

Report to:	CABINET
Report of: Date of Decision:	Strategic Director - Homes and Neighbourhoods 16 April 2012
SUBJECT:	HOUSING STOCK REPLACEMENT PROGRAMME 2012-2022
Key Decision: Yes	Relevant Forward Plan Ref: 435606
If not in the Forward Plan: (please "tick" box)	Complied with Rule 15 <input type="checkbox"/> Complied with Rule 16 <input type="checkbox"/>
Type of decision:	Executive
Relevant Cabinet Member:	Councillor John Lines
Relevant O&S Chairman:	Councillor Roger Harmer
Wards affected:	City Wide

1. Purpose of report:
<p>1.1 To outline a programme for the delivery of around 3,500 new mixed tenure homes through Birmingham Municipal Housing Trust (part of the City Council) over the next 10 years. This programme will, in line with the requirements of the Councils Gateway process, be subject to the approval of Project Definition Documents and Full Business Cases for the individual sites / schemes as they are brought forward.</p> <p>1.2 To seek approval to initiating the process for preparing sites for development and procuring Employers Agents and sub-contractors for project management and design services to facilitate the delivery of the programme.</p>

2. Decision(s) recommended:
Cabinet are recommended to :
<p>2.1 Approve the provisional 10 year Birmingham Municipal Housing Trust development programme as set out in Appendix 1 and delegate approval to the Cabinet Member for Housing in consultation with the Strategic Director for Homes and Neighbourhoods to the selection of substitute and additional sites to the development plan as required.</p> <p>2.2 Delegate authority to the Strategic Director for Homes and Neighbourhoods to submit applications to the Homes and Communities Agency (HCA) for grant funding to support future phases of new housing development within the Development Plan and to negotiate and accept such funding in the event of such applications being successful.</p> <p>2.3 Give approval, subject to the identification of suitable funding, for the Strategic Director of Homes and Neighbourhoods to carry out site investigations and other preparatory works including submission of loss of Public Open Space notices, Highway Closure applications and planning applications in respect of any sites identified in Appendix 1 or any other sites identified in accordance with recommendation 2.1.</p>

- 2.4 Authorise the Strategic Director of Homes and Neighbourhoods to receive the result of the consultations concerning the loss of Public Open Notices in accordance with section 123(2A) of the Local Government Act 1972 and to decide whether to proceed with the relevant disposal or construction causing the loss of Public Open Space.
- 2.5 Authorise the Strategic Director of Homes and Neighbourhoods in consultation with the Director of Property to instruct the Director of Legal and Democratic Services to execute and complete all appropriate way-leave and easement agreements required for the development of the sites in Appendix 1.
- 2.5 Delegate to the Director of Property the power to amend or vary the disposal or development boundaries of any of the sites identified at Appendix 1 and any other sites identified in accordance with recommendation 2.1 by up to 10% of the total area of the site.
- 2.7 Authorise the Strategic Director for Homes and Neighbourhoods to procure through a competitive process the services of Employers Agents and Sub Contractors for Project Management and Design Services for the construction of up to 3,500 additional homes over the 10 year period.
- 2.8 Authorise the Director of Legal and Democratic Services to negotiate, execute and complete all necessary documentation to give effect to the above recommendations.
- 2.8 Authorise the Strategic Director of Homes and Neighbourhoods to seek Section 80B consent to m exclude the new properties delivered under this development agreement from Right to Buy pooling requirements

Lead Contact Officer(s):	Andrew Hood – Development Manager
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3. Consultation

3.1 Internal

- The Cabinet Member for Housing has been consulted regarding the contents of this report and supports the proposals coming forward for an executive decision
- The Cabinet Member for Finance has been consulted regarding the contents of the report and supports the proposals coming forward for an executive decision
- Ward members have been notified where land in their wards is included within the development plan and will be consulted as specific proposals are developed for these sites

3.2 External

Consultation with local communities will form a key component of the design and place making aspect of each development site. In addition the planning approval process for each site will involve detailed consultation with local communities.

