

COMMUNITY IMPACT ASSESSMENT SCREENING PROCESS

Person(s) responsible for the assessment

(Please note that it is advisable that you undertake your CIA in a group)

Claire Thorn, David Percival

Directorate

Sustainable Regeneration

Name of function to be assessed (this can be a policy, procedure, strategy or service)

Interim Housing Figure (draft for consultation)

Date of assessment 26/05/2011

Is this a function that is: being reviewed

1. Please provide a brief description of the function or the proposed change to the function

The North West of England Plan: Regional Spatial Strategy to 2021 currently forms part of Salford's development plan and identifies an annual average housing provision rate for Salford of 1,600 dwellings per annum between 2003 and 2021. The Government has made clear its commitment to revoke Regional Strategies once the Localism Bill is enacted (this is currently envisaged to be in November 2011). Once Regional Strategies are revoked this will leave Salford without any identified housing requirement in its development plan and the Government has directed local authorities to determine their own housing requirement. The Core Strategy will include a housing requirement, but due to the statutory processes that the document must go through, it is not due to be adopted until 2013, potentially leaving a period of over a year when Salford does not have an adopted housing requirement.

It is therefore proposed that the housing figure and phasing contained in the Pre-Publication Core Strategy document should be adopted by the city council on an interim basis until the Core Strategy has been adopted. This proposal will be subject to public consultation for a 5 week period starting on 20 June 2011 and it is anticipated that it will be adopted by the city council in November 2011. If this interim housing figure is adopted, it will mean that the city council is planning for a lower level of housing provision (an average of 1,100 dwellings per annum) than was allocated to Salford in the Regional Strategy (1,600 dwellings per annum).

2. What are the aims of the service, strategy, policy or procedure?

To ensure that the city council has an agreed annual housing requirement that reflects Salford's identified housing needs. The concepts of housing need and a five-year housing land supply are often at the heart of decisions on planning applications for residential schemes and so it is important that the city council has an agreed figure on which to base decisions.

3. If you are considering a strategy or service, please list any related policies

City of Salford Unitary Development Plan 2004 – 2016 (Policies saved beyond 21 June 2009)
North West of England Plan: Regional Spatial Strategy to 2021.

4. Please list any group who has an interest in or who will benefit from the function (this can include service users, stakeholders, beneficiaries).

The local community, landowners and developers, public bodies (such as the Environment Agency, Highways Agency), infrastructure providers, adjoining local authorities.

5. Please list any aspects of your service or policy which are delivered externally or with external partners.

Landowners and developers will have a vital role to play in bringing forward sites for housing development.

6. Is there any evidence of higher or lower participation or uptake by different groups?

Socioeconomic	Don't know	Race	Don't know
Age	Don't know	Religion & Belief	Don't know
Disability	Don't know	Sexual Identity	Don't know
Gender	Don't know		

No information is available as to the extent to which different groups are engaged within the strategic planning process in Salford (i.e. who attend the consultation events or submit representations on draft planning policies). This information is not collected by the city council.

7. Do you think that different groups have different needs, experiences, issues and priorities in relation to this function?

Socioeconomic	Yes	Race	No
Age	No	Religion & Belief	No
Disability	No	Sexual Identity	No
Gender	No		

8. Is there an opportunity to better promote equality and diversity or better community relations for the following groups, by working with others? e.g. partners, community and voluntary groups

Socioeconomic	Yes	Race	Yes
Age	Yes	Religion & Belief	Yes
Disability	Yes	Sexual Identity	Yes
Gender	Yes		

The Interim Housing Figure will be subject to public consultation, and all those on the council's Core Strategy database will be informed and invited to make comments. This includes organisations such as the Jewish Representative Council of Greater Manchester, Salford Disability Forum, The National Federation of Gypsy Liaison Groups and Age Concern. It is recognised that Community Committees have an important role to play in engaging with these groups, and all Community Committees will be contacted by letter at the start of the consultation.

9. Have consultations with relevant groups, organisations or individuals indicated that this policy creates problems that are specific to them?

Socioeconomic	Don't know	Race	Don't know
Age	Don't know	Religion & Belief	Don't know
Disability	Don't know	Sexual Identity	Don't know
Gender	Don't know		

Consultation is due to take place on the Interim Housing Figure over a five week period between 20th June and 22nd July 2011. This provides individuals and organisations with the opportunity to make representations on the proposals and raise any specific concerns.

