

## **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 282-288 Goldhawk Road and Elizabeth Finn House**

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

**282 Goldhawk Road is a former care home that has been vacant since 2006. There are two ancillary buildings : 284 Goldhawk Road currently used by Children services out of hours emergency service and 286 Goldhawk road used by the Options Day Service for a learning disabilities client with challenging needs. Both these services were allowed to use the buildings on a temporary arrangement whilst the redevelopment of the site was being processed and both Heads of Service for the operations are making alternative arrangements prior to the disposal of the site. Elizabeth Finn House consists of 12 bedsits in Council ownership let to the elderly and/or vulnerable and do not provide quality accommodation for 21<sup>st</sup> century living. The bedsits are served from the boiler at 282 and therefore individual hot water and heating systems would have to be installed were Elizabeth Finn House not included in these development proposals, in what are already very small bedsits.**

**The Council have employed a planning consultant to provide a planning feasibility for the Council to go out and market the site. The Council have specified that any redevelopment needs to provide 4 x 1 bed rented flats for residents of Elizabeth Finn House wishing to return to the new development. In addition, the Council wish to see a new mental health supported housing scheme developed on the site to replace the shared accommodation currently provided at the Tamworth Centre in Fulham. The Council will therefore specify in the marketing of the site that 17 x 1 bed self contained supported mental health accommodation will need to be provided in the redevelopment. The remaining residential units will be a mixture of private market housing and shared ownership aimed at those on low to moderate incomes in the borough. With these requirements the Council will market the site on the open market. The desired outcome is to provide a high quality new build development to achieve a sustainable balanced community providing accommodation in a safe environment for the most vulnerable through to those wishing to purchase low cost and open market housing in an attractive part of the borough.**

Department:

**Community Services Department**

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

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

**Ian Ruegg, 0208 753 1722 [Ian.Ruegg@lbhf.gov.uk](mailto:Ian.Ruegg@lbhf.gov.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 **11.18** on **13/11/07**. Email [pinakin.patel@lbhf.gov.uk](mailto: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?

**Residents of Elizabeth Finn House, those in need of mental health supported housing, those looking to purchase low cost home ownership in the borough**

2. Identify the risks that could prevent the planned outcomes

**The planned mental health scheme is currently dependent on grant from the Housing Corporation. Whilst grant has been allocated it is not yet secured. The expectation is that most of the existing residents of Elizabeth Finn House will be rehoused in alternative local accommodation that best meets their needs, but provision is being made within the redevelopment proposals to develop 4 x 1 bed units for those residents in Elizabeth Finn House to return to the site if they wish. Previous estate regeneration schemes have experienced about a 30% return rate of those decanted to the new scheme but given the age profile of the Elizabeth Finn residents this may not be the case in this instance.**

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 scheme is likely to have a number of positive impacts. The 12 residents of Elizabeth Finn House are living in small poor quality accommodation all of whom are over 50. The redevelopment offers the opportunity for the residents to move to either better quality housing off site or to new build one bed flats on site. The scheme intends to develop 17 purpose built 1 bed self contained units of supported mental health accommodation to replace the existing accommodation at the Tamworth Centre in Fulham, with a specialist housing and care housing association . The Tamworth Centre is 14 non self contained bedsits. 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 relocation of any vulnerable client group can be traumatic and to this end 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?

**See above**

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

**The Council are in the process of consulting with both the existing residents of Elizabeth Finn House and the Tamworth Centre. The Council will also be holding consultation with the wider local community on the redevelopment proposals later in July 2007.**

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

**No**