4. Compliance Issues:

4.1 Are the recommended decisions consistent with the Council's policies, plans and strategies focused on "A Global City with a Local Heart"?

The decision is consistent with the Council's Business Plan and Budget 2012+ to provide affordable and sustainable housing for residents. The proposal is consistent with the priorities set out in the Housing Plan 2010 refresh to provide opportunities to increase and diversify housing supply. The provision of new local authority homes is consistent with the Local Investment Plan (LIP) 2010-14, which sets out the priorities for investment between Birmingham City Council and the Homes and Communities Agency. The Principles and funding arrangements for the Stock Replacement Programme were set out in the report to Cabinet on the HRA Business Plan in February 2012.

The Housing Stock Replacement Programme accords with the aims of the Big City Plan's, 20 year vision for the transformation of Birmingham's City Centre, which aims to secure an additional £2.1 billion a year economic benefits for the Birmingham economy and the creation of 50,000 new jobs. In particular the Housing Stock Replacement Programme will contribute to the Big City Plan Objectives for enabling the unlocking of development opportunities, to support the delivery of new homes across its five transformation areas, in the form of suitably sized family homes. The Council's stated ambition is to increase the population of the city by 100,000, which will require 50,600 new homes across a range of tenures by 2026. Existing targets for all tenures as set out in Birmingham's Core Strategy currently stand at 3000 new homes per annum running up until 2026, and the Stock Replacement Programme will make a significant contribution to meeting these targets, in addition, the provision of new stock to replace obsolete properties is essential to support the overall financial viability of the HRA Business Plan as individual archetypes become "worn out".

4.2 Financial Implications. (Will decisions be carried out within existing finances and Resources?)

BMHT development activities have been accounted for within the approved HRA Self-Financing Business Plan 2012+. This Plan includes provision for the investment of £206.3m in new build housing over the period 2012/13 to 2021/22. Individual schemes will be subject to further approvals under the council's Gateway arrangements, including detailed assessment of financial viability.

Individual schemes may be funded from a combination of HCA grant, revenue contributions from the HRA, prudential borrowing (subject to compliance with financial controls) and disposal surpluses from for sale units on individual sites, with the precise details of the funding mix to be determined as a part of the approvals process for each individual scheme.

In addition the new housing delivered through this development plan will attract New Homes bonus for the City Council.

Funding for site investigations and other preparatory work including employers agent and project management/design services is included in the overall provision of £206.3m set out above. The sites included within the programme account for around 238 acres of land plus the garage sites to be determined for development.

The Government has made changes to the Right to Buy scheme which will take effect from the 2 April 2012. Under these changes Local Authorities may retain the receipts to fund the development of new homes for affordable Rent, under the proviso that Local Authorities will limit the use of net Right to Buy Receipts to 30% of the cost of the replacement homes. In addition the Government has extended the cost-floor arrangements on new homes from 10 years to 15 years and will continue to allow Council's to apply for exemption from pooling arrangements for new build homes

4.3 Legal Implications

As the Housing Authority, the relevant legal powers relating to the discharge of the Council's statutory function to provide for its housing need are contained in section 9 of the Housing Act 1985. The dedicated legal powers under which a local authority may acquire land for housing purposes are contained within part II, section 17 of the Housing Act 1985. OPDM Circular 06/04 specifies that the acquisition of land under this part must achieve a qualitative and quantitative housing gain. This legal power to dispose of land held within the Housing Revenue Account is contained within S32 of the Housing Act 1985, General Consent A.

