

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



Title of report or proposal:

Approval to fund professional property advisors to support the Council in assessing proposals for the Earls Court Development site.

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

The proposal is to procure professional support to advise on the valuation and property implications of the Earls Court Development Project. The key objectives are twofold: to assess and evaluate proposals worked up by partners and to advise the Council in constructing a legal and partnership arrangement that delivers maximum value for Council landholdings. Proper and appropriate professional advice will allow a full and proper assessment of the future planning and development of the area and should ensure that policies and initiatives and their impacts are properly considered. A full Equalities Impact Assessment of the chosen partnership structure and implementation route will need to be undertaken as a part of the decision making process.

Department:

Regeneration and Community Services, Community Services Department

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

Philip Morris, Philip.Morris@lbhf.gov.uk, 020 8753 3334

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

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

Signed off by Jane Hill on **20/05/09** Email PEIA@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 the West Kensington and Gibbs Green Estates and surrounding areas.

2. Identify the risks that could prevent the planned outcomes

Appropriate professional advice at this stage will enable the Council to put in place an implementation structure best placed to deliver on LA outcomes and objectives. Commercial property advice is a specialist area and without it the Council is at risk of failing to achieve key objectives.

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) Appropriate professional advice will allow a full and proper assessment of the future planning and development of the area. This will enable the Council to better address issues and impacts throughout this project.

4. Could the proposal have a differential 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 Council needs advice to decide on the implementation structure for this project. Impacts and implications of that structure including any differential negative impact will need to be fully justified at the time of approving the structure. The actual decision to agree to fund professional advice will not have a differential negative impact. The project implementation structure that will be produced does have that potential. However any impacts will need to be fully assessed, minimised, where appropriate, and justified. The details of these are not known at present as this is only the first step to assist in negotiating the way forward. A full Equalities

Impact Assessment of the chosen partnership structure and implementation route will need to be undertaken as a part of the decision making process.

5. Could the proposal have any differential impact (either positive, negative or neutral) on the health outcomes of the local population? Please provide details.

Yes, however, this proposal by maximising the Council's potential to secure benefits from the scheme should assist in minimising negative impacts on health.

6. Can any differential negative impact of the decision be justified?

N/A at this stage

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

Consultation has been undertaken with the residents of the West Kensington and Gibbs Green Estates in January 2009. The results of that consultation are available.

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

There will be extensive consultation on the proposal over the next year with residents of the estates, residents of the surrounding area, local businesses and other local stakeholders. The next phase of consultation will be in June. The timing and process for consultation will depend on the implementation structure chosen.

9. If any differential negative impact is predicted, what actions are you planning to implement which would help lessen any adverse impact? Please give details.

N/A at this stage, see answer to question 4.

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

**Contact: Equalities and Diversity Officer on 020 8753 3430
London Borough of Hammersmith & Fulham**