

Title of proposed EIA	Option to return policy for housing regeneration schemes
Reference No	EQUA271
EA is in support of	New Policy
Review Frequency	Annually
Date of first review	16/04/2020
Directorate	Place
Division	housing
Service Area	
Responsible Officer(s)	Guy Chaundy
Quality Control Officer(s)	Leroy Pearce
Accountable Officer(s)	Karl Robinson
Purpose of proposal	An overarching policy that would enable Council tenants/residents where we have an obligation to provide alt. accommodation, and for residents who are affected by a Compulsory Purchase Order, the option to return or move straight into the new development
What sources of data have been used to produce the screening of this policy/proposal? Please include any other sources of data	relevant reports/strategies; relevant research
PLEASE ASSESS THE POTENTIAL IMPACT ON THE FOLLOWING PROTECTED CHARACTERISTICS	
Protected characteristic: Age	Not Applicable
Age details:	
Protected characteristic: Disability	Not Applicable
Disability details:	
Protected characteristic: Gender	Not Applicable
Gender details:	
Protected characteristics: Gender Reassignment	Not Applicable
Gender reassignment details:	
Protected characteristics: Marriage and Civil Partnership	Not Applicable
Marriage and civil partnership details:	
Protected characteristics: Pregnancy and Maternity	Not Applicable

Pregnancy and maternity details:	
Protected characteristics:	Not Applicable
Race	
Race details:	
Protected characteristics:	Not Applicable
Religion or Beliefs	
Religion or beliefs details:	
Protected characteristics:	Not Applicable
Sexual Orientation	
Sexual orientation details:	
Please indicate any actions arising from completing this screening exercise.	<p>There are no identified equality implications for this overarching policy as the impacts will be specific to individual schemes. Any subsequent Individual decision reports for regeneration schemes and associated Local Letting Plans will include specific equality impact assessments for those schemes.</p> <p>Additionally the policy is to be delivered in line with the existing approved allocations scheme which is subject to an already approved EIA</p>
Please indicate whether a full impact assessment is recommended	NO
What data has been collected to facilitate the assessment of this policy/proposal?	Numbers of potentially affected households subject to future regeneration schemes
Consultation analysis	consulted with scrutiny members and residents within a current scheme, no adverse impacts identified however slight amendments to policy to capture need for early individual scheme consultation exercises
Adverse impact on any people with protected characteristics.	none
Could the policy/proposal be modified to reduce or eliminate any adverse impact on any particular group(s)?	See above

How will the effect(s) of this policy/proposal on equality be monitored?
 Through individual scheme specific Equality Impact assessments and accompanying Local Letting Plans

What data is required in the future to ensure effective monitoring of this policy/proposal?
 Individual scheme consultation findings, profiling and housing needs assessments

Are there any adverse impacts on any particular group(s)

No

If yes, please explain your reasons for going ahead.

Initial equality impact assessment of your proposal

To deliver regeneration schemes residents are sometimes compelled to move from their homes because the Council has redevelopment or demolition plans for their homes.

The need to effectively deliver rehousing is an essential part of the regeneration process. It is recognised that the aspirations of those residents affected by regeneration proposals and requiring re housing, can sometimes impact on the ability to deliver schemes on time.

Additionally it is sometimes not possible for those wishing or needing to remain in the local area to do so, due to the lack of available appropriate stock in a given area. This can lead to well established communities breaking up.

This Policy aims to provide housing regeneration schemes with a clear approach to enabling the rehousing process where affected residents want to remain in the area, in an efficient, timely and fair manner. It provides an outline of how Council secure tenants will be rehoused in order to deliver the vacant possession of properties subject to housing regeneration schemes.

The policy is intended to provide a set of principles but it is recognised that there may be individual circumstances where flexibility is required. Therefore, the detailed site-specific procedures will be developed and put in place for each local regeneration scheme through Local Letting Plans. Additionally individual scheme approvals will include considerations in regard to consultation, financial and legal implications and equality impact assessments specific to that proposal.

The Policy is specifically aimed at Council tenants affected by rehousing proposals. However, the Council also has a statutory

duty under section 39 Land Compensation Act 1973 to rehouse legal occupiers of private properties who are displaced by a compulsory purchase order. To qualify must have no suitable alternative accommodation otherwise available to them and were occupying the affected property at the time the making of the compulsory purchase order was published. The policy will also therefore apply to these occupiers.

Legal occupiers of private properties who are displaced by a compulsory purchase order which is made under section 226 of the Town and Country Planning Act 1990 have a statutory right to be suitably relocated or rehoused, where practicable, within the development supported by that compulsory purchase order. As planning compulsory purchase orders are sometimes used to provide regeneration schemes for housing areas, it is intended that this Policy will also apply to such occupiers of private properties within a planning compulsory purchase order made under section 226 of the Town and Country Planning Act 1990

Currently owner occupiers who are affected and wish to purchase on the new development are already given a first refusal to buy where this is possible.

All allocations will continue to be in line with the current approved Allocations Policy which has an existing approved EIA.

To ensure this policy and subsequent local lettings plans are focused on the existing community affected by clearance, it is proposed that the plan only applies to households resident in the clearance scheme up to the point the Local Letting Plan is formally agreed and not to households who take up residency after that point or who have vacated before this time.

There are no identified equality implications for this overarching policy as the impacts will be specific to individual schemes. Any subsequent Individual decision reports for regeneration schemes and associated Local Letting Plans will include specific equality impact assessments for those schemes.

Additionally the policy is to be delivered in line with the existing approved allocations scheme which is subject to an already approved EIA

Consulted People or
Groups
Informed People or Groups

Summary and evidence of findings from your EIA

There are no identified equality implications for this overarching policy as the impacts will be specific to individual schemes. Any subsequent Individual decision reports for regeneration schemes and associated Local Letting Plans will include specific equality impact assessments for those schemes.

Additionally the policy is to be delivered in line with the existing approved allocations scheme which is subject to an already approved EIA.

QUALITY CONTROL SECTION

Submit to the Quality Control Officer for reviewing?

No

Quality Control Officer comments

As per the EIA, any subsequent Individual decision reports for regeneration schemes and associated Local Letting Plans will include specific equality impact assessments for those schemes.

This initial EIA has been quality checked and passed to the Accountable Officer.

Decision by Quality Control Officer

Proceed for final approval

Submit draft to Accountable Officer?

Yes

Decision by Accountable Officer

Date approved / rejected by the Accountable Officer

Reasons for approval or rejection

Please print and save a PDF copy for your records

Yes