4.4 Public Sector Equality Duty.

This report has been assessed the Council's responsibilities under the Equality Act 2010, and a stage 1 Equality Impact Needs Assessment has been undertaken but this has concluded that there are no specific potential for discrimination or adverse impact arising from the proposals detailed within this report. A copy of this assessment is attached as appendix 3

5. Relevant background/chronology of key events:

5.1 The Birmingham Municipal Housing Trust (BMHT) is the Council's brand name for building new rented and market homes across the city. The programme was launched in 2009 and now has a development programme of over 1300 new homes, with 240 new properties already occupied by Council tenants. Its sales programme and procurement methodology was agreed by Cabinet in 2009 and has already delivered over 70 sales of an initial 300 unit programme despite a challenging housing market.

Demand for affordable housing in the city is rising and this demand has been exacerbated by the current economic conditions. There are 26,000 households registered on the Housing Waiting list, and there is a growing need for larger family homes to tackle overcrowding. In addition, there has been no major replacement programme for the Council's housing stock, the average age of which is now over 60 years. This report sets out proposals for a programme of development of approximately 3,500 units, half of which will be made available for rent through the HRA

5.2 The Council has already been successful in securing resources from Homes and Communities Agency under the Local Authority New Build Initiative and the Public Land Initiative for BMHT developments. In addition to this, the Council has also secured grant funding from the HCA under the Affordable Rent Programme (ARP) for over 600 mixed tenure homes to be delivered between 2012 and 2015. In the past 2 years the BMHT model has been fully developed through cross directorate working with colleagues to ensure the final design solution for each site represents the best in design and place making. In addition the City Council has sought to make close links with the local community and local Councillors, and the Council's achievement in successfully bringing forward the BMHT programme has resulted in the Council winning four national awards in 2011.

5.3 Historically, HCA Preferred Partners have filled a key role in providing affordable new homes. Given the Council's new found ability to bid for grant finance, there is an argument that the City Council does not need to sell land to HCA Preferred Partners but could retain all sites for its own build programme. However, there is a potential case for the City Council to continue to support HCA Preferred Partners by selling land to them for a number of reasons;

- The need for additional affordable housing has been steadily rising. Even with the BMHT achieving its target of 500 units a year, the City Housing Partnership will need to harness its collective development potential to keep pace with rising demand;
- Some HCA Preferred Partners have existing expertise in specialist forms of provision – for example the flagship Extra Care villages being developed across the city through Extra Care Charitable Trust;
- For both financial and capacity reasons it is unlikely that the City Council will wish to, or be able to afford to build all of the new affordable homes needed. The level of new build activity included in these proposals is consistent with the HRA Self-Financing Business Plan 2012+ and will contribute to the long-term viability of the HRA.

However research has demonstrated that the new homes built by the Council through the BMHT generally offer both a higher specification and lower rent levels than those homes built by Preferred Partners (see Appendix 2) . Both of these criteria offer clear and quantifiable benefits to tenants

- 5.4 Some sites included in Appendix 1 are schemes which are already committed within the HCA Affordable Homes Programme, and these are reflected in the early years of the programme up to 2015. The programme called the Stock Replacement Programme (SRP) assumes up to 300 new mixed tenure homes will be constructed each year, a minimum of 150 of these will be rented homes funded through the HRA Business Plan. These homes will be built to the high quality build and design standards that have made BMHT properties a model of good design practice. The programme includes a contingency for up to 70 properties to be lost each year through site constraints and planning. In total over the 10 year period it is anticipated that approximately 3,500 new mixed tenure homes will be constructed, including 1,777 affordable rented properties for the Council. In line with the approved HRA Self-Financing Business Plan 2012+. Disposal proceeds from the for sale units are excluded from the Business Plan as they are assumed to only meet construction costs and developer profit margins. Any additional receipt will be shared between the Council and the chosen developer, with the Council share utilised to offset the costs of building the rented units.
- 5.5 Professional services for the development of the ARP element of the development plan have already been procured for up to 1,000 new homes. However, these commissions will not have the contractual capacity to progress the sites within the development plan beyond those within the ARP and the first year of this development programme. It is proposed that these services are procured using the Office of Government Commerce, a proven method for procuring Employers Agent and Project Management team services for BMHT. Professional services that maybe procured under this framework include procurement, contract and OJEU advice, project monitoring, technical building inspections, demolition, project management, procurement and management of demolition contracts, design development, tender action, construction, completion and handover and others.
- 5.6 Cabinet has already agreed (18 April 2011) to award no more than 50% of the overall annual BMHT development programme to any one contractor to effectively manage the potential risks to the programme that could arise from excessive reliance on a single contractor. The procurement of a framework of contractors to deliver the BMHT programme is under way, the outcome of which will be the subject of a separate report.
- 5.7 It should be noted that this programme includes the potential to develop a further 24 rented homes for ex servicemen in partnership with the Alderson Trust in support of the Council's commitments as enshrined in the recently signed Community Covenant with the armed forces if the Trust wished to develop more homes.. Two potential sites have been identified, at Loftus Close in Weoley Castle and Woodside Avenue in Selly Oak. Both of these sites benefit from easy access to local services and proximity to the Army Medical centre and Queen Elizabeth hospital. Once an evaluation of which of these two sites is the more suitable for development for ex armed forces personnel has been completed, a further report will be submitted to the appropriate decision maker.