If you have answered 'yes' to the last four sections you will need to complete the rest of the form, If you have answered 'no' to them please complete the next box and return to your Directorate Equality Lead Officer.

Comments

Date sent to Directorate Lead Equality Officer

Screening received and reviewed by Directorate Lead Equality Officer

Name	Date	Signed
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Narrowing the gap – socio- economic inequality

1. How does the service support our ambition to ‘narrow the gap’ and reduce the extent to which outcomes are dependent on wealth?

Whilst it is proposed that the council plans for a lower level of housing development, the scale of housing being planned for in the Interim Housing Figure is still adequate to meet the identified housing needs of Salford’s population. The housing figure proposed to be allocated to Salford in the Regional Strategy was set significantly higher than its forecast household growth in order to support the regeneration of the conurbation core of Greater Manchester, and it was intended that Salford would effectively meet some of the housing needs of other local authorities in Greater Manchester. The scale of housing development proposed in the Interim Housing Figure will meet Salford’s identified housing needs and deliver a significant number of new dwellings in the city, and therefore should still assist in increasing the number households that are able to access housing, addressing overcrowding issues and reducing undersupply pressures that can lead to increasing levels of unaffordability.

2. Please list any barriers which may prevent people from low income backgrounds from achieving positive outcomes from the function

It is not considered that the Interim Housing Figure presents any specific barriers that would prevent people from low income backgrounds in achieving positive outcomes from the function, however planning for 500 fewer houses per annum may potentially have some implications for low income groups which it is considered relevant to highlight.

Building fewer houses in Salford is likely to mean that there will be fewer jobs in the construction industry in the city. When planning permission is granted for residential development, it is also often possible to secure financial contributions through a Section 106 agreements to fund construction training. This may mean that there are not as many employment/training opportunities of this type available to people who are unemployed.

The vast majority of the housing development that will be delivered each year will be open market housing and may not be affordable and therefore accessible to some residents. The council is however able to negotiate with developers to require that they provide a proportion of affordable housing (social rented or intermediate housing) on housing developments that are either over 1 hectare in size or are proposing to providing more than 25 dwellings. Reducing the overall scale of housing development being planned for is likely to result in fewer affordable homes being delivered overall in Salford, which may mean that there is less housing/choice for people who are unable to access or afford market housing.

3. Please detail how these barriers may be overcome.

The council will continue to negotiate with developers to secure the provision of affordable housing and construction training in association with new development.

4. Please list any baseline data and analysis which demonstrates our knowledge of communities in Salford and the impact of deprivation

Greater Manchester Forecasting Model

5. Please provide evidence of how services are targeted or designed based on our knowledge of need and deprivation

The housing requirement identified in the Interim Housing Figure is based on the Greater Manchester Forecasting Model forecast of household growth.

If your policy is relevant to narrowing the gap, please continue to complete this section.

6. Please list any data or evidence you have which demonstrates access of service and benefits

Not applicable

7. Does this data show that any groups access the service more/less?

Not applicable

8. Does this data show any better or worse outcomes are achieved from the service for this group?

Not applicable

9. Can any unfavourable impacts be justified?

Not applicable

Age

1. Please list any barriers which may prevent people from achieving positive outcomes from the service as a result of their age

It is not considered that the Interim Housing Figure presents any specific barriers that would prevent people from achieving positive outcomes from the function as a result of their age. However, when planning permission is granted for residential development, it is also often possible to secure financial contributions through a Section 106 agreement to fund improvements to existing open space, sport and recreation facilities or the provision of new facilities. Therefore, there is potential that one of the implications of building fewer houses in Salford is that less Section 106 funds will be secured to deliver improvements to children's play facilities and other sports facilities used by young people.

2. Please detail how these barriers may be overcome.

The council will continue to negotiate with developers to secure financial contributions for open space, sport and recreation facilities in association with new housing development.

