

SSA EQUALITY IMPACT AND NEEDS ANALYSIS

Directorate	Housing and Regeneration
Service Area	Housing Regeneration and Development
Service/policy/function being assessed	Housing Development
Which borough (s) does the service/policy apply to	Wandsworth
Staff involved	Joe Richardson, Head of Housing Development
Date approved by Directorate Equality Group (if applicable)	Not applicable
Date approved by Policy and Review Manager All EINAs must be signed off by the Policy and Review Manager	
Date submitted to Directors' Board	

SUMMARY

This EINA is intended to support the recommendations being made to the Housing Committee at its meeting to be held on 16th September 2022 to switch tenures from sale and shared ownership to Council rent, for all homes under the Council-led 1,000 new homes development programme, with the exception of existing leaseholders transferring from regeneration areas.

The original programme objective set out under paper 17-417 was for the programme to deliver 400 homes for council rent, 200 homes for shared ownership, and 400 homes for sale. To date, the programme has delivered 188 new homes, of which 186 are for council rent, the remaining two being for leaseholders transferring from the Winstanley / York Road Regeneration area. All remaining homes not yet completed are proposed to be delivered for Council rent, subject to all relevant permissions and approvals being granted in due course.

1. Background

The Housing Development team are seeking to deliver all homes not yet completed as part of the 1,000 Homes programme as Council rent, subject to all necessary planning consents & approvals. This will include three sites on which planning consents have already been granted that were initially planned to deliver homes for sale and shared ownership purchasers. The land on which homes will be delivered is owned freehold by the Council.

The programme's previous objective was to deliver 1,000 new homes, of which 400 were intended for council rent, 200 for shared ownership, cross-subsidised by sales receipts from 400 homes for private sale. A minimum of 10% of each tenure will be built for those with specialist

housing needs (Category M4(3), therefore the proposed change will increase the number of such homes for those on lowest incomes.

Works on three sites are currently under way which will require planning applications to ratify proposed changes. Planning permissions for the three consented sites were granted as follows:

Kersfield Estate. Planning reference 2020/3818 dated 28th February 2020

Patmore Street. Planning reference 2020/0636 dated 2nd September 2020

Randall Close. Planning reference 2020/0635 dated 7th May 2021.

Tenure mixes granted under each consent are as follows:

Site	Council rent	Shared ownership	Private sale / leaseholders	Total units
Kersfield Estate	14	0	27	41
Patmore Street	39	18	0	57
Randall Close	27	22	57	106
Total:				204

Local residents will be consulted on the proposed changes, prior to formal planning applications being made thereafter.

2. Analysis of need and impact

How does interfering with relevant rights and interests, affect individuals with protected characteristics?

Protected group (PG)	Findings
Age	n/a – no evidence
Disability	Potentially a positive impact as planning policies obligate delivery of 10% homes for persons with specialist needs across all tenures, therefore with six-hundred additional homes now being built as Council rent, sixty extra homes for those with disabilities will be available to those on low incomes.
Gender (sex)	n/a – no evidence
Gender reassignment	n/a – no evidence

Marriage and civil partnership	n/a – no evidence
Pregnancy and maternity	n/a – no evidence
Race/ethnicity	n/a – no evidence
Religion and belief, including non belief	n/a – no evidence
Sexual orientation	n/a – no evidence
Across groups i.e. older LGBT service users or bme young men	n/a – no evidence

Data gaps.

Data gap(s)	How will this be addressed?
n/a – the number of users/individuals is too small and infrequent. Cannot take large scale academic studies as considered above.	n/a

3. Impact

Protected group	Positive	Negative
Age	No evidence available.	No evidence available.
Disability	Individuals with physical or mental impairments could be more likely to benefit from the change given more homes will be delivered meeting such specialist needs that will be let at Council rents.	No evidence available
Gender (sex)	No evidence available.	No evidence available.
Gender reassignment	No evidence available.	No evidence available.
Marriage and civil partnership	No evidence available.	No evidence available.
Pregnancy and maternity	No evidence available.	No evidence available.
Race/ethnicity	No evidence available.	No evidence available.
Religion and belief, including non belief	No evidence available.	No evidence available.
Sexual orientation	No evidence available.	No evidence available.

4. Actions

The table below summarises the main actions that will be required in monitoring the anticipated effects on protected groups of a decision to appropriate the site for planning purposes.

As set out in the accompanying report to the Housing Committee, Officers will consult with local residents on the three sites for which consents for the quoted tenure mixes have already been granted. Thereafter planning applications to formally vary the consented tenure mixes will be submitted, for which local residents will be further consulted as part of the statutory application process.

On all other sites in the design process, local residents will be consulted on site-specific proposals led by Housing Development officers, prior to statutory consultations during the planning application process.

5. Consultation

See quoted actions above.

25th August 2022