6. Evaluation of alternative option(s):

- 6.1 Disposal of Land to Registered Landlords – The HCA's Affordable Homes Programme has been traditionally dominated by Registered Social Landlords and in the past these organisations have relied in the Council to offer a supply of land as substantial discounts for their own development in exchange for nomination rights. However, the reduction in grant rates available from the HCA from 2011 onwards would mean that RSLs could only develop Council owned sites either by making extensive use of reserves or where land was gifted to them at nil value. RSLs will also be in a position of having to cross subsidise their development schemes by increasing relets up to affordable rent level of up to 80% of market rents and by voluntary sales of stock, or by building homes to sell in the same way as the BMHT model. On that basis there would be no advantage to the Council as it can provide rented homes itself under the BMHT model. The rents charged on completed BMHT properties are significantly below those charged by RSL Affordable rent levels. A resident in a completed BMHT property will charged an affordable rent which is 71% of a market rent compared with an RSL charging 80%. We will continue to work with RSLs and find ways to assist them. This option is therefore discounted.
- 6.2 Disposal of land on the open market – The sale of land would generate a capital receipt and the Council could choose to re-invest that into its capital programme and / or take homes in lieu of the receipt. However, the current housing market remains fragile and it is likely that developers would take only the more financially attractive sites and would be reluctant to offer the same level of affordable housing provision as is possible with the Council operating as developer, leaving the less viable sites for the Council to develop itself, or leave undeveloped. Furthermore, the BMHT sales model allows the Council to control design and space standards in a stronger manner and to negotiate a preferential share of the profit for re-investment back into affordable homes. This option is therefore discounted.
- 6.3 Land Bank – The option to bank land until the housing market and property values improve has been considered but would merely defer any decision and in the short term would fail to address the acute shortage of housing of all tenures across the city and the strategic objectives of the Council in providing affordable homes and the associated financial and non – financial benefits that house-building brings to the local economy of Birmingham and the Midlands area in general

7. Reasons for Decision(s):

- 7.1 The Development of new homes in the City is essential to meet both the Government's new homes targets and the Council's ambitions to increase both population and housing supply by 2026
- 7.2 To progress the development of new housing through the BHMT on the sites identified in appendix 1
- 7.3 To allow the facilitating works to be undertaken to prepare the identified sites for development and to allow the appointment of employers agents to progress the developments.

