

# Equality Analysis

## Birmingham City Council Analysis Report

EA Name	Capital Investment Programme
Directorate	Place
Service Area	Asset Management
Type	Reviewed Function
EA Summary	This EA document describes the function of the Capital Investment Programme including how it relates to the Cabinet report.
Reference Number	EA001120
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### Introduction

The report records the information that has been submitted for this equality analysis in the following format.

### **Overall Purpose**

This section identifies the purpose of the Policy and which types of individual it affects. It also identifies which equality strands are affected by either a positive or negative differential impact.

### **Relevant Protected Characteristics**

For each of the identified relevant protected characteristics there are three sections which will have been completed.

- Impact
- Consultation
- Additional Work

If the assessment has raised any issues to be addressed there will also be an action planning section.

The following pages record the answers to the assessment questions with optional comments included by the assessor to clarify or explain any of the answers given or relevant issues.

## **1 Activity Type**

The activity has been identified as a Reviewed Function.

## **2 Overall Purpose**

### **2.1 What the Activity is for**

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<p>What is the purpose of this Function and expected outcomes?</p>	<p>The Housing Capital Investment Plan is part of Birmingham City Councils (BCC) budget approval process for maintaining and improving the condition of the City Councils stock, i.e. residential Properties.</p> <p>Each financial year, a Cabinet report is compiled by the Asset Management and Maintenance Divisions Capital investment Team and submitted to Cabinet.</p> <p>The Cabinet report seeks approval for the scope of work to be included in BCC Housing Investment Programme which includes clearance and redevelopment costs. We also seek authority for the Strategic Director of Place in consultation with the Cabinet Member for Health and Wellbeing to allocate the Investment Programme between the Constructing West Midlands Framework, other housing repair service Partners and other specialist providers.</p> <p>The report also contains an outline proposal as to how the budget will be allocated to the different type of works to be carried out. Once approved, the identified programme of work, e.g. stock improvement to windows, doors, kitchens, bathrooms, roofs etc, along with the allocated budget will form the framework for delivery known as the Capital Investment Programme.</p> <p>The Capital Investment Programme is essentially driven by stock data targeting expired building elements (e.g. windows, doors, kitchens, bathrooms, roofs etc) that have reached the end of their design life cycle.</p> <p>As the Capital Investment Programme determines where and how the actual programme works should be delivered, the focus is initially on how to improve the actual property and as such generally does not take into account who the occupant is or what their circumstances maybe.</p> <p>Historically, Customers generally experience an improvement in the quality of their lives directly proportionate to the improvement to their property. Additionally, once the programme is determined the focus soon centres on the needs of the Customer and how the process will need to be adapted to suit their requirements.</p> <p>The work that is required for each property is prioritised according to expired element life cycles:</p> <p>The Capital Investment Programme work that is required falls into three headings:</p> <ul style="list-style-type: none"> <li>o Expired Lifecycles,Essential Capital Investment works and statutory obligations, Additional Programme works.</li> </ul> <p>Expired Lifecycles will include:</p> <p>Roofs flat &amp; pitched, Kitchen &amp; Bathrooms, Structural Works, Rewires,Complete the work to the common areas in the sheltered schemes,Central Heating Systems &amp; boilers,Secure By Design Doors, Window replacement.</p> <p>Essential Capital Investment works and statutory obligations include:</p> <p>D.D.A, Fire Protection Work, Lift Refurbishment, Door Entry systems, Environmental work, Legionella,Communal area electrical testing, Refuse Chutes / Soil Stacks, Smoke Detectors,Internal decoration of fire retardant paint to communal areas in tower blocks.</p> <p>Additional Programme works include:</p> <p>Major Works voids, Adaptations.</p> <p>Do we need to include Green deal/EWI Carillion arrangements?</p> <p>The proposed district programmes will be consulted upon with Landlord Services, Customers, (via Housing Liaison Boards) and Development and Joint Venture Officers.</p>
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For each strategy, please decide whether it is going to be significantly aided by the Function.

Public Service Excellence	Yes
A Fair City	Yes
A Prosperous City	Yes
A Democratic City	Yes

## 2.2 Individuals affected by the policy

Will the policy have an impact on service users/stakeholders?	Yes
Will the policy have an impact on employees?	Yes
Will the policy have an impact on wider community?	Yes

## 2.3 Analysis on Initial Assessment

Document updated as part of process of reporting 2015/16 Capital Programme to Cabinet.

It is not anticipated that any aspects of this proposal will directly or indirectly contribute to inequality on the grounds of age, disability, gender, gender reassignment, race, religion or belief, sexual orientation, marriage and civil partnership, pregnancy and maternity or human rights.

However, there may be times when we are unable to meet our Customers additional non-standard requirements, due to the nature of the dwelling or the design or construction:

We usually offer Customers the choice on whether they require electrical cables to be chased in or hidden behind trunking. If a property is constructed from concrete then we have no choice but to use trunking. Therefore we cannot offer the Customer a choice.

Technical and all resource restrictions sometimes detract from our ability to deliver an exact product to Customers. Where technically possible we locate radiators where Customers require them.

Sometimes due to health and safety reasons or due to the property type we cannot install the radiators where the Customer requires them.

When providing a Secured by Design door the Customer chooses from a pre determined range of styles and colours. The standard specification meets most needs; however, sometimes we work outside of these constraints to meet any additional needs. Please note low level threshold is standard.

Ultimately our aim is to meet specific needs where possible and also accommodate individual requirements across all our programmes.

In conjunction with our team of Contract Works Officers we strive to meet the individual needs of our Customers by carrying our work scoping as part of the inspection programme.

Some Customers experience problems operating door and window handles. We can offer them handles that they can operate easily.

To aid communication:

We give Visually Impaired Customers the option of having Braille thermostat controls to assist them in operating their Central Heating.

We use large font and Braille scheme signage upgrades.

Language line a translation service.

To provide information for the Capital Investment Programme, Customer Liaison Officers and Operatives are instructed to report back any specific requirements identified on site which can help to improve BCC Customer profile knowledge.

Additional support:

In order to reduce the number of refusals by our vulnerable Customers, we assist them to prepare for works by offering to lift carpets and remove furniture. We also provide them with information sheets explaining the health benefits of having these work done.

Partners will provide boxes, bubble wrap etc to pack valuables. It is also possible in some cases to offer limited

storage facilities.

BCC will also offer walk in showers to the vulnerable who are residents of sheltered schemes and assess the needs of those who are also included on our Kitchen and Bathroom programmes.

### **3 Concluding Statement on Full Assessment**

Full assessment not required.

### **4 Review Date**

20/01/16

### **5 Action Plan**

There are no relevant issues, so no action plans are currently required.