

Initial Equality Impact Assessment – Decision.

Department	Admin – Borough Valuers
Policy	Sale of 312-320 Earlsfield Road
People involved	Andy Algar, Clare O'Connor

1. What is the decision?

To sell the freehold site of 312-320 Earlsfield Road, SW18 to Viridian Housing in order that the site be developed to provide 3 x one-bed, 2 x two-bed and 1 x two-bed wheelchair units all for shared ownership affordable housing.

2. What is the rationale behind the decision?

Rationale is to facilitate the site being brought back into use and by so doing provide affordable housing. Demand for affordable housing is high with some 4,000 households registered with the Council who are interested in purchasing low-cost home-ownership housing.

Under the agreement with the RSL the Council would agree a marketing plan for the shared ownership affordable units that would include those units being offered to local residents and those working in the Borough.

A sale to an RSL was the preferred option due to the terms of the original compulsory purchase order and the high housing need referred to above.

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. Do not put what the information shows you												
Race	<p>Data recorded on main applicants of live records for households registered with the Council who are interested in purchasing low-cost home-ownership housing</p> <table border="1"> <tr> <td>10.08%</td><td>Asian or Asian British</td></tr> <tr> <td>20.28%</td><td>Black or black British</td></tr> <tr> <td>50.02%</td><td>White</td></tr> <tr> <td>13.70%</td><td>Unknown</td></tr> <tr> <td>4.79%</td><td>Other ethnic group</td></tr> <tr> <td>1.12%</td><td>Mixed</td></tr> </table>	10.08%	Asian or Asian British	20.28%	Black or black British	50.02%	White	13.70%	Unknown	4.79%	Other ethnic group	1.12%	Mixed
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Gender	58% Female												
Disability	68 applicants, although should be noted that field often not completed and therefore figure could be												

	understated
Age	Mean age of live main applicants – 39.4yrs
Faith	Data not collected
Sexual Orientation	Data not collected

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>Will provide 6 units of affordable housing which will be offered to local residents and people working locally.</p> <p>As BME residents represent 36.28% of live main applicants, which is above the borough average of 28.6% the proposal to provide 6 units of affordable housing should benefit BME residents.</p>	None identified
Gender	<p>Will provide 6 units of affordable housing which will be offered to local residents and people working locally.</p> <p>As female residents represent 58% of live main applicants the proposal to provide 6 units of affordable housing should benefit female residents.</p>	None identified
Disability	<p>Will provide 6 units of affordable housing of which one will be a two bed wheelchair unit, which will be offered to local residents and people working locally.</p> <p>As there are 68 disabled applicants on the register the provision of one 2 bed wheelchair unit of affordable housing can be seen as a positive step.</p>	None identified
Age	Will provide 6 units of affordable housing which will	None identified

	be offered to local residents and people working locally.	
Faith	Will provide 6 units of affordable housing which will be offered to local residents and people working locally.	None identified
Sexual orientation	Will provide 6 units of affordable housing which will be offered to local residents and people working locally.	None identified

5. Is a full EIA required? No.

- Does the policy support a frontline service? Yes – provision of local affordable housing.
- 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.

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

The decision will result in a site being brought back into use to provide 6 units of affordable housing.

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)

None identified.

Signed

Date

Approved by: