

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



Title of report or proposal:

Proposed purchase of former Spring Grove laundry site, Pennard Road and disposal of Council owned land at Sulgrave Gardens to Octavia Housing and Care.

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

The Council proposes to acquire the former Spring Grove laundry site from Octavia Housing and Care to facilitate the regeneration and improvement of Shepherds Bush market and the area immediate to it in accordance with the Local Development Core Strategy preferred option for the area. Octavia Housing and Care would contemporaneously acquire from the Council land at Sulgrave Gardens.

Department:

Community Services Department

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

Ian Ruegg, Principal Enabling Manager, 0208 753 1722, ian.ruegg@lbhf.gov.uk

(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 **19/06/09** 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?

Residents of Sulgrave Gardens.

Residents of the borough who wish to enter into either social rented housing, market housing or low cost home ownership.

2. Identify the risks that could prevent the planned outcomes

Octavia Housing & Care will be required to submit a planning application for their proposed redevelopment for the land at Sulgrave Gardens. However, significant discussions have already taken place between the Council's planning department and Octavia's planning consultants and this is seen as low risk.

The sale of Sulgrave Gardens to Octavia is dependent on a contemporaneous acquisition of Octavia's landholding at Pennard Road at agreed valuations. Again significant work has been undertaken by independent valuers on the valuation of both sites and again this is considered low risk.

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 land at Sulgrave Gardens contains 20 council owned dwellings, 15 tenancies and 5 leaseholders and surrounding communal land. The existing accommodation comprised mainly bedsit and one bed accommodation in poor condition and the surrounding communal areas suffered from anti social behaviour. The proposed redevelopment will provide a mixed tenure scheme of 31 units providing a significant number of larger family sized accommodation built to life time home standards with 10% being built to wheelchair accessible standards. The accommodation should have a positive impact on BME communities who are over represented in the need for larger sized accommodation and those requiring accommodation built for disabled access. For the intermediate housing the Council currently have over 2000 households waiting for this type of accommodation. The use of the receipt from Sulgrave Gardens will be earmarked for affordable housing and regeneration purposes supporting additional benefits for the community.

The acquisition of the Pennard Road site supports regeneration ambitions and ambitions to promote and improve the economic, social and environmental wellbeing of the borough.

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) No. The Pennard Road site is currently a cleared site. The redevelopment of Sulgrave Gardens will provide a high quality sustainable scheme that will provide 21st century accommodation for local residents and remove that anti social behaviour that currently occurs on the part of the existing estate proposed for redevelopment.

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

During the redevelopment of Sulgrave Gardens should Octavia's proposals proceed there will be noise and disturbance associated with the construction period as with any building site. However, such redevelopment will be undertaken within the normal health and safety regulations laid down by law and any planning conditions and the developer/contractor will be required to ensure that local residents have contacts if any issues arise. In addition, the redevelopment will improve the quality of housing (the previous accommodation was considered to be of poor quality) and safety which should also provide positive impacts due to the link between housing and health.

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

N/A

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

H&F Homes have been holding regular consultation with residents of Sulgrave Gardens since May 2007 and a residents project group has been established and is meeting regularly. Local residents and market traders are aware that the Council are looking at the feasibility of market regeneration in the Shepherds Bush area.

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

H&F Homes will continue regular consultation with residents of Sulgrave Gardens should the redevelopment of part of Sulgrave Gardens proceed.

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

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

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