbox"/> Policy	<input type="checkbox"/> Service	<input type="checkbox"/> Function
	<input type="checkbox"/> Process/procedure	<input type="checkbox"/> Programme	<input checked="" type="checkbox"/> Project	<input type="checkbox"/> Review
	<input type="checkbox"/> Organisational change	<input type="checkbox"/> Other (please state)		
It is a:	New approach:	<input type="checkbox"/>	Revision of an existing approach:	<input checked="" type="checkbox"/>
It is driven by:	Legislation:	<input type="checkbox"/>	Local or corporate requirements:	<input checked="" type="checkbox"/>
Description:	<p>The key aims of the policy is to dispose of the property known as the Blacksmith's Yard. The selection criteria that are used are designed to ensure good quality development and to maximise the capital receipt from the sale. Internally, the council will benefit from the capital receipt. Externally, the beneficiaries will be the initial and future occupiers of the dwellings that will be created.</p> <p>The outcome required from the policy is the disposal of the property, most likely for conversion to residential use (although the continued commercial use is also an option for a new owner.</p> <p>There are no statutory drivers in respect of the policy.</p>			
Live date:	The sale will be completed as soon as the preferred bidder is approved and planning permission has been obtained.			
Lifespan:	The sale of this land is a "one-off" event.			
Date of next review:	No review should be necessary. If, however, the sale does not proceed and a further marketing exercise is required, then a review will be undertaken.			

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Screening questions	Response			Evidence
	No	Yes	Uncertain	
Human Rights Could the decision impact negatively on individual Human Rights as enshrined in UK legislation? *	☒	☐	☐	<p>The transaction for which approval is sought will only lead to the sale of the property by the Council. Actual development of the site will only be possible on receipt of planning permission, which follows a process that complies with Human Rights legislation.</p> <p>The redevelopment of the site will affect the existing occupiers, but only in a way that aligns with current Landlord & Tenant legislation.</p>
Equality Could the decision result in adverse differential impacts on groups or individuals with characteristics protected in UK equality law? Could the decision impact differently on other commonly disadvantaged groups? *	☒	☐	☐	<p>The conversion of the property to housing use, which this sale will lead to, will only impact on people who live within the immediate area, and there will be no differential impact across different groups or individuals with particular characteristics.</p> <p>The development will require planning permission. The planning process implements the requirements of the Equality Act, which requires disabled access to be available to new dwellings.</p>
Community cohesion Could the decision impact negatively on relationships between different groups, communities of interest or neighbourhoods within the town? *	☒	☐	☐	<p>The conversion of the property to housing use, which this sale will lead to, will only impact on people who live within the immediate area, and there will be no impact on community cohesion.</p>
Sustainable Community Strategy objectives Could the decision impact negatively on the achievement of the vision for Middlesbrough? Does the decision impact on statutory duties associated with these key objectives? *	☒	☐	☐	<p>The proposed sale is part of the Council's strategy for the development of Middlesbrough. In particular, it accords with the following objectives</p> <ul style="list-style-type: none"> Enhancing the local economy, by providing more high-quality housing. Securing local sustainability.
Organisational management / transformation Could the decision impact negatively on organisational management or the transformation of the Council's services as set out in its transformation programme? *	☒	☐	☐	<p>The Council has never occupied or used the site for its own purposes, so its sale has no impact on organisational management..</p>
Assessment completed by:	Graham Tyerman		Head of Service:	
Date:	4 th November 2015		Date:	

* Consult the Impact Assessment further guidance appendix for details on the issues covered by each of these broad questions prior to completion.

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