

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: City Development</b>	<b>Service area: Forward Planning and Implementation</b>
<b>Lead person: Robin Coghlan</b>	<b>Contact number: 78131</b>
<b>Date: Jan 30<sup>th</sup> 2013</b>	

**1. Title: Strategic Housing Land Availability Assessment 2012 Update**

Is this a:

**Strategy / Policy**
                         
  **Service / Function**
                         
  **Other**

**If other, please specify**

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

All local authorities are expected to prepare Strategic Housing Land Availability Assessments (SHLAAs) in order to log how much land there is to provide housing and how many dwellings can be achieved during the next 15 – 25 years. It is expected that all sites are assessed for their “suitability” in terms of existing planning policy, “availability” and “achievability” taking account of the strength of the housing market. Leeds produced a SHLAA in 2009 and it was first updated in 2011.

The 2012 update report describes the preparation of the SHLAA 2012 Update, considers whether the update process should be modified to improve the balance of input from external representatives and describes the overall results of the 2012 SHLAA Update

**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 and any other relevant characteristics (for example socio-economic status, social class, income, unemployment, residential location or family background and education or skills levels).*

<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**.

<b>4. Considering the impact on equality, diversity, cohesion and integration</b>
<i>If you can demonstrate you have considered how your proposals impact on equality, diversity, cohesion and integration you have carried out an impact assessment.</i>
<i>Please provide specific details for all three areas below (use the prompts for guidance).</i>
<ul style="list-style-type: none"> <li>• <b><u>How</u> have you considered equality, diversity, cohesion and integration?</b> <i>(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)</i></li> </ul> <p>The impacts noted in section 3 above arise mainly because of the public perception of the SHLAA. The SHLAA does have a role in the process of identifying housing land for housing development, but only in pulling together a palette of potential sites. The SHLAA accepts submissions from landowners, agents and other parties and performs an audit of site characteristics and assesses how many dwellings could be delivered over what time period. The SHLAA conclusions reached by planning officers are then checked and verified by an external partnership of housing experts representing different local interests.</p> <p>The SHLAA does not make decisions on bringing forward new sites for development.</p>

However, a common public misconception is that the SHLAA makes these decisions. In fact, these decisions are taken by the City Council in preparing development plans and determining planning applications. Hence, whilst there are often public concerns about the release of green field sites for development (impact on older people), or there may be concerns that not enough houses are being built (impact on young people), or not enough houses are being built in areas with population groups having particular housing needs, the difficult decisions to be made are not taken by the SHLAA but by development plan documents, such as the Site Allocations Development Plan Document (SADPD). The SADPD is under preparation now, and will be subject to EIA. At this stage in the process there are no specific equality issues, equality issues will be dealt with under consideration of planning policies and as part of any planning applications, for example any new developments being proposed equality would be taken into consideration for access.

With regard to the composition of the SHLAA Partnership, this is a voluntary partnership that various interests in Leeds' housing market are urged to get involved. This includes representatives of housebuilders, property agents, housing associations and community groups. Hence, Leeds City Council does not have the authority to control the equality make-up of the representatives who sit on the Partnership. In any case, the scope of work undertaken by the SHLAA Partnership is limited to verifying conclusions (assembled by planning officers of LCC) into the suitability, availability and achievability of pre-determined development sites. As such it is a limited technical exercise calling upon the expert or practical knowledge about the housing market in Leeds of the individual representatives

**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)	

**6. Governance, ownership and approval**

Please state here who has approved the actions and outcomes of the screening

Name	Job title	Date
Robin Coghlan	Planning Policy Team Leader	31 <sup>st</sup> January 2013

**7. Publishing**

This screening document will act as evidence that due regard to equality and diversity has been given. If you are not carrying out an independent impact assessment the screening document will need to be published. Please send a copy to the Equality Team for publishing

Date screening completed	
Date sent to Equality Team	

<b>Date published</b> (To be completed by the Equality Team)	