

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. In all appropriate instances we will need to carry out an equality, diversity, cohesion and integration impact assessment.

This form:

- can be used to prompt discussion when carrying out your impact assessment
- should be completed either during the assessment process or following completion of the assessment
- should include a brief explanation where a section is not applicable

Directorate: Communities, Housing & Environment	Service area: Strategy and Investment
Lead person: Helen Taylor	Contact number: 0113 535 1651
Date of the equality, diversity, cohesion and integration impact assessment: 21 April 2023	

1. Title: Garage demolition of the 46 garages and associated structures on Oak Tree Walk, LS9 6SS (Cx name G1-G48, Briarsdale Heights, Gipton, Leeds, LS9 6SS)

Is this a:

Strategy / Policy

 Service / Function

 Other

If other, please specify:

2. Members of the assessment team:

Name	Organisation	Role on assessment team For example, service user, manager of service, specialist
Helen Taylor	Leeds City Council	Senior Project Officer
Vicky Cook	Leeds City Council	Investment Project Manager
Katharine Curling	Leeds City Council	Investment Strategy Manager

3. Summary of strategy, policy, service or function that was assessed:

The council owns and manages Gipton Gate West and East high-rise blocks in the Gipton and Harehills ward. There was a Key Decision called the “Future of the Alderton Heights and Gipton Gates high rise and resident rehousing” made on 19 October 2022 at executive board. This declared the residential high rise blocks surplus to requirements and authorised that the buildings should be demolished, and the cleared site redeveloped for new Council housing.

On the site adjacent to Gipton Gate East is the secure garages site on Oak Tree Walk. The expansion this site for redevelopment to include the secure garage site will further increase the capacity of the site for new residential properties and this is what is being considered in the EDCI report. The garages are named on Cx as “G1-G48, Briarsdale Heights, Gipton, Leeds, LS9 6SS”.

The expansion of the site for redevelopment will support our aim for all our residents to live in good quality and affordable homes, for them to be safe and feel safe, and to deliver an approach that provides best value.

The rehousing of residents from the Gipton Gate blocks has started. Procurement and the undertaking of demolition activity for the sites is currently in the planning stage.

The decision(s) on how the land will be redeveloped for housing will be subject to separate reports.

4. Scope of the equality, diversity, cohesion and integration impact assessment
 (complete - 4a. if you are assessing a strategy, policy or plan and 4b. if you are assessing a service, function or event)

4a. Strategy, policy or plan
 (please tick the appropriate box below)

The vision and themes, objectives or outcomes	<input checked="" type="checkbox"/>
The vision and themes, objectives or outcomes and the supporting guidance	<input type="checkbox"/>
A specific section within the strategy, policy or plan	<input type="checkbox"/>

Please provide detail:
 This supports the aspirations set out in the Best Council Plan, in particular the objectives of:

- Everyone living in good quality, affordable homes, and;
- For everyone to be safe and feel safe.

The scope of this assessment covers the full programme of works on site:

- Termination of onsite garage tenancies; including the provision of termination and

TORT notices, support for existing garage tenancy holders to relocate (where possible), and the demolition of garage site(s) (if in advance of the main demolition this would be undertaken through Leeds Building Services).

- Leaving the site safe and secure to mitigate anti-social behaviour in advance of any further demolition work at Gipton Gate.

4b. Service, function, event please tick the appropriate box below	
The whole service (including service provision and employment)	<input type="checkbox"/>
A specific part of the service (including service provision or employment or a specific section of the service)	<input checked="" type="checkbox"/>
Procuring of a service (by contract or grant)	<input type="checkbox"/>
Please provide detail:	
<p>The garages may be demolished in advance of the Gipton Gate high rise block demolition, however it may be considered to include this as part of the wider works.</p> <p>It is likely that the demolition and clearance of the garages will be carried out by the Council's internal service provider (Leeds Building Services). The demolition costs will be met by the Housing Revenue Account Capital Programme 2023/24 or 2024/25. The estimated costs for demolition (including removal of all structures, rubbish and asbestos) will be confirmed when the garages are void.</p>	

<p>5. Fact finding – what do we already know</p> <p>Make a note here of all information you will be using to carry out this assessment. This could include: previous consultation, involvement, research, results from perception surveys, equality monitoring and customer/ staff feedback.</p> <p>(priority should be given to equality, diversity, cohesion and integration related information)</p> <p>There are 32 of the 46 garages on Oak Tree Walk that are let. 1 tenant lives in the Gipton Gate blocks and 2 of the tenants live in the Briarsdale blocks. 26 of those who have let a garage on this site live in the LS8/LS9 area.</p> <p>Tenants of the Oak Tree Walk garages (x 32) were consulted by letter sent on the 7 March 2023, feedback from the letter has been limited. One local resident has requested that secure parking is made available on site or parking on Oak Tree Walk is considered as part of the development.</p>
<p>Are there any gaps in equality and diversity information</p> <p>Please provide detail:</p>

Engagement activities will be carried out if the go-ahead is given for demolition to understand resident need for alternative garages.

Action required:
n/a

6. Wider involvement – have you involved groups of people who are most likely to be affected or interested

Yes No

Please provide detail:

Engagement with Gipton Gate residents has been ongoing since July 2022. Gipton Gate and Oak Tree Walk garage tenants were consulted on 7 March 2023 about a possible demolition of the garages. Feedback was from one local resident has requested that secure parking is made available on site or parking on Oak Tree Walk is considered as part of the development. He advised that he was expecting to have mobility issues in the future and would like his car secure and local, there may be other residents with similar concerns.

Ward members have been consulted regarding the Oak Tree Walk site and are in agreement with the demolition (February 2023).

Action required:
To consider individual solutions during the termination of the tenancy process. Also to consider a part of the wider site redevelopment decisions.

7. Who may be affected by this activity?
please tick all relevant and significant equality characteristics, stakeholders and barriers that apply to your strategy, policy, service or function

Equality characteristics

Age Carers Disability

Gender reassignment Race Religion or Belief

Sex (male or female) Sexual orientation

Other

(Other can include – marriage and civil partnership, pregnancy and maternity, and those areas that impact on or relate to equality: tackling poverty and improving health and well-

being)

Please specify:

There may be residents using the garages for vehicles to support with their mobility.

Stakeholders

Services users

Employees

Trade Unions

Partners

Members

Suppliers

Other please specify

Potential barriers

Built environment

Location of premises and services

Information and communication

Customer care

Timing

Stereotypes and assumptions

Cost

Consultation and involvement

Financial exclusion

Employment and training

specific barriers to the strategy, policy, services or function

Please specify

8. Positive and negative impact

Think about what you are assessing (scope), the fact finding information, the potential positive and negative impact on equality characteristics, stakeholders and the effect of the barriers

8a. Positive impact:

The following positive factors have been considered during this assessment:

- Residents will be able to move to homes that suit them in the longer term, that are of better quality, for example, tenants with medical issues will be assessed for more appropriate type of housing, and overcrowded households will be offered larger accommodation.

- Provides an opportunity to design and develop housing to suit local needs and modern living requirements through good use of space and reduced running costs.
- Longer term this will provide housing that is more affordable to maintain, and longer lasting (structures, fixtures and fittings to minimum life expectancies).

Action required:

n/a

8b. Negative impact:

The following negative factors have been considered in this assessment:

- Tenants of the garages will need to decant and there are a limited amount of void garages in the local area, some may have to go on a waiting list.
- There are very few secure garages sites within the city, the Oak Tree Walk site is the exception rather than the normal.
- Loss of an income generating asset.
- Residents living nearby may be disrupted through the presence of construction equipment and vehicles and disruption on site.

Action required:

- Engage with tenants to understand their need for alternative garages.
- Engage with contractors to keep noise and vehicle disruption to a minimum.
- Ensure site is left secure post works.

9. Will this activity promote strong and positive relationships between the groups/communities identified?

Yes

No

Please provide detail:

n/a

Action required:

n/a

10. Does this activity bring groups/communities into increased contact with each other? (for example, in schools, neighbourhood, workplace)

Yes

No

Please provide detail: n/a
Action required: n/a

11. Could this activity be perceived as benefiting one group at the expense of another? (for example where your activity or decision is aimed at adults could it have an impact on children and young people)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Please provide detail: n/a
Action required: n/a

12. Equality, diversity, cohesion and integration action plan

(insert all your actions from your assessment here, set timescales, measures and identify a lead person for each action)

Action	Timescale	Measure	Lead person
Decant of tenants from the garages	TBC – dependant on the decant of the Gipton Gate blocks and plan for their demolition.	Housing Office to agree SLA	Peter Wajdner
Liaise with LBS to agree costs and demolition programme	TBC – post decant	To confirm date due on site	Helen Taylor

13. Governance, ownership and approval

State here who has approved the actions and outcomes from the equality, diversity, cohesion and integration impact assessment

Name	Job title	Date
Helen Taylor	Senior Project Officer	21 April 2023
Date impact assessment completed		21 April 2023

14. Monitoring progress for equality, diversity, cohesion and integration actions (please tick)

- As part of Service Planning performance monitoring
- As part of Project monitoring
- Update report will be agreed and provided to the appropriate board
Please specify which board
- Other (please specify)

15. Publishing

Though **all** key decisions are required to give due regard to equality the council **only** publishes those related to **Executive Board, Full Council, Key Delegated Decisions** or a **Significant Operational Decision**.

A copy of this equality impact assessment should be attached as an appendix to the decision making report:

- Governance Services will publish those relating to Executive Board and Full Council.
- The appropriate directorate will publish those relating to Delegated Decisions and Significant Operational Decisions.
- A copy of all other equality impact assessments that are not to be published should be sent to equalityteam@leeds.gov.uk for record.

Complete the appropriate section below with the date the report and attached assessment was sent:

For Executive Board or Full Council – sent to Governance Services	Date sent:
For Delegated Decisions or Significant Operational Decisions – sent to appropriate Directorate	Date sent:
All other decisions – sent to equalityteam@leeds.gov.uk	Date sent: