

Predictive Equality Impact Assessment (PEIA) FOR ALL COUNCIL DECISIONS ONLY

Title of report or proposal:

Disposal of Watermeadow Court

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

Watermeadow Court is an estate made up of 80 units in 4 blocks with both council tenants and leaseholders in the blocks.

The report recommends to Cabinet in-principle disposal of the site 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 Ammara Khan at 11:15 on 23/10/08. Email ammara.khan@lbhf.gov.uk Tel 020 8753 3430

PLEASE ANSWER THE FOLLOWING QUESTIONS:

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

The residents of Watermeadow Court; 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 decision to sell the site.

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 site and the need to move out the residents may not have a positive impact on the residents of Watermeadow Court, 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,?)

Email completed form to PEIA@lbhf.gov.uk

a) b) c) d) e) f) **The decision to dispose of the site 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 Watermeadow Court.

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

No.