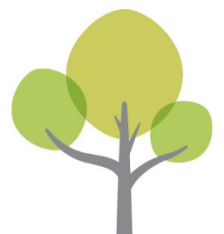


Equality Impact Assessments Toolkit

EqlA Template



You must consider the [Equality Impact Assessment Guidance](#) when completing this template.

The EDI team can provide help and advice on undertaking an EqlA and also provide overview quality assurance checks on completed EqlA documents.

EDI team contact email: edi_team@sandwell.gov.uk

Quality Control	
Title of proposal	Compulsory Purchase Order – land at Grove Street, Halberton Street, Abberley Street and Cranford Street, Smethwick
Directorate and Service Area	Place – Regeneration and Growth
Officer completing EqlA	Hayley Insley Capital Projects Manager
Contact Details	Hayley_insley@sandwell.gov.uk 0121 569 4254
Other officers involved in completing this EqlA	n/a
Date EqlA completed	04/08/2025
Date EqlA signed off or agreed by Director or Executive Director	
Name of Director or Executive Director signing off EqlA	Alan Lunt
Date EqlA considered by Cabinet	10 September 2025

Where the EqlA is Published (please include a link to the EqlA and send a copy of the final EqlA to the EDI team)	Modern Gov
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Section 1.

The purpose of the project, proposal or decision required

The proposal is for the Council to utilise its Compulsory Purchase powers, if required, in the acquisition of land and premises at Grove Street, Halberton Street, Abberley Street and Cranford Street. This will be funded by Ministry of Housing, Communities and Local Government and will enable sites to be acquired, demolition to take place and remediation of the land to result in a development ready site for future residential development.

Section 2.

Evidence used and considered. Include analysis of any missing data

Levelling Up Fund – Ministry of Housing, Communities and Local Government
Grove Lane Masterplan – approved by Cabinet 2023
Smethwick to Birmingham Corridor Framework – approved by Cabinet 2023

Section 3.

Consultation

The Smethwick to Birmingham Corridor Framework has been produced jointly by Birmingham City Council and Sandwell Council with partners Homes England, WMCA/TfWM, Canal & River Trust and Sandwell and West Birmingham NHS Trust. The document covers the corridor of the BCN Main Line and Soho Way/Dudley Road between Smethwick Galton Bridge Station (in Sandwell MBC) and the Ladywood Middleway ('the Corridor').

The purpose of the Framework document is to promote coordinated regeneration and redevelopment within the Corridor. This includes a vision and guiding principles for the future development of the Corridor, design and development principles for the main regeneration sites, and a transport strategy.

Alongside, and informed by the Corridor Framework a masterplan has been prepared for the Grove Lane area of Sandwell immediately surrounding the new hospital, but also extending to include Moilliett Street Park in Birmingham.

Consultation on the Smethwick to Birmingham Corridor Framework and the Grove Lane Masterplan was undertaken during 2021 and was advertised on the council's social media accounts as well as on the website and in-person events.

Furthermore, following the council submitting the initial bid for Levelling Up Fund, each of the potential affected landowners was written to, explaining the funding and the desire to acquire their sites in the interests of bringing forward the transformational regeneration envisaged for this area. A further letter was sent to landowners once confirmation of the funding had been received from Government.

Site visits were undertaken to those sites affected by the funding bid, and conversations held with the landowners and in some cases the occupiers/tenants on site to explain the process and to provide advice on next steps and assistance on relocation if required.

Section 4.

Summary assessment of the analysis at section 4a and the likely impact on each of the protected characteristics (if any)

Section 4a - What are the potential/actual impacts of the proposal on the protected characteristics?

Protected Characteristic as per Equality Act 2010	Impact? Positive (P) Negative (N) Neutral (Ne)	Details of impact	Actions to address negative impact or promote positive impact (use section 8 table)	Owner of action/ Timescale
Age	Ne	Although we do not hold information on ages of landowners or occupiers, the proposals are unlikely to affect any one age group more than another. Any person of an age which would qualify for extinguishment of their company/retirement will be identified.	Discussions with landowners/occupiers will be ongoing throughout the process to ensure any issues related to age are addressed.	Project Lead
Disability	Ne	Unlikely to be impacted directly by the proposals.	Any person with a disability affected by the proposals will be provided with sufficient support throughout the process.	Project Lead

Protected Characteristic as per Equality Act 2010	Impact? Positive (P) Negative (N) Neutral (Ne)	Details of impact	Actions to address negative impact or promote positive impact (use section 8 table)	Owner of action/ Timescale
Gender Reassignment	Ne	Unlikely to be impacted directly by the proposals.	There is no negative gender reassignment related impact relating to the proposal.	Project Lead
Marriage and civil partnership	Ne	Unlikely to be impacted directly by the proposals.	There is no negative or identifiable positive impact relating to the proposal.	Project Lead
Pregnancy and maternity	Ne	Unlikely to be impacted directly by the proposals.	There is no negative or identifiable positive impact relating to the proposal.	Project Lead
Race	Ne	Unlikely to be impacted directly by the proposals unless there is a language barrier with landowners or occupiers.	There is no negative or identifiable positive impact relating to the proposal. Appropriate translation/interpreting services will be utilised if necessary.	Project Lead

Protected Characteristic as per Equality Act 2010	Impact? Positive (P) Negative (N) Neutral (Ne)	Details of impact	Actions to address negative impact or promote positive impact (use section 8 table)	Owner of action/ Timescale
Religion or belief	N	One of the landowners includes a Place of Worship which will require relocation.	The council has worked with the organisation to attempt to identify suitable relocation premises for some time without success. This will continue throughout the process.	Project Lead
Sex	Ne	Unlikely to be impacted directly by the proposals.	There is no negative or identifiable positive impact relating to the proposal.	Project Lead
Sexual Orientation	Ne	Unlikely to be impacted directly by the proposals.	There is no negative or identifiable positive impact relating to the proposal.	Project Lead
Care Experienced (as per SMBC commitment from January 2025)	Ne	Unlikely to be impacted directly by the proposals.	There is no negative or identifiable positive impact relating to the proposal.	Project Lead

How could other socio-economic groups be affected?

<ul style="list-style-type: none"> • Carers • Low-income groups • Veterans/Armed Forces • Community Other 		Unlikely to be impacted directly by the proposals.	Compensation will be provided for any landowner/occupier affected by the acquisition of their site which will ensure low-income groups are recompensed where appropriate.	Project Lead
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If there are no adverse impacts or any issues of concern or you can adequately explain or justify them, then please move to Sections 6.

5. What actions can be taken to mitigate any adverse impacts?

As mentioned in 4a, the proposals will have a neutral effect on most of the protected characteristics. For those areas where there may be a slight impact, appropriate measures will be taken to mitigate those effects. These include provision of translation or interpreting services if needed, working with the landowners on identifying appropriate relocation premises and ensuring landowners and occupiers are satisfactorily compensated for the loss of their site and offered disbursement where necessary.

These will be offered throughout the timescale of the project whether acquisition is obtained by agreement or by taking the Compulsory Purchase route.

6. Section 6: Decision or actions proposed

Cabinet to approve the report requesting authority to utilise Compulsory Purchase powers to acquire the sites within the Grove Lane regeneration area should acquisition by agreement not be successful.

7. Monitoring arrangements

Section 8 Action planning (if required)

Question no. (ref)	Action required	Lead officer/ person responsible	Target date	Progress

If you have any suggestions for improving this process, please contact EDI_Team@Sandwell.gov.uk