

**Initial Equality Impact Assessment – Decision.**

Department	Admin – Borough Valuers
Decision	The disposal of three Housing Revenue Account Council owned sites in the Nine Elms Vauxhall Opportunity Area.
People involved	Andy Algar, Clare O'Connor

<b>1. What is the decision?</b>
<p>It is proposed that Deeley Road/Parvin Street and the Thessaly Road former Battersea Social Education Centre (SEC) sites, SW8 (Queenstown), the Council seek offers for a new “Rent-to-save-to-Buy” product. In the event that these offers are not considered financially viable, offers for 100 per cent affordable rent schemes would be considered.</p> <p>For Tidbury Court, SW8 (Queenstown), it is proposed to seek offers for a scheme to provide units for under occupiers and private renters resident in the area as affordable rented housing.</p>
<b>2. What is the rationale behind the decision?</b>
<p>To bring these underused “brown field” sites into beneficial use and to meet demand for affordable housing within the area.</p>

<b>3. What information do you have on the policy and the potential impact of your policy in relation to the following?</b>	
	<b>List information you have. Do not put what the information shows you</b>
Race	Queenstown Census data: 35.7% of ward population are BME as compared to 28.6% for Wandsworth
Gender	Queenstown Census data: 51% are female, which is the same as the borough average
Disability	Queenstown Census data: 3.2% long term sick or disabled as compared to 2.9% for Wandsworth
Age	<p>Queenstown Census data: 7.8% aged 65+ as compared to 8.8% for Wandsworth. Mean age is 34.2</p> <p>Information held on the composition of the four adjoining Council estates (Carey Gardens, Patmore East, Patmore West and Savona; totalling 1,028 tenancies) has been analysed - 642 tenants (63 per cent) are aged under 55, 166 (16 per cent) are aged between 55 to 65 and 220 (21 per cent) are 65+ (including the sheltered scheme of 84 households at Carey Gardens);and</p> <p>584 households under-occupying, of which 173 are aged over 55</p>
Faith	Queenstown Census data: 56.4% are Christian and 24.4% are no religion.

Sexual Orientation	Queenstown Census data: Data not collected via the Census
Related data	Queenstown Census data: 29.5% are overcrowded as compared to 20.1% for Wandsworth 33% are private rented as compared to 31.7% for Wandsworth 30.7% are social rented as compared to 20.3% for Wandsworth

**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
Across the strands	<p>Local residents living in and near to the Nine Elms and Vauxhall Opportunity Area will feel the benefits of regeneration of the area.</p> <p>The proposal for Deeley Road/Parvin Street and the Thessaly Road former Battersea Social Education Centre (SEC) sites will provide access to housing, in particular for local residents, It should be noted that:</p> <ul style="list-style-type: none"> <li>• The units will be marketed to local residents.</li> <li>• There will be targeted marketing and offering of units to sons and daughters of existing Wandsworth social housing tenants who would be eligible to put their name forward for housing through the Council's homeownership list</li> <li>• Units will be offered to local residents in the Battersea area who are privately renting</li> <li>• Units will be prioritised for those with a priority need for housing on the Council's Housing Register (e.g. ex-service personnel, working households living in poor housing conditions in the private sector).</li> </ul> <p>Consideration will be given to involving the local community in design of the units and the surroundings.</p> <p>The proposals for Tidbury Court should create a range of affordable/social rent housing to local residents such as under-occupiers and older residents wanting or needing to move. By moving local residents in these situations not only would that household benefit but a chain of moves would be created that would benefit more than just one household (for example, under occupying tenant moves to new development freeing up larger family home, local family moves from two bedroom, local family moves from one bedroom and waiting list applicant rehoused). It would be envisaged that the private rent would also be targeted to those living in the area and potential key workers living close to or involved in delivering services in the area</p>	None identified

Race	Deeley Road - As the local BME resident population is above the borough profile the plans to market the homes to local residents should benefit BME residents.	None identified
Gender	As listed in section called “across the strands”	None identified
Disability	As listed in section called “across the strands”	None identified
Age	Deeley Road - The proposals will support families with children. The Rent to Save to Buy option will overcome some of the difficulties that lower and middle income family households (those earning between £25,000 and £50,000) have in purchasing family accommodation locally to meet their housing requirements. In addition the plans could deliver affordable homeownership opportunities for local and Borough family households – in an area where the Council is facing challenges in delivering larger family affordable intermediate units.  Tidbury Court – the analysis of local tenancies shows 37% are aged 55+ and 30% of under occupiers are aged 55+. The proposals for Tidbury Court should provide additional housing options for older residents.	None identified
Faith	As listed in section called “across the strands”	None identified
Sexual orientation	As listed in section called “across the strands”	None identified

**5. Is a full EIA required? No.**

- Does the policy support a frontline service? Yes –
- 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? No.

<b>Comments - Please give the rationale here for not undertaking a full EIA</b>

<b>6. Through the initial EIA have you identified any actions that needed to be implemented to improve access or monitoring of the policy? (please list)</b>
None identified.

Signed

Date

Approved by:

(all initial EIAs to be approved by Clare O'Connor)