

Equality Impact Assessment Form



Directorate: Transformation	Service: Planning
Completed by: Peter Richards	Date: 06/02/15
Subject Title: Affordable Housing SPD	
1. DESCRIPTION	
Is a policy or strategy being produced or revised:	Yes
Is a service being designed, redesigned or cutback:	No
Is a commissioning plan or contract specification being developed:	No
Is a budget being set or funding allocated:	No
Is a programme or project being planned:	No
Are recommendations being presented to senior managers and/or Councillors:	Yes
Does the activity contribute to meeting our duties under the Equality Act 2010 and Public Sector Equality Duty (Eliminating unlawful discrimination/harassment, advancing equality of opportunity, fostering good relations):	Yes
Details of the matter under consideration:	The approval for consultation of a supplementary planning document (SPD) on affordable housing and housing for the elderly, to provide applicants with more detail on how affordable and elderly housing should be provided in line with policies RS1 and RS2 of the adopted West Lancashire Local Plan 2012-2027.
<p><i>If you answered Yes to any of the above go straight to Section 3</i> <i>If you answered No to all the above please complete Section 2</i></p>	
2. RELEVANCE	
Does the work being carried out impact on service users, staff or Councillors (stakeholders):	Yes/No* <i>*delete as appropriate</i>
If Yes , provide details of how this impacts on service users, staff or Councillors (stakeholders): <i>If you answered Yes go to Section 3</i>	
If you answered No to both Sections 1 and 2 provide details of why there is no impact on these three groups: <i>You do not need to complete the rest of this form.</i>	
3. EVIDENCE COLLECTION	
Who does the work being carried out impact on, i.e. who is/are the stakeholder(s)?	The "work being carried out" is a proposed consultation on a draft document. Anyone is welcome to comment. Apart from a limited

	<p>informal consultation on the scope of the document, directed at Statutory Consultees, developers, Registered Providers, and local agents, no formal widespread consultation on the document has taken place. Therefore information on the nature of the stakeholders, and the extent and / or distribution of protected characteristics amongst them, is not available to any usable extent with respect to this specific SPD.</p> <p>The people who are most likely to be interested in the document and its contents are housing developers, their agents, Registered Providers, and elderly people (or their families) and those on lower incomes, seeking appropriate accommodation for the future.</p>
<p>If the work being carried out relates to a universal service, who needs or uses it most? (Is there any particular group affected more than others)?</p>	<p>N/A</p>
<p>Which of the protected characteristics are most relevant to the work being carried out?</p> <p>Age Gender Disability Race and Culture Sexual Orientation Religion or Belief Gender Reassignment Marriage and Civil Partnership Pregnancy and Maternity</p>	<p>Yes No No No No No No No No No</p>
<p>4. DATA ANALYSIS</p>	
<p>In relation to the work being carried out, and the service/function in question, who is actually or currently using the service and why?</p>	<p>In terms of the proposed consultation on the draft SPD, previous engagement with the community and general public and consultation exercises across the Borough in relation to more general planning policy matters show that it tends to be those of a white-British ethnic background and those of older age groups who actively engage in the process of preparing local planning policy.</p> <p>Completed equality questionnaires from recent consultation exercises on more general planning policy matters, including the 'parent' Local Plan upon which this SPD is based, bear this out. (The limited number of such questionnaires completed does not provide sufficient statistical reliability to analyse and use this data.)</p> <p>It is anticipated that the content of this draft SPD will be of particular interest to private</p>

	<p>housing developers and their agents, who are likely to be affected financially by its content, and thus it is anticipated that such stakeholders will form a significant proportion of those scrutinising and making comments on the SPD. This assumption has been borne out in recent consultations on housing-related policy documents.</p> <p>In addition, the SPD is likely to be of particular interest to older members of the local community (regardless of their gender, disability, sexual orientation, beliefs, and ethnic background). Given the ethnic make-up of the Borough's older population, such people are most likely to be of a white-British ethnic background.</p> <p>Finally, the SPD may be of interest to those who are in need of affordable housing. In terms of how affordable housing is allocated to people in housing need, this is beyond the scope of the SPD and is the function of the Council's Housing Division; the Planning Division does not have data on the make-up of this section of society with regard to their protected characteristics.</p>
<p>What will the impact of the work being carried out be on usage / the stakeholders?</p>	<p>In terms of accessing (to read and comment upon) the SPD during the consultation period, there should be limited direct impact on any stakeholders other than those with specific needs to access the document in a format they can utilise.</p> <p>The content of the SPD is such that, when adopted and implemented, it should have a positive impact upon elderly persons seeking appropriate accommodation, and should have a positive impact on those of lower incomes, and / or those not yet on the housing ladder, who are seeking accommodation. The SPD is also likely to have a financial impact upon housing developers and / or Registered Providers. There is no reason to presume that this impact should be materially different from the impact assessed in the preparation of the 'parent' Local Plan.</p>
<p>What are people's views about the services? Are some customers more satisfied than others, and if so what are the reasons? Can these be affected by the proposals?</p>	<p>The Local Plan, upon which this draft SPD is based, has been consulted on extensively. Full public consultation has not yet taken place on the draft Affordable Housing SPD. A summary of the comments received from a limited, informal consultation exercise with regard to the possible content of the draft SPD is included with the Cabinet Report.</p>

<p>What sources of data including consultation results have you used to analyse the impact of the work being carried out on users/stakeholders with protected characteristics?</p>	<p>Census data for the Borough has been utilised, together with the evidence base for the Local Plan and the consultation feedback from each stage of the Local Plan preparation.</p>
<p>If any further data/consultation is needed and is to be gathered, please specify:</p>	<p>N/A</p>
<p>5. IMPACT OF DECISIONS</p>	
<p>In what way will the changes impact on people with particular protected characteristics (either positively or negatively or in terms of disproportionate impact)?</p>	<p>If / when the draft SPD is adopted, and assuming its policies remain largely the same as at present (this may not necessarily be the case), the 'changes' are likely to have a positive impact upon the elderly (regardless of their status in terms of any of the other protected characteristics).</p> <p>All ages (specifically, those people who are in need of affordable housing), regardless of whether they possess any other protected characteristics, should benefit from increased certainty in terms of provision of affordable dwellings.</p>
<p>6. CONSIDERING THE IMPACT</p>	
<p>If there is a negative impact what action can be taken to mitigate it? (If it is not possible or desirable to take actions to reduce the impact, explain why this is the case (e.g. legislative or financial drivers etc.).</p>	<p>There is no clear cut negative impact on any particular protected characteristic as a result of the Affordable Housing SPD, but the planning application stage will provide opportunity to consider whether the detailed individual proposals for development impact on particular protected characteristics.</p>
<p>What actions do you plan to take to address any other issues above?</p>	<p>No action.</p>
<p>7. MONITORING AND REVIEWING</p>	
<p>When will this assessment be reviewed and who will review it?</p>	<p>The policy within the Affordable Housing SPD will only be reviewed as part of any review of planning policy, or as the result of a future Housing Needs and Demand Study. As such, the EIA will only be reviewed at that time. However, as part of the monitoring of the Local Plan and the SPD, the impact on particular protected characteristics will be monitored as far as is possible.</p>