Signatures (or relevant Cabinet Member approval to adopt the Decisions recommended):

Chief Officer(s):

Cabinet Member:

Dated:

List of Background Documents used to compile this Report:

1. The Housing Plan 2010
2. The Draft Birmingham Core Strategy 2026
3. Sustainable Community Strategy 2026
4. Council Business Plan and Budget 2012+
5. Report to Cabinet 18/4/2011 Birmingham Municipal Housing Trust: Development Programme 2011-2015
6. Report to Cabinet 13/2/2012 – HRA Self-Financing Business Plan 2012+

List of Appendices accompanying this Report (if any):

1. List of sites within the 10 Year Development Plan
2. BMHT / RSL Rent Level comparison
3. Stage 1 Eina
- 4.
- 5.

Ten Year Forward Development Programme version 8

Name of site	Programme /Funding	Ward	Total No. units		2012/13		2013/14		2014/15		2015/16		2016/17		2017/18		2018/19		2019/20		2020/21		2021/22	
			Rent	Sale	Rent	Sale	Rent	Sale	Rent	Sale	Rent	Sale	Rent	Sale	Rent	Sale	Rent	Sale	Rent	Sale	Rent	Sale	Rent	Sale
Georges Park, Lozells	ARP Year 1	Lozells and East Handsworth	16	14	16	14																		
Meon Grove	ARP Year 1	Sheldon	31	0	31	0																		
Grange Farm Drive	ARP Year 1	Kings Norton	29	26	29	26																		
Old Moat Way, Ward End	ARP Year 1	Hodge Hill	11	7	11	7																		
Owens Croft Phase 2	ARP Year 1	Kings Norton	23	26	23	26																		
Moors / Cromwell Lane	SRP	Bartley Green	17	20	17	20																		
Holland Street	SRP	Sutton Trinity	0	22	0	22																		
Monument Road	SRP	Ladywood	25	25	25	25																		
Dawberry Fields Road	SRP	Brandwood	8	3	8	3																		
Egghill	SRP	Longbridge	122	272	23	47	23	47	23	47	23	47	23	47	7	37								
Brunswick Road	PLI	Lozells and East Handsworth	9	24	9	24																		
Moors Lane	PLI	Bartley Green	0	12	0	12																		
Pype Hayes	PLI	Tyburn	7	0	7																			
Egghill	PLI	Longbridge	16	39	16	39																		
Saltley Sites	PLI	Washwood Heath	19	19	19	19																		
Admington / Mickleton	PLI	Sheldon	14	24	14	24																		
Newtown	SRP	Aston	7	0	7	0																		
Dimmingsdale Bank	ARP Year 2	Quinton	10	11			10	11																
Birchfield Road Phase 1	ARP Year 2	Lozells and East Handsworth	18	27			18	27																
Stockmans Close	ARP Year 2	Kings Norton	18	19			18	19																
Pitts Farm	ARP Year 2	Erdington	44	45			44	45																
Newtown	SRP	Aston	25	60			25	60																
Sheldon Heath Playing Fields	SRP	Sheldon	50	50			25	25	25	25														
Lyndhurst	SRP	Erdington	150	150			20	20	20	20	20	20	25	25	33	32	32	33						
White Farm Road	SRP	Sutton Four Oaks	10	11			10	11																
Perry Common	SRP	Kingstanding	76	150			17	33	17	33	17	33	17	33	8	18								
Monksway	SRP	Kings Norton	64	65			20	20	20	20	24	25												
Garage Sites	SRP	Various	240	0			25	0	13	0	25	0	25	0	37	0	25	0	40	0	25	0	25	0
Newtown Phase 3	ARP Year 3	Aston	40	63					40	63														
Lozells Street	ARP Year 3	Lozells and East Handsworth	13	14					13	14														
Radnor Road	ARP Year 3	Lozells and East Handsworth	6	6					6	6														
Wyrley Birch	ARP Year 3	Kingstanding	46	31					46	31														
West Heath Road	SRP	Northfield	35	36					35	36														
North Newtown Phase 4	SRP	Kings Norton	43	43							25	26	18	17										
Court Lane Allotments	SRP	Erdington	62	62							13	17	22	27	27	18								
Kings Norton Post Demo	SRP	Kings Norton	239	239							26	26	43	42	26	26	50	50	44	44	33	34	17	17
Woodside Avenue	SRP	Selly Oak	12	12									12	12										
Loftus Close	SRP	Weoley Castle	12	13					12	13														
St Vincent Street	SRP	Ladywood	12	12																				
Curdale Road, Bartley Green	SRP	Bartley Green	10	9																				
Monmouth Road	SRP	Bartley Green	35	65													25	30	10	35				
Bangham Pit	SRP	Bartley Green	30	30													24	24	6	6				
Newtown Stage 2 Phase 1	SRP	Aston	34	63																				
Druids Heath Sites	SRP	Brandwood	48	102																				
Brinklow Road Depot	SRP	Bartley Green	10	10																				
Meadway	SRP	South Yardley	75	75																				
Cornwall Tower	SRP	Hockley	7	7																				
Norfolk Tower	SRP	Hockley	11	11																				
Shelfield Road	SRP	Brandwood	5	5																				
Bourn Ave	SRP	Bartley Green	5	5																				
Chain Walk	SRP	Aston	17	53																				
Wellesbourne Tower	SRP	Nechells	8	8																				
Osbourne Tower	SRP	Nechells	6	6																				
Cleeve House	SRP	Tyburn	6	6																				
Sapphire Tower	SRP	Aston	6	7																				
Newtown Stage 2 Phase 2	SRP	Aston	11	11																				
Bayley and Stonecroft Towers	SRP	Hodge Hill	15	15																				
Barry Jackson Tower	SRP	Aston	3	3																				
Holbrook Tower	SRP	Hodge Hill	12	13																				
Warstone Tower	SRP	Hodge Hill	3	3																				
Fir Tree Grove	SRP	Sutton Vesey	5	5																				
Latelow Road Depot	SRP	Stechford and Yardley North	4	5																				
Berrandale Road	SRP	Hodge Hill	30	30																				
Contingency for Planning Etc			-216	-484	-23	-47	-15	-55	-15	-55	-23	-47	-23	-47	-24	-46	-24	-46	-23	-47	-23	-47	-23	-47
			1759	1715	232	261	240	263	255	253	150	147	150	156	136	106	148	120	150	138	150	172	136	99
Key																								
SRP = Stock Replacement Programme																								
PLI = Public Land Initiative																								
ARP = Affordable Rent Programme																								
Version. 8																								
Updated. 20 Feb 2012																								

Appendix 2

Comparison between BMHT and RSL affordable Rent Levels 2011/12

	2 Bed House	3 Bed House	4 Bed House
Existing Council Stock	£67.23	£74.30	£80.38
BMHT New Build Social Rent	£74.35	£81.90	£89.45
RSL Rent (new build social rent)	£88.33	£103.14	n/a
BMHT Affordable Rent	£86.73	£97.96	£109.34
RSL Affordable Rent	£106.54	£124.11	£135.55

The RSL Affordable Rent levels are based upon the average rent levels proposed by RSLs bidding under the ARP in Birmingham.

The rent levels proposed for the new build BMHT under the Affordable Rent Programme are approximately 71% of market rents rather than the 80% recommended by the Homes and Communities Agency.

The Affordable Rent Programme model is based on a significant reduction in the level of grant subsidy from the HCA. The HCA expects this shortfall to be compensated for by higher rents (up to 80% of market rent) and rent conversions (again up to 80% of market rent)

The rent levels in new BMHT properties is set the affordable rent to around 71% of the market rent, reducing them to a level below the HCA's model in the interests of ensuring that the new homes are genuinely affordable, and that families are not trapped in benefits.

INITIAL SCREENING – STAGE 1 (See Guidance information page 5)

As a public authority we need to ensure that our strategies, policies, functions and services, current and proposed have given due regard to equality and diversity.

Please complete the following questions to determine whether a Full EINA is required.

