

# Appendix B

## Equality, Diversity, Cohesion and Integration (EDCI) 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 or 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: Council Housing Growth</b>
<b>Lead person: Mark Denton</b>	<b>Contact number: 07891 278062</b>

**1. Title:** Delivering the Council Housing Growth Programme – Middlecross, Armley

Is this a:

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

**If other, please specify: N/A**

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

The Middlecross Council Housing scheme will aim to deliver 65 Extra Care residences in the Armley area by 2026.

The project includes consideration of the type and size of housing to be built, any specialist needs to be addressed, and the rent setting strategy for the homes.

The scheme will contribute to the wider Council Housing Growth programme, which aims to address the overarching housing requirements set out in the Core Strategy. It also seeks to ensure the development meets needs and provides choice, particularly for people on low incomes, and for those with additional housing needs who require property adaptations.

Housing has been identified as one of the Best City priorities. The Middlecross scheme directly contributes to delivering the Leeds Best City Ambition pillars of Health & Wellbeing and Zero Carbon by:

- Delivering a Housing Growth scheme that provides housing of the right quality, type, tenure and affordability in the right places.

- Providing the right housing options to support vulnerable residents to remain active and independent.

- Improving energy performance in homes, reducing fuel poverty.

The scheme will also directly contribute to the achievement of a number of the key performance indicators the Council will use to measure success including;

- Growth in new homes in Leeds.
- Number of affordable homes delivered.
- Improved energy and thermal efficiency performance of houses.
- Number of households in fuel poverty.

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

All the council's strategies and policies, service and functions affect service users, employees or the wider community – city wide or more local. These will also have a greater or 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.

Questions	Yes	No
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)*

An assessment of equality, diversity, cohesion and integration has been completed in August 2022. This related to the Council Housing Growth Programme Update Report, presented to Executive Board in September 2022. Following this, and in assessing the impact of the proposed new housing at Middlecross on equality, diversity, cohesion and integration, this EDCI screening has been informed by a number of key considerations:

##### **Who is likely to be affected?**

- The location of this scheme has been determined largely by available land supply, rather than based on a city-wide needs assessment. Developable land is limited in Leeds so all available sites are considered.
- We have engaged Housing Management to understand how best to utilise the site in terms of appropriate unit sizes and types to meet local need and demand. Ward Members' views have also been sought as part of this process.
- As a result of the geographical location of the new homes and the local demographics, and as a result of the fact the new homes will be of certain types (extra care dwellings) and sizes, the new homes will benefit certain equality groups more than others.
- The homes will be offered to tenants for affordable rent which will have positive implications for equality groups who are economically disadvantaged.
- The inclusion of Extra Care units in the Armley area will help meet the needs of some of its older residents and help them to live more independently.
- The specification of the new homes will also contribute to tackling fuel poverty and improving health and wellbeing for the tenants.

##### **Equality related information/ gaps in information and plans to address**

- The Council Housing Growth Programme (CHGP) is essentially a developer of new homes, which are delivered to Housing Management on completion of each project. Housing Management's own allocations policy will determine the ultimate beneficiaries of what we deliver, i.e. the tenants to whom the homes are allocated. The scope of this equality screening therefore only includes the impact of the CHGP processes by which we determine where to develop, and the type of homes we develop on these sites, i.e.

excluding the allocations process.

- The Council Housing Growth Programme use a New Sites process to consider housing need in each ward. Housing Management supply a Housing Demand Report for each quarter which indicates the level of demand for each house size in each ward. This is used to help determine what type (and size) of housing to deliver.
- Housing Management indicate specific local needs and also gaps in availability in each area, for example a shortage of extra care accommodation which could also help free up larger properties. In this way, the programme will seek to contribute to an increase in supply to meet the identified gaps in provision city wide.
- Site assessment also takes account of the Site Allocation Plan and Planning Services assessment of local housing need.

### **Tenure Mix and rental strategy**

We know that different localities require different types of tenure mix depending on demography and have taken advice from Housing Management about the most appropriate and most in demand properties to build in these locations to meet locally defined needs. The Middlecross scheme will help meet the needs of the local residents by providing units for Extra Care in Armley.

- The overriding need identified by Housing Management is for good quality affordable homes for rent. Other affordable homes meeting the requirements of other tenure groups are generally met by other providers, principally Registered Housing Providers.
- Newly constructed homes are offered at affordable rent.
- Some sites are particularly costly to develop, and a programme wide rental strategy will ensure that the costs of any site remediation are spread programme wide, so as not to create inequities in rent across schemes.
- New homes are built to high energy efficiency standards to support lower running costs and to help mitigate the effects of increased energy prices on our tenants, who are more likely to be affected by fuel poverty.

### **Design & Ethos**

- The new homes will comply with all mandatory and statutory requirements including Planning and Building Control standards, and all relevant British Standards and Codes of Practice current at the date of tender.
- The building specification has already been adapted to support the introduction of low carbon measures in support of our wider city ambitions, with higher levels of insulation and other improvements which support the different strands of the Best Council Plan.
- High design standards will provide highly energy efficient properties, with better insulated walls, floors, roof, doors and windows, and efficient space and hot water heating systems. This will help minimise running costs for tenants and the Council, significantly

contributing to addressing fuel poverty and broader sustainability agendas.

- Our building specification is currently under review to ensure ongoing value for money, however maximising energy performance for these homes will remain a key driver.

### **Consultation and engagement activities**

- The introduction of the additional site proposed in the accompanying report has been discussed with local ward members and their comments reflected.
- Housing Management are supportive of the Middlecross proposals and are consulted throughout.
- A full programme of member and tenant engagement has been prepared and is specific to the Middlecross project.
- We will also look to ensure we continue to seek views from the local community through existing channels of consultation and communication. Feedback from the local community and Ward Members will feed into the design process.

- **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)*

- As noted above, these proposals seek to facilitate an increase in appropriate housing supply to meet locally identified gaps in provision in the Armley Ward.
- As a result of the geographical location of the new homes and the local demographics, and as a result of the fact the new homes will be housing of certain types and sizes, the new homes will benefit certain equality groups more than others. However, no diversion of resources from other equality provision is anticipated.
- The provision of Extra Care units within this scheme will help to address the needs of many older residents which ties in with a key Best City priority of creating an Age-Friendly Leeds.
- The homes will be offered to tenants for affordable rent which will have positive implications for equality groups who are economically disadvantaged and will help to alleviate housing challenges facing people of all ages, genders and ethnicities.
- The specification of the new homes will also contribute to tackling fuel poverty and improving health and well-being for the tenants.
- The delivery of the proposed new scheme will provide additional employment and training opportunities for local people managed via the construction contract and will contribute to investment in the Armley Ward.

- **Actions**

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

**Wider Needs Analysis / Priority Setting:**

- As noted above, the Council Housing Growth Team have consulted with Housing Management regarding the Middlecross site to inform proposals. The scheme will seek to contribute to an increase in supply to meet identified gaps in provision city wide.

**Communications:**

- The Council Housing Growth Programme Communication Strategy has been developed to facilitate effective communications with all key stakeholders on individual housing schemes throughout their development. Middlecross communications will include, as a minimum, regular briefings to local ward members and neighbouring residents until completion.

- The contractor will also be required to provide regular updates via newsletters and drop-in sessions to ensure the local community are updated on the scheme, and the impact of the development is kept to a minimum for existing residents close to the site.

- Communications will highlight the benefits the schemes offer, including high quality, affordable new homes for local people, social value, etc.

**Community Engagement:**

- As part of the design process, the impact on existing communities and neighbourhoods and on the potential new tenants will be considered prior to submitting a planning application. This will include working with local ward members in developing the designs to ensure they meet local housing needs and presenting scheme proposals via post and online consultation events prior to planning submission.

**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:	N/A
Date to complete your impact assessment	N/A
Lead person for your impact assessment (Include name and job title)	N/A

**6. Governance, ownership and approval**

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

Name	Job title	Date
Mark Denton	Head of Council Housing Growth Programme	
<b>Date screening completed</b>		April 2024

**7. 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 screening 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 screenings that are not to be published should be sent to [equalityteam@leeds.gov.uk](mailto:equalityteam@leeds.gov.uk) for record.

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

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: