

Initial Equality Impact Assessment.

Department (s)	Finance
Decision	<p>(a) Authorise the making of a Compulsory Purchase Order under section 226(1)(a) of the Town and Country Planning Act 1990 and Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 (if required) for the acquisition of all leasehold interests (and any other interests and rights as may be required) in the land and buildings at 129-139 Beaumont Road, SW19 for the purpose of securing new housing and retail provision to meet local need</p> <p>(b) Authorise the Head of Property Services, in consultation with the Borough Solicitor, to take all necessary steps to secure the making, confirmation and implementation of the Compulsory Purchase Order including the publication and service of all notices and the preparation for and presentation of the Council's case at any Public Inquiry;</p> <p>(c) Authorise the Head of Property Services, in consultation with the Borough Solicitor, to make any amendments to the draft Statement of Reasons as are considered necessary prior to its submission to the Secretary of State;</p> <p>(d) Authorise the Borough Solicitor to confirm the CPO if granted power to do so by the Secretary of State;</p> <p>(e) Agree that, if the CPO is confirmed, the Council proceed with acquisition of the interests by use of a General Vesting Declaration and/or Notice(s) to Treat.</p> <p>(f) Agree that, if the CPO is confirmed, the Head of Property Services be authorised to settle the compensation payable in acquiring the interests</p> <p>(g) Authorise the Head of Property Services to negotiate terms for the</p>

	<p>acquisition of the interests in the property by the Council by agreement or for the withdrawal of objections to the Compulsory Purchase Order, provided that if such negotiations are successful the terms shall be authorised for approval under the Standing Order 83(A) procedure. Such terms may either be by way of financial settlement, relocation to alternative premises or a combination of both; and</p> <p>(h) Authorise the Head of Property Services to dispose of the site in the open market with the purchaser being required, as a condition of sale, to construct the development within a reasonable period of time.</p>
People involved	Clare O'Connor, Andy Algar

1. What are the aims?
To enable the redevelopment of the shopping parade at 129-139 Beaumont Road, SW19 to provide additional residential units and improved shops for the adjoining estates and wider community. (West Hill).
2. What is the rationale?
<p>The parade has been of concern for some time. There have been ongoing issues about anti-social behaviour in and around parade and the physical appearance has deteriorated. A public consultation was undertaken which highlighted that there are high levels of dissatisfaction with the parade which centres on its appearance, anti-social behaviour and the variety and price of produce offered. It also showed that high numbers of people regard improvements as being important and would support re-development of the parade.</p> <p>In January 2014 the Council obtained planning permission for a predominantly residential scheme to provide 17 flats and three shop units with associated amenity space and improvements to the adjoining pedestrian footpath.</p>

3. What information do you have on the policy and the potential impact of your policy in relation to the following?

	List information you have.
Race	<p>Data not held on shop owners. Data on leaseholders not used as data incomplete (i.e. missing in relation to age and ethnicity).</p> <p>Data on tenants in Estates near Beaumont Road Shows:</p> <ul style="list-style-type: none"> • 33.87% of tenants are BME residents. This is above the borough average of 28.6% <p>Data for West Hill ward shows:</p> <ul style="list-style-type: none"> • 31.7% of residents are BME
Gender	<p>Data not held on shop owners. Data on leaseholders not used as data incomplete</p> <p>Data on tenants in Estates near Beaumont Road Shows:</p> <ul style="list-style-type: none"> • 69% this is above the Borough average of 51.6% <p>Data for West Hill ward shows:</p> <ul style="list-style-type: none"> • 52% are female
Disability	<p>Data not held on shop owners. Data on leaseholders not used as data incomplete</p> <p>Data on tenants in Estates near Beaumont Road Shows:</p> <ul style="list-style-type: none"> • 3.07% of households contain at least one disabled resident. This is slightly above the borough average of 2.9% <p>Data for West Hill ward shows:</p> <ul style="list-style-type: none"> • 3.8% are disabled
Age	Data not held on shop owners. Data on leaseholders not used as data incomplete

	<p>Data on tenants in Estates near Beaumont Road Shows:</p> <ul style="list-style-type: none"> • 41.47% of households have at least one person aged under 18 living in them • 29.2% of households have at least one person aged 60 or over living in them <p>Data for West Hill ward shows:</p> <ul style="list-style-type: none"> • 9.5% of residents are aged 65+
Faith	<p>Data for West Hill ward shows:</p> <ul style="list-style-type: none"> • 51.7% are Christian, 24.4% state they have no religion and 12.7% are Muslim.
Sexual Orientation	Data not collected
Overall	<p>There are six shop units – five are currently occupied</p> <p>No equality issues were raised in the public consultation.</p>

4. Thinking about each group below please list the impact that the policy will have.

	<u>Positive</u> impacts of policy	Possible <u>negative</u> impacts of policy
Race	<p>47% of people surveyed said they were dissatisfied with the current parade and 87% said that it is important the shops are improved. Although the 61% of people surveyed said they would prefer a replacement parade of individual shops. Responses can not be broken down by protected group. But as the changes are broadly supported and aim to improve the parade the overall impact would be positive.</p> <p>The data shows that the percentage of BME</p>	<p>Although every effort would be made to acquire the shop leases by negotiation if terms cannot be agreed it may be necessary to make a compulsory purchase order. This will impact on the current shopkeepers who when consulted on changes indicated that it would impact on them.</p>

	residents in the ward and also as Council tenants is above the Borough profile. As such any changes would therefore have an impact more on BME residents than white residents	
Gender	<p>47% of people surveyed said they were dissatisfied with the current parade and 87% said that it is important the shops are improved. Although the 61% of people surveyed said they would prefer a replacement parade of individual shops. Responses can not be broken down by protected group. But as the changes are broadly supported and aim to improve the parade the overall impact would be positive.</p> <p>The data shows that the percentage of female residents in the ward and also as Council tenants is above the Borough profile. As such any changes would therefore have an impact more on female residents.</p>	Although every effort would be made to acquire the shop leases by negotiation if terms cannot be agreed it may be necessary to make a compulsory purchase order. This will impact on the current shopkeepers who when consulted on changes indicated that it would impact on them.
Disability	<p>47% of people surveyed said they were dissatisfied with the current parade and 87% said that it is important the shops are improved. Although the 61% of people surveyed said they would prefer a replacement parade of individual shops. Responses can not be broken down by protected group. But as the changes are broadly supported and aim to improve the</p>	Although every effort would be made to acquire the shop leases by negotiation if terms cannot be agreed it may be necessary to make a compulsory purchase order. This will impact on the current shopkeepers who when consulted on changes indicated that it would impact on them.

	<p>parade the overall impact would be positive.</p> <p>The data shows that the percentage of disabled residents in the ward and also as Council tenants is above the Borough profile. As such any changes would therefore have an impact more on disabled residents.</p> <p>In addition all new shops would meet modern standards for wheelchair access.</p>	
Age	<p>The data shows that there are large numbers of older residents and families living near the parade.</p> <p>47% of people surveyed said they were dissatisfied with the current parade and 87% said that it is important the shops are improved. Although the 61% of people surveyed said they would prefer a replacement parade of individual shops. Responses can not be broken down by protected group. But as the changes are broadly supported and aim to improve the parade the overall impact would be positive.</p>	<p>Although every effort would be made to acquire the shop leases by negotiation if terms cannot be agreed it may be necessary to make a compulsory purchase order. This will impact on the current shopkeepers who when consulted on changes indicated that it would impact on them.</p>
Faith	None identified	<p>Although every effort would be made to acquire the shop leases by negotiation if terms cannot be agreed it may be necessary to make a compulsory purchase order. This will impact on the current shopkeepers who when consulted on changes indicated that it would impact on them.</p>

Sexual orientation	None identified	Although every effort would be made to acquire the shop leases by negotiation if terms cannot be agreed it may be necessary to make a compulsory purchase order. This will impact on the current shopkeepers who when consulted on changes indicated that it would impact on them.

5. Is a full EIA required? No.

- Does the policy support a frontline service? No
- Is it clear what impact the policy will have on all the equality groups? Yes.
- Overall will the change have a negative impact on any of the equality groups? It will impact on seven individuals that have leasehold interests in the parade.

Comments - Please give the rationale here for not undertaking a full EIA

Impact identified

6. Through the initial EIA have you identified any actions that needed to be implemented to improve access or monitoring of the policy?

Officers have met or spoken with all the tenants or leaseholders. As a result of this, negotiations with one of the tenants are being undertaken via a trained interpreter. All tenants and leaseholders have also been offered funding to gain appropriate professional advice. The Council remains committed to try and agree terms to acquire the leases by negotiation.

Signed Claire O'Connor

Date

Approved by: Clare O'Connor