

**Working together to create a borough of opportunity
Predictive Equality Impact Assessment (PEIA) (V.2)
FOR ALL COUNCIL DECISIONS ONLY**



Title of report or proposal:

Disposal of 248 Hammersmith Grove

Describe in full the aims, objectives and purpose of the proposal, including desired outcomes:

248 Hammersmith Grove is a block made up of 15 units with both council tenants and leaseholders in the block. Notting Hill Housing Group (NHHG) owns the freehold of the block. The flats are situated above a disused petrol station which is currently temporarily leased out to a private company.

The report recommends to Cabinet that in principle the head lease of 248 Hammersmith Grove, be disposed of to Notting Hill Housing Group (NHHG) for demolition and new build and that the residents of the block given decant status.

The desired outcome is to provide a high quality new build development to achieve a sustainable balanced community providing accommodation from social rented through to those wishing to purchase low cost and open market housing in an attractive part of the borough.

Department:

Community Services Department/Hammersmith & Fulham Homes

Form and report MUST be checked and countersigned by the Principal Policy Officer (Organisational Development)

Officer Responsible: *(to be completed by the report author)*

Liz Tuckwell; 020 8753 4514 liz.tuckwell@hfhomes.org.uk

(Signature, Print Name, Contact Number and Email Address)

Principal Policy Officer: *(to be completed by the Principal Policy Officer (OD))*

Signed off by Pinakin Patel at 14:00 on 05/11/07. Email pinakin.patel@lbhf.gov.uk Tel 020 8753 5727

PLEASE ANSWER THE FOLLOWING QUESTIONS:

1. Who are the main people that this decision will affect?

The residents of 248 Hammersmith Grove; those looking to purchase low cost home ownership in the borough.

2. Identify the risks that could prevent the planned outcomes

Cabinet deciding not to approve the in- principle decision to sell the head lease to NHHG. Negotiations with NHHG over the head lease could break down.

3. Could the proposal have a positive impact on a) race b) disability c) gender d) sexual orientation e) age f) belief system groups? (Please provide evidence e.g. user feedback, complaints, monitoring?)

a) b) c) d) e) f) The decision to dispose of the head lease to NHHG and the need to move out the residents may not have a positive impact on the residents of 248, however, the scheme will also develop low cost housing for lower to middle income groups and is likely to make housing affordable to a number of the equalities groups who are disproportionately found to have lower incomes.

4. Could the proposal have a negative impact on a) race b) disability c) gender d) sexual orientation e) age f) belief system groups? (Please provide evidence e.g. user feedback, complaints, monitoring,?)

a) b) c) d) e) f) The decision to dispose of the head lease will affect all residents of the block.

They will need to be moved out to alternative accommodation. Council tenants will be rehoused and entitled to a compensation package as well as help with moving arrangements, Leaseholders will have their properties bought back at market value and be entitled to a compensation package (varies depending on whether resident or investment leaseholder). The Councils housing management agents, H&F Homes, will be sensitively handling the decanting of residents by assigning a dedicated officer to work with the residents to meet their needs as far as possible.

5. Can any negative impact of the decision be justified?

Yes, the new build will provide significantly more housing and increase opportunities for low cost home ownership in the borough.

6. If you have undertaken any internal/ external research or consultation(s) please list these below:

HF Homes is in the process of consulting with the existing residents of 248 Hammersmith Grove.

7. Do you need to undertake any further consultation? If so, what and with whom?

No.

PLEASE EMAIL COMPLETED FORM TO PEIA@lbhf.gov.uk

**Contact: Pinakin Patel, 020 8753 5727
Assistant Chief Executive's Department
London Borough of Hammersmith & Fulham**