

## Equality Impact Assessment Form (Page 1 of 2)

**Title of Redevelopment of Knights Close, Top Valley**

**Department: Development**

**Service Area: Housing and Regeneration  
(underline)**

**Author (assigned to Covalent):**

**Name of Author: David Baillie**

**Director: David Bishop**

**Strategic Budget EIA Y (please**

**Brief description of proposal / policy / service being assessed:**

The Council is recommending the demolition of 6 flats (5 tenanted), 6 retail units (2 tenanted) and 6 garages (3 tenanted by Nottingham City Homes (NCH) garage tenants, and 3 utilised by the local foodbank as storage).

NCH is managing the decommissioning programme of the residential and garage units, in conjunction with the Council, who are managing the decommissioning of the retail units. This includes ensuring that all residents are fully consulted and supported in moving into alternative accommodation.

NCH are also responsible for managing the new build programme, which for this scheme, will realise a mixture of residential property types, and a new commercial retail opportunity.

Those residents and businesses affected by the proposals at Knights Close were informed and consulted with in March 2017. More detailed engagement is on-going, through consultation events and home visits, and will continue following this approval.

The properties that have been identified for demolition are all of non-traditional construction, and have high running costs in terms of repairs and maintenance. They would require very costly investment to refurbish, address design and heat loss issues and to bring up to the Decent Homes Standard. The City Council has indicated that it wishes to build a mix of new, high quality houses, and whilst flats are being demolished, these new homes will not be a like for like replacement, due to the demand for family housing. NCH has promised help and support to those tenants and leaseholders who will lose their homes or their garage facility, and those eligible for it will receive a statutory Homeless Payment in line with current Government compensation guidelines. All City Council tenants will be granted a priority for rehousing once it has been decided to demolish their home, and they will be visited individually by a Relocation Support Officer to assess their needs and circumstances. The Council will negotiate a repurchase price with any leaseholders required to vacate their homes. Tenants and leaseholders will receive a Disturbance Allowance that includes assistance with removals and setting up a new home.

The proposed development will cost more than retaining the existing housing but it would be a better investment, as it will provide higher quality, more sustainable/efficient and longer lasting housing, as well as regenerating a very poor quality environment.

**Information used to analyse the effects on equality:**

Consultation with residents, shop keepers took place on 6<sup>th</sup> March 2017, and garage tenants and the operators of the local foodbank on 16<sup>th</sup> March 2017.

	<b>Could particularly benefit X</b>	<b>May adversely impact X</b>	<b>How different groups could be affected (Summary of impacts)</b>	<b>Details of actions to reduce negative or increase positive impact (or why action isn't possible)</b>
People from different ethnic groups.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This project will affect business and	Consultation with local Councillors took

Men	<input type="checkbox"/>	<input type="checkbox"/>
Women	<input type="checkbox"/>	<input type="checkbox"/>
Trans	<input type="checkbox"/>	<input type="checkbox"/>
Disabled people or carers.	<input type="checkbox"/>	<input type="checkbox"/>
Pregnancy/ Maternity	<input type="checkbox"/>	<input type="checkbox"/>
People of different faiths/ beliefs and those with none.	<input type="checkbox"/>	<input type="checkbox"/>
Lesbian, gay or bisexual people.	<input type="checkbox"/>	<input type="checkbox"/>
Older	<input type="checkbox"/>	<input type="checkbox"/>
Younger	<input type="checkbox"/>	<input type="checkbox"/>
Other (e.g. marriage/ civil partnership, looked after children, cohesion/ good relations, vulnerable children/ adults).  <b><i>Please underline the group(s) /issue more adversely affected or which benefits.</i></b>	<input type="checkbox"/>	<input type="checkbox"/>

residential tenants who work/live in the flats at Knights Close, and also the owners of the two tenanted shop units. The programme is intended to benefit the City Council, Nottingham City Homes, tenants, leaseholders and the wider community neighbouring the area of demolition and regeneration. The Council intends to build new homes for rent, many of them to be built on sites that will become available following demolition of Council owned housing stock. These new homes will be build to a modern, sustainable standard, with a much greater level of insulation, meaning they will be much more efficient, with lower energy bills for residents. Subject to site constraints, the new homes will be compliant with Lifetime Homes, and will therefore be adaptable should residents' needs change in the future. Demolition of the identified properties should release investment that will be used to make the best use of Council stock as well as building new Council properties.

place on 1<sup>st</sup> March 2017, followed by Engagement with existing tenants and leaseholders on 6<sup>th</sup> March 2017. This consultation was done through visits to homes and businesses by NCH and NCC officers. A public consultation event is scheduled to take place on 18<sup>th</sup> April 2017, and further support will be provided by officers from NCH's Development and Relocation Support Teams.

Tenants have expressed a preference for remaining within Council housing stock, whether that be in the vicinity of Knights Close or the wider City boundary, and full support will be provided to ensure tenants are rehoused as quickly as possible.

#### **Outcome(s) of equality impact assessment:**

- No major change needed  •Adjust the policy/proposal  •Adverse impact but continue
- Stop and remove the policy/proposal

#### **Arrangements for future monitoring of equality impact of this proposal / policy / service:**

Note when assessment will be reviewed (e.g. Review assessment in 6 months or annual review); Note any equality monitoring indicators to be used; consider existing monitoring/reporting that equalities information could form part of.

Throughout the development, NCH will continue to engage with the local community through attending local Tenant & Resident Group

meetings, and by attending public events for the wider community. NCH's Relocation Support Team are highly skilled at managing tenants expectations throughout the relocation and rehousing process, and have a firm track record of success on other schemes, such as the Meadows, Radford and Lenton. All new homes are let in accordance with the City Council's Allocations Policy, meaning that homes are offered to those who need them the most. NCH's Development Team have a robust 'soft landings' process which includes completing satisfaction surveys with residents about the quality, comfort and accessibility of new homes. The EIA will be reviewed every 6 months after commencement of the scheme.

**Approved by (manager signature):**

The assessment must be approved by the manager responsible for the service/proposal. Include a contact tel & email to allow citizen/stakeholder feedback on proposals.

Fran Cropper,  
Regeneration Team Leader  
Fran.cropper@nottinghamcity.gov.uk

**Date sent to equality team for publishing:**

Send document or link to:  
equalityanddiversityteam@nottinghamcity.gov.uk

**Date 20/4/2017**

**Before you send your EIA to the Equality and Community Relations Team for scrutiny, have you:**

1. Read the guidance and good practice EIA's  
<http://www.nottinghamcity.gov.uk/article/25573/Equality-Impact-Assessment>
2. Clearly summarised your proposal/ policy/ service to be assessed.
3. Hyperlinked to the appropriate documents.
4. Written in clear user friendly language, free from all jargon (spelling out acronyms).
5. Included appropriate data.
6. Consulted the relevant groups or citizens or stated clearly when this is going to happen.
7. Clearly cross referenced your impacts with SMART actions.