

## Equality Impact Assessment Form

Once completed, please send this form to [bcpequalities@bcpcouncil.gov.uk](mailto:bcpequalities@bcpcouncil.gov.uk) so the Policy, Performance and Partnerships team can hold a copy.

1	<b>What is being reviewed?</b>	Property Disposal
2	<b>Details about your decision:</b>	To dispose of the following properties which are owned by BCP Council: <ul style="list-style-type: none"> <li>12-14 Commercial Road, Poole, BH14 0HU</li> <li>Queensmead Care Home, Bronte Ave, Christchurch, BH23 2NP</li> <li>Penn Hill Car Park, Canford Cliffs Road, Poole, BH14 9LZ</li> </ul>
3	<b>Service Unit</b>	Finance, Estates and Benefits
4	<b>People involved in the process</b>	<ul style="list-style-type: none"> <li>Miles Phillips (Head of Estates)</li> <li>Darryl Tidd: 12-14 Commercial Road</li> <li>Sarah Knott: Queensmead Care Home</li> <li>Rupert Williams: Penn Hill Car Park</li> </ul>
5	<b>Relevant meeting date(s)</b>	Cabinet Meeting: 4 March 2026. Team's meeting with Pippa Quinton (BCP Equalities): 18 February 2026. Teams call with Richard Pearson (Transport Network Manager): 18 February 2026.
6	<b>Who is your current or potential client base?</b>  <b>Who are your key stakeholders?</b>	<ul style="list-style-type: none"> <li>12-14 Commercial Road: not applicable (vacant property).</li> <li>Queensmead Care Home: not applicable (vacant property).</li> <li>Penn Hill Car Park: members of the public with disabilities.</li> </ul>
7	<b>What are the different needs and experiences of the below protected groups?</b>  age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation, sex  members of the armed forces community, socio-economic status, children in care and care-experienced young people, carers, local businesses, any human rights issues	<ul style="list-style-type: none"> <li>12-14 Commercial Road: previously occupied by Children's Services and Tricuro but vacant since 2024. No different needs or experiences have been identified since the building became vacant.</li> <li>Queensmead Care Home: 40-bed care home. Vacant since 2022. No different needs or experiences have been identified since the building became vacant.</li> <li>Penn Hill Car Park: 1no. blue badge space will be lost. This will impact on people with disabilities accessing nearby shops, restaurants, local business etc.</li> </ul>
8	<b>What are the positive equality impacts from your decision?</b>	<ul style="list-style-type: none"> <li>12-14 Commercial Road: none identified</li> <li>Queensmead Care Home: none identified</li> <li>Penn Hill Car Park: the Traffic team wishes to introduce limited-wait parking spaces in Canford Cliff Roads. These will be funded by disposal proceeds.</li> </ul>
9	<b>What are the negative equality impacts from your decision?</b>	<ul style="list-style-type: none"> <li>12-14 Commercial Road: none identified.</li> <li>Queensmead Care Home: none identified.</li> </ul>

		<ul style="list-style-type: none"> <li>• Penn Hill Car Park: loss of 1no. blue badge parking space.</li> </ul>
10	<b>Will colleagues be impacted?</b>	
11	<b>How are you going to mitigate against the negative impacts identified?</b>	<ul style="list-style-type: none"> <li>• 12-14 Commercial Road: not applicable.</li> <li>• Queensmead Care Home: not applicable.</li> <li>• Penn Hill Car Park: there is an existing on-street blue badge parking space in Penn Hill Avenue. In addition, the Traffic team wish to introduce limited-time parking spaces in Canford Cliffs Road to be funded by the disposal proceeds. Consideration will be given to the provision of an additional blue badge space either in Penn Hill Avenue or Canford Cliffs Road. Blue badge holders can park on double yellow lines for up to 3 hours in nearby residential streets.</li> </ul>
12	<b>How will you monitor the impacts, both positive and negative?</b>	<ul style="list-style-type: none"> <li>• 12-14 Commercial Road: not applicable</li> <li>• Queensmead Care Home: not applicable</li> <li>• Penn Hill Car Park: Estates to keep the Traffic team updated regarding the proposed disposal and to liaise regarding the need for replacement blue badge spaces nearby.</li> </ul>
13	<b>Summary of Equality Implications</b>	<ul style="list-style-type: none"> <li>• 12-14 Commercial Road: not applicable (vacant property).</li> <li>• Queensmead Care Home: not applicable (vacant property).</li> <li>• Penn Hill Car Park: the Traffic team has confirmed it has no concerns regarding the proposed disposal. This will result in the loss of a blue badge parking space. There is an existing blue badge parking space in front of the retail parade in Penn Hill Avenue. The Traffic Team wishes to introduce limited-time parking spaces in Canford Cliffs Road. This will be funded by the disposal proceeds. Estates will engage with the Traffic team regarding the possible provision of an additional blue badge space within Penn Hill Avenue or the immediate area. Blue badge holders can also park on double yellow lines for up to 3 hours in nearby residential streets.</li> </ul>