Name of policy, strategy or function: Stock Replacement Programme	Ref:
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Responsible Officer: Andrew Hood	Role: Development Manager
Directorate: Homes and Neighbourhoods	Assessment Date: 9 January 2012

Is this a:	Policy <input type="checkbox"/>	Strategy <input type="checkbox"/>	Function <input checked="" type="checkbox"/>	Service <input type="checkbox"/>
Is this:	New or Proposed <input type="checkbox"/>	Already exists and is being reviewed <input type="checkbox"/>	Is Changing <input type="checkbox"/>	

1. What are the main aims, objectives of the policy, strategy, function or service and the intended outcomes and who is likely to benefit from it

The stock replacement programme will deliver up to 4,000 mixed tenure new homes within Birmingham over the next 10 years. At least 2,000 affordable homes will be developed through this programme which will be built to lifetime homes standard. This programme will benefit those individuals on the housing waiting list in overcrowded and inappropriate housing and will be rehoused in new energy efficient new homes built to lifetime homes standard

2. Explain how the main aims of the policy, strategy, function or service will support the current Equality Duties? (Due to be replaced April 2011)

1. Promote equality of opportunity? <input checked="" type="checkbox"/>	5. Promote positive attitudes towards disabled people? <input checked="" type="checkbox"/>
2. Eliminate discrimination? <input checked="" type="checkbox"/>	6. Encourage participation of disabled people? <input checked="" type="checkbox"/>
3. Eliminate harassment? <input checked="" type="checkbox"/>	7. Consider more favourable treatment of disabled people? <input checked="" type="checkbox"/>
4. Promote good community relations? <input checked="" type="checkbox"/>	

These proposals will support the delivery of high quality homes aimed to meet the needs of all communities and groups. These homes will be built to lifetime homes standards and highly energy efficient .

3. Does your policy, strategy, function or service affect:

Service users	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Employees	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Wider community	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Please provide an explanation for your 'Yes' or 'No' answer

The stock replacement will provide more energy efficient new housing for the wide community and specifically more affordable housing for those in housing need on the Local Authority's housing waiting list.

4. Are there any aspects of the policy, strategy, function or service, including how it is delivered, or accessed, that could contribute to inequality? (including direct or indirect discrimination to service users or employees)

Yes No

Please provide an explanation for your 'Yes' or 'No' answer

No. The provision of new affordable housing for those in Housing need will those residents in housing need and living in inappropriate housing.

5. Will the policy, strategy, function or service, have an adverse (negative) impact upon the lives of people, including employees and service users?

Yes No

Please provide an explanation for your 'Yes' or 'No' answer

No. The provision of new housing will have a positive impact on those residents rehoused in new homes.

6. Is an Equality Impact Needs Assessment required?

If your answer to question 2 has identified potential adverse impact and you have answered 'yes' to any of the following questions 3, 4, or 5, then you should carry out a Full EINA.

Does the Policy, Strategy, Function or Service require a Full Equality Impact Needs Assessment (EINA)? **Yes** **No**

If a Full EINA is required, before proceeding you should discuss the scope of the assessment with service managers in your service area as well as the Directorate EINA Contact Officer.

If a Full EINA is Not required, please sign the declaration below and forward a copy of the Initial Screening to your Directorate EINA Contact Officer

DECLARATION

A Full EINA is not required, the Initial Screening has demonstrated that the Policy, Strategy, Function or Service is robust; there is no potential for discrimination or adverse impact. All opportunities to promote equality have been taken.

Chairperson: Andrew Hood

Summary statement: There is no potential for discrimination or adverse impact arising from these proposals.

Sign-off Date: 9 January 2012.

Quality check: The screening document has been checked using the agreed audit arrangements in the Directorate:

Name: (Officer/Group carrying out the Quality Check) Directorate: Contact number:	Date undertaken:	Screening review statement:
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EINA Task Group Members

<u>Name</u>	<u>Role on Task Group</u> (e.g. service user, manager or service specialist)	<u>Contact Number</u>
•		
1. Chairperson	Andrew Hood	303 7879
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