

# Equality, Diversity, Cohesion and Integration Screening



As a public authority we need to ensure that all our strategies, policies, service and functions, both current and proposed have given proper consideration to equality, diversity, cohesion and integration.

A **screening** process can help judge relevance and provides a record of both the **process** and **decision**. Screening should be a short, sharp exercise that determines relevance for all new and revised strategies, policies, services and functions.

Completed at the earliest opportunity it will help to determine:

- the relevance of proposals and decisions to equality, diversity, cohesion and integration.
- whether or not equality, diversity, cohesion and integration is being/has already been considered, and
- whether or not it is necessary to carry out an impact assessment.

<b>Directorate: Resources and Housing</b>	<b>Service area: Property and Contracts</b>
<b>Lead person: Jenny Fern</b>	<b>Contact number: 0113 3781091</b>

**1. Title: Demolition of garages G1 to G8 at Stonecliffe Garth, Leeds, LS12 5BJ and also garages at G1 to G6 Stonecliffe Mount, Leeds, LS12**

Is this a:

Strategy / Policy

Service / Function

Other

**If other, please specify - Administrative**

**2. Please provide a brief description of what you are screening**

**The Director of Resources and Housing is being requested to authorise the suspension of lettings, demolition of garages and removal from charge of the 14 council owned garages (G1 to G8) at Stonecliffe Garth and G1 to G6 at Stonecliffe Mount. 12 of the 14 garages have been empty for a significant time and only two are currently in use. The garages are deemed to be beyond economic repair with no justification to carry out costly improvements given that there is no demand from residents in this location for garages. The garages are at risk of further deterioration and a potential source for anti-social behaviour with structural damage to both blocks. Demolition and removal is supported by the local housing office however Ward Members are unhappy about the loss of the garages and impact on parking provision if there is any development of the sites. Following demolition Stonecliffe Garth is to be left as a local parking facility as recommended by Highways and Planning. Stonecliffe Mount is recommended to be declared surplus and**

**progressed as a housing growth site potentially for the development of a bespoke adapted property to meet local registered need in the area.**

### **3. Relevance to equality, diversity, cohesion and integration**

All the council's strategies/policies, services/functions affect service users, employees or the wider community – city wide or more local. These will also have a greater/lesser relevance to equality, diversity, cohesion and integration.

The following questions will help you to identify how relevant your proposals are.

When considering these questions think about age, carers, disability, gender reassignment, race, religion or belief, sex, sexual orientation. Also those areas that impact on or relate to equality: tackling poverty and improving health and well-being.

<b>Questions</b>	<b>Yes</b>	<b>No</b>
Is there an existing or likely differential impact for the different equality characteristics?	x	
Have there been or likely to be any public concerns about the policy or proposal?	x	
Could the proposal affect how our services, commissioning or procurement activities are organised, provided, located and by whom?	x	
Could the proposal affect our workforce or employment practices?		x
Does the proposal involve or will it have an impact on <ul style="list-style-type: none"> <li>• Eliminating unlawful discrimination, victimisation and harassment</li> <li>• Advancing equality of opportunity</li> <li>• Fostering good relations</li> </ul>	x	

If you have answered **no** to the questions above please complete **sections 6 and 7**

If you have answered **yes** to any of the above and;

- Believe you have already considered the impact on equality, diversity, cohesion and integration within your proposal please go to **section 4**.
- Are not already considering the impact on equality, diversity, cohesion and integration within your proposal please go to **section 5**.

#### 4. Considering the impact on equality, diversity, cohesion and integration

If you can demonstrate you have considered how your proposals impact on equality, diversity, cohesion and integration you have carried out an impact assessment.

Please provide specific details for all three areas below (use the prompts for guidance).

- **How have you considered equality, diversity, cohesion and integration?**

(**think about** the scope of the proposal, who is likely to be affected, equality related information, gaps in information and plans to address, consultation and engagement activities (taken place or planned) with those likely to be affected)

The garages are in a poor condition with structural damage to the roof and main fabric of the buildings. Only two of the garages are still tenanted and these tenants have been consulted and are happy to be relocated to another garage site on the estate. There are no implications for any specific groups in terms of this action.

Consultation on the proposal took place on 17<sup>th</sup> February 2017 with local Ward Members. The Members are concerned about the loss of garages and that there has been little historic investment in them leading to their demise and current condition. The structures have a limited life space given the material they are constructed from and to carry out refurbishment of the garages is considered unviable given there is little demand for garages across the estate generally.

The Members support the removal of unusable garages but are not in support of new housing development on these sites.

Stonecliffe Mount has been identified by the Council's Housing Growth Team as a site that potentially can support the development of a bespoke adapted property that would meet local registered need in the area for a family with disabilities. If Stonecliffe Mount Site is developed this will meet local need providing affordable and specialist housing for a local family in need of this type of property. Stonecliffe Garth has been disregarded as a development site with potential only for and leaving as parking spaces for local residents.

Housing Leeds has fully revised the garage waiting list and there is no registered demand for garages at this particular location in the area. Efforts to market the garages have proved unsuccessful and to incur significant costs to refurbish without any guarantee of being able to let the garages is not considered to be spending scarce Council resources wisely.

If the site at Stonecliffe Mount is progressed as a development site there will be further consultation locally and with Ward Members as part of the planning process and a parking survey could be undertaken to better understand the impact any development in the area might have given the concern highlighted by Ward Members.

- **Key findings**

**(think about** any potential positive and negative impact on different equality characteristics, potential to promote strong and positive relationships between groups, potential to bring groups/communities into increased contact with each other, perception that the proposal could benefit one group at the expense of another)

The garages are a potential source for anti social behaviour which could impact negatively on cohesion and therefore demolition and removal of these structures will positively impact on the community. The removal of the garages improves visibility across the area which contributes to enhanced community safety. Stonecliffe Garth will be left as a general parking area for local residents following demolition. There is a high level of car ownership in the area and the majority of parking is on street so leaving the garage bases as general parking spaces will help to address local parking need. The development of an adapted bespoke property has a positive impact for people with disabilities offering a home to a local family who are currently registered with a need for accommodation in this area.

• **Actions**

**(think about** how you will promote positive impact and remove/ reduce negative impact)

Removal of the garages will mean no garages will be left at this particular location. This decision is supported by Housing Management who confirm that there is no demand for garages in this area. There are sufficient alternative sites locally that can be offered to cater for anyone in the future who may have an interest in renting a garage locally.

Stonecliffe Mount has been identified by the Council's Housing Growth Team as a potential development site for a bespoke adapted property.

Removal of the garages will have a positive visual impact in the local area.

Redevelopment of one of the sites will be a positive use of the space and be integrated within the building line of existing priorities and would include for parking provision for two vehicles within the boundary line of the property as per planning requirements.

**5. If you are not already considering the impact on equality, diversity, cohesion and integration you will need to carry out an impact assessment.**

Date to scope and plan your impact assessment:

Date to complete your impact assessment

Lead person for your impact assessment (Include name and job title)	
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<b>6. Governance, ownership and approval</b>		
Please state here who has approved the actions and outcomes of the screening		
<b>Name</b>	<b>Job title</b>	<b>Date</b>
Jenny Fern	Investment Projects Manager	20 <sup>th</sup> July 2017
<b>Date screening completed</b>	13 <sup>th</sup> February 2017	

<b>7. Publishing</b>	
<p>Though <b>all</b> key decisions are required to give due regard to equality the council <b>only</b> publishes those related to <b>Executive Board, Full Council, Key Delegated Decisions</b> or a <b>Significant Operational Decision</b>.</p> <p>A copy of this equality screening should be attached as an appendix to the decision making report:</p> <ul style="list-style-type: none"> <li>• Governance Services will publish those relating to Executive Board and Full Council.</li> <li>• The appropriate directorate will publish those relating to Delegated Decisions and Significant Operational Decisions.</li> <li>• A copy of all other equality screenings that are not to be published should be sent to <a href="mailto:equalityteam@leeds.gov.uk">equalityteam@leeds.gov.uk</a> for record.</li> </ul> <p>Complete the appropriate section below with the date the report and attached screening was sent:</p>	
For Executive Board or Full Council – sent to <b>Governance Services</b>	Date sent:
For Delegated Decisions or Significant Operational Decisions – sent to appropriate <b>Directorate</b>	Date sent:
All other decisions – sent to <a href="mailto:equalityteam@leeds.gov.uk">equalityteam@leeds.gov.uk</a>	Date sent: