

Impact Assessment Level 1 – Initial Screening Assessment

Subject of assessment:	Disposal of the Council's freehold interest in the House of Fraser building (37 Linthorpe Road) and Zetland Car Park			
Coverage:	Service specific			
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 type="checkbox"/> Project	<input type="checkbox"/> Review
	<input type="checkbox"/> Organisational change	<input checked="" type="checkbox"/> Other (please state) Asset management		
It is a:	New approach:	<input checked="" type="checkbox"/>	Revision of an existing approach:	<input type="checkbox"/>
It is driven by:	Legislation:	<input type="checkbox"/>	Local or corporate requirements:	<input checked="" type="checkbox"/>
Description:	<p>Key aims, objectives and activities To assess the impact of the proposal to dispose of Council assets.</p> <p>Statutory drivers (set out exact reference) The Local Government Act 1972 Section 123, as amended by the Local Government Planning & Land Act 1980 Section 118 Schedule 23 Part V.</p> <p>Differences from any previous approach The subject properties have been declared surplus and there are no Council staff, or services that will be affected by the disposal proposed. Future use will be for the development (HoF) and car parking (Zetland).</p> <p>Key stakeholders and intended beneficiaries (internal and external as appropriate) The Council, buyer and the local community.</p> <p>Intended outcomes The proposed disposal of the subject properties would:</p> <ul style="list-style-type: none"> • generate a significant capital receipt for the Council • remove the Council's liability for future holding costs, responsibility for, and maintenance of the properties, and • facilitate investment in the town centre. 			
Live date:	21 March 2024			
Lifespan:	Not applicable.			
Date of next review:	Not applicable.			

Screening questions	Response			Evidence
	No	Yes	Uncertain	
<p>Human Rights</p> <p>Could the decision impact negatively on individual Human Rights as enshrined in UK legislation?*</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>It is considered that the disposal of the subject properties will not impact negatively on individual human rights. The proposal represents a significant and positive enhancement for both the town centre and the wider area, far outweighing the transfer of the properties from the Council's Estate holding.</p> <p>This assessment has been made taking into account:</p> <ul style="list-style-type: none"> the fact that the properties are surplus, and that no Council staff or services will be affected by the proposed disposal; the jobs that development will support and create, and the potential of the proposal to stimulate further economic development within the borough.
<p>Equality</p> <p>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>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The Council has a duty to consider the impact of the proposed decision on relevant protected characteristics, to ensure it has due regard to the public sector equality duty. Therefore, in the process of taking decisions, the duty requires the Council to have due regard to the need to:</p> <ol style="list-style-type: none"> eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, and foster good relations between persons who share a relevant protected characteristic and persons who do not share it. <p>Consideration of this duty has shaped the proposals.</p> <p>The properties are surplus. In accordance with this position, access to and delivery of Council services will not be affected by the proposed disposal (as Zetland will remain as a car park).</p> <p>It is considered that the proposal will not have a disproportionate adverse impact on a group, or individuals, because they hold a protected characteristic.</p> <p>Evidence used to inform this assessment includes engagement to date with relevant Council departmental teams and the proposed purchaser, together with analysis of the terms and conditions that will be incorporated within the proposed sale.</p>

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

<p>Community Cohesion</p> <p>Could the decision impact negatively on relationships between different groups, communities of interest or neighbourhoods within the town?*</p>	☒	☐	☐	<p>There are no concerns that the proposal could have an adverse impact on community cohesion.</p> <p>Evidence used to inform this impact assessment includes the potential for bringing these properties back into a far more beneficial future use than that being provided under the current ownership and management arrangement.</p>
<p>Sustainable Community Strategy Objectives</p> <p>Could the decision impact negatively on the achievement of the vision for Middlesbrough?*. Does this decision impact on the statutory duties associated with these key objectives?*</p>	☒	☐	☐	<p>In consideration of these outcomes, the proposal does not impact negatively upon the Council's sustainable community strategy objectives.</p> <p>This assessment has been made taking into account the new jobs that will be created in the Borough by bringing the subject properties back into a far more beneficial future use.</p>
<p>Organisational Management / Transformation</p> <p>Could the decision impact negatively on organisational management or the transformation of the Council's services as set out in its Transformation Programme?*</p>	☒	☐	☐	<p>No tangible relationship between the disposal of the properties and the organisational management of the Council, or the transformation of its services (as set out in its Transformation Programme), have been identified. The funding secured through sale would however have the potential to contribute positively to the future transformation.</p>
<p>Next steps:</p> <p>➡ If the answer to all of the above screening questions is No then the process is completed.</p> <p>➡ If the answer of any of the questions is Yes or Uncertain, then a Level 2 Full Impact Assessment must be completed.</p>				

Assessment completed by:	David Velemir	Head of Service:	Richard Horniman
Date:	21/02/24	Date:	21/02/24