3. Please list any baseline data or evidence you have e.g. census data

Salford Playing Pitch Assessment (2007)

4. Please list any data or evidence you have which demonstrates service users accessing the service

Not applicable

5. Does this data show that any groups access the service more/less?

Not applicable

6. Does this data show any better or worse outcomes are achieved from the service for this group?

Not applicable

7. Can any unfavourable impact be justified?

Not applicable

Disability

1. Please list any barriers that service users may encounter when accessing services

None identified

2. Please list any barriers which may prevent people with disabilities from achieving positive outcomes from the service.

None identified

3. Please detail how these barriers may be overcome.

None identified

4. Please list any baseline data or evidence you have e.g. census data

None identified

5. Please list any data or evidence you have which demonstrates service users accessing the service

Not applicable.

6. Does this data show that any groups access the service more/less?

Not applicable.

7. Does this data show any better or worse outcomes are achieved from the service for this group?

Not applicable.

8. Can any unfavourable impact be justified?

Not applicable.

Gender

1. Please list any barriers that service users may encounter when accessing services

None identified

2. Please list any barriers which may prevent people from achieving positive outcomes from the service as a result of their gender

None identified

3. Please detail how these barriers may be overcome.

None identified

<p>4. Please list any baseline data or evidence you have e.g. census data</p> <p>None identified</p>
<p>5. Please list any data or evidence you have which demonstrates service users accessing the service</p> <p>Not applicable.</p>
<p>6. Does this data show that any groups access the service more/less?</p> <p>Not applicable.</p>
<p>7. Does this data show any better or worse outcomes are achieved from the service for this group?</p> <p>Not applicable.</p>
<p>8. Can any unfavourable impact be justified?</p> <p>Not applicable.</p>
<p>Race</p>
<p>1. Please list any barriers that service users may encounter when accessing services</p> <p>None identified</p>
<p>2. Please list any barriers which may prevent people from achieving positive outcomes from the service as a result of their gender</p> <p>None identified</p>
<p>3. Please detail how these barriers may be overcome.</p> <p>None identified</p>
<p>4. Please list any baseline data or evidence you have e.g. census data</p> <p>None identified</p>
<p>5. Please list any data or evidence you have which demonstrates service users accessing the service</p> <p>Not applicable.</p>
<p>6. Does this data show that any groups access the service more/less?</p> <p>Not applicable.</p>
<p>7. Does this data show any better or worse outcomes are achieved from the service for this group?</p> <p>Not applicable.</p>
<p>8. Can any unfavourable impact be justified?</p> <p>Not applicable.</p>
<p>1. Please list any barriers that service users may encounter when accessing services</p> <p>None identified</p>

Religion and/or Belief

1. Please list any barriers that service users may encounter when accessing services

None identified

2. Please list any barriers which may prevent people from achieving positive outcomes from the service as a result of their gender

None identified

3. Please detail how these barriers may be overcome.

None identified

4. Please list any baseline data or evidence you have e.g. census data

None identified

5. Please list any data or evidence you have which demonstrates service users accessing the service

Not applicable.

6. Does this data show that any groups access the service more/less?

Not applicable.

7. Does this data show any better or worse outcomes are achieved from the service for this group?

Not applicable.

8. Can any unfavourable impact be justified?

Not applicable.

1. Please list any barriers that service users may encounter when accessing services

None identified

Sexual Identity

1. Please list any barriers that service users may encounter when accessing services

None identified

2. Please list any barriers which may prevent people from achieving positive outcomes from the service as a result of their gender

None identified

3. Please detail how these barriers may be overcome.

None identified

4. Please list any baseline data or evidence you have e.g. census data

None identified

5. Please list any data or evidence you have which demonstrates service users accessing the service

Not applicable.

6. Does this data show that any groups access the service more/less?

Not applicable.

7. Does this data show any better or worse outcomes are achieved from the service for this group?

Not applicable.

8. Can any unfavourable impact be justified?

Not applicable.

1. Please list any barriers that service users may encounter when accessing services

None identified

Community Cohesion

1. Does the function promote/support community cohesion?

The scale of housing development being proposed is significantly lower than the figure allocated to Salford in the Regional Strategy. The city council consulted on the Draft Core Strategy in November 2009, and the document included a policy that sought to deliver the scale of housing development proposed to be allocated to Salford in the Regional Strategy. Local communities raised major concerns regarding the scale of housing development proposed and the potential impact this would have on their neighbourhood and quality of life. The fact that the amount of housing development being planned for in the Interim Housing Figure is lower will mean that the scale of change communities experience will not be as great. This amount of development should potentially be able to be accommodated within and integrated into the city more easily. As a result, there will potentially be fewer new residents moving into Salford and traffic congestion pressures may also not be as significant. However, conversely there is potential that if less housing is provided in Salford, people will live further out of the city but travel into it to access the concentration of employment opportunities at the heart of the conurbation. There may therefore be more people commuting through the city, which has the potential to make congestion along the main routes worse.

It is recognised that although the Interim Housing Figure represents a reduction in the amount of housing development proposed to be built in the city, some communities may still have concerns about how this will impact on their neighbourhoods. Other policies in the Unitary Development Plan which are currently used to determine planning applications should help to

ensure that new housing development is designed in such a way that it enhances the sense of place, is a positive feature of the locality and helps to secure an interesting and liveable environment.

Planning for adequate housing to meet identified needs in Salford will help to support the development of other facilities such as local shops and restaurants, which can enhance the liveability of Salford's residential areas and make them attractive to existing and new residents. There is however potential that a higher level of housing growth as proposed in the Regional Centre would support the delivery of more of this type of facilities.

2. If community cohesion is relevant to your function what steps will you take to promote it?

As described above, the Interim Housing Figure should when used alongside other policies in the adopted Unitary Development Plan have a positive impact on community cohesion. Once the Interim Housing Figure is adopted and is considered in determining planning applications, new development in Salford should therefore be helping to support and promote improvements to community cohesion in the city.

In producing the Interim Housing Figure, the views of the community will be sought through the public consultation proposed to take place in June 2011.

Consultation – Planning

Who are the groups, organisations and individual most likely to be affected by the proposed policy, directly and indirectly?

A wide range of individuals and organisations will be directly affected by the proposed Interim Housing Figure, in particular local communities, landowners/stakeholders, infrastructure providers, adjoining local authorities, public bodies.

What methods of consultation are most likely to succeed in attracting the organisations and people you want to reach?

The city council has an established database of consultees who will be contacted by letter at the start of the consultation on the Interim Housing Figure. This database includes local residents, community committees, landowners/agents, public bodies, infrastructure providers etc. All of the relevant information will also be placed on the council's web pages, in libraries and at the main council offices.

Has there been any recent research or consultation with the group/individuals you plan to consult? (please give details)

Yes, consultation on the Draft Core Strategy was carried out in November 2009.

Consultation- results

When did you undertake the consultation?

Consultation on the Interim Housing Figure is scheduled to take place between 20 June 2011 and 22 July 2011.

Did you reach all the groups/individuals you wanted to reach?

Not applicable – consultation to follow

What did you find?

Not applicable – consultation to follow

What will you change as a result of the consultation? Please ensure this is captured in the action plan

Not applicable – consultation to follow

Action Plan following consultation

Please list issues identified from targeted consultation and actions required

Issue identified	Action required	Person Responsible	Date required by	Outcome
The screening of the CIA identifies that the city council has not previously monitored the participation of different groups in the Core Strategy consultation process.	Consider whether there is potential to carry out any monitoring of this type, for example through monitoring attendance of different groups at consultation events.	Claire Thorn	December 2011 (for the Publication Core Strategy)	

Please ensure you have provided as much evidence as possible to support the responses you have given

Additional Comments

Monitoring

How and when will the action plan be monitored?

How and when will outcomes be recorded?

With whom will the results of the EqlA be shared?

Have the actions been mainstreamed into the service plan?

Quality Assurance

When you have completed your EqlA, it must be submitted to your directorate EqlA Quality Assurance Panel for approval.

Signed	.. Claire Thorn	Dated	.. 26/05/11	(Completing Officers)
	.. David Percival	Dated	.. 26/05/11	
Signed	.....	Dated	.....	(Lead Officer)
Signed	.. Patricia Nunn	Dated	.. 27/05/11	(Quality Assurance Panel)
	.....	Dated	.....
	.....	Dated	.....
	.....	Dated	.....

This EqIA must be reviewed every three years.

EqIA review date:

Please send your approved EqIA along with an EqIA narrative to elaine.barber@salford.gov.uk, for publishing on the council's internet pages.