

ROCHDALE METROPOLITAN BOROUGH COUNCIL

LOCAL DEVELOPMENT FRAMEWORK

**EQUALITIES IMPACT ASSESSMENT
OF THE
AFFORDABLE HOUSING
SUPPLEMENTARY PLANNING DOCUMENT**

DECEMBER 2007

ROCHDALE METROPOLITAN BOROUGH LOCAL DEVELOPMENT FRAMEWORK

This document is an Equalities Impact Assessment (EqIA) for the draft Affordable Housing Supplementary Planning Document (SPD) and has been prepared by the Council. The attached Pro-forma sets out how equality impacts have been assessed.

Context

The Race Relations (Amendment) Act 2000 (RRAA) requires the council to carry out race equality impact assessments on new and proposed policies. The council's race equality scheme, as adopted 21 March 2005 lays down the council's commitment to undertake race equality impact assessments.

The Equality Standard for Local Government also requires equalities impact assessments to be evidenced in order to achieve progress against the levels contained in the Standard. The council has committed itself to implementation of the Standard across 5 areas of equality: gender, religion, disability, race, age and sexuality. This means that the council will ultimately be required to undertake equalities impact assessments that address all of these equalities areas.

Appendix 1 Equality Impact Proforma

Department	Strategic Planning	Section Planning and Regulation	Person responsible for the assessment	Wayne Poole	
Name of the Policy to be assessed	Affordable Housing SPD	Date of Assessment	7 th December 2007	Is this a new or existing policy	New, but relates to UDP policy
1. Describe the aims, objectives and purpose of the policy	<p>The Affordable Housing Supplementary Planning Document (SPD) has been prepared to expand upon and clarify the Council's requirements in respect of the provision of affordable housing in new housing developments. The SPD sets what level of provision we would expect in new developments which meet the threshold, what the cost to the developers will be and under what circumstances it would be acceptable for developers to make a financial contribution to off-site provision. It also outlines the mechanisms to secure affordable housing and the types of affordable housing.</p> <p>The primary aims of the Recreational Open Space in New Housing SPD are to:</p> <ul style="list-style-type: none"> • <i>Provide certainty and consistency for the Council, developers and other stakeholders in the application of the UDP policy on affordable housing.</i> • <i>To ensure developments are appropriately contributing to the housing needs of the Borough.</i> • <i>To outline the Councils preferred methods of achieving affordable housing through new housing developments.</i> <p>The aim of the Consultation draft is to engage with stakeholders, including community groups, interest groups and house-builders, to ensure that their views are considered before the document is finalised.</p>				
2. Are there any associated objectives of the policy, please explain	<p>Objective 1: To set out clearly which developments will be required to provide affordable housing, the proportion of housing that will be made affordable and the level of discount to be applied.</p> <p>Objective 2: To clarify the circumstances where off-site provision will be appropriate and how the financial contribution will be calculated.</p> <p>Objective 3: To ensure that the mechanisms to achieving affordable housing are set out and to encourage involvement of registered social landlord where appropriate.</p>				

3. Who is intended to benefit from the policy and in what way		The residents of Rochdale Borough, in particular those people on lower incomes who currently find it difficult to access a home appropriate to their needs. Developers and housebuilders will also benefit from having the policy requirements clearly laid out and will therefore be able to take account of cost early in the process. Also should assist the development control process and therefore be of benefit to Council officers.	
4. What outcomes are wanted from this policy?		Clear and effective guidance in place for providing affordable housing. Although preference is for on-site provision will also provide off-site contributions in some cases which can be used to provide affordable housing elsewhere.	
5. What factors/forces could contribute/detract from the outcomes?		Failure to implement correctly. Unexpected 'loopholes' in the mechanisms outlined. Lack of manpower to ensure procedures are adhered to and the system monitored.	
6. Who are the main stakeholders in relation to the policy	RMBC Officers and members, developers, housebuilders, housing associations, landowners, private individuals.	7. Who implements the policy and who is responsible for the policy?	Strategic Planning. Development Control. Strategic Housing.
8. Are there concerns that the policy <u>could</u> have a differential impact on racial groups.		Y	N
What existing evidence (either presumed or otherwise) do you have for this? The policy relates to providing affordable housing on sites which meet the threshold across all parts of the Borough. All provision will take account of any local circumstances which may be relevant. e.g. if there is a particular need for a certain type or tenure of housing in that area. This should ensure that the needs of all groups is taken account of.			

9. Are there concerns that the policy <i>could</i> have a differential impact due to gender	Y	N	
What existing evidence (either presumed or otherwise) do you have for this? New affordable housing provided will be will be of benefit to all genders.			
10. Are there concerns that the policy <i>could</i> have a differential impact due to disability	Y	N	
What existing evidence (either presumed or otherwise) do you have for this? The design section of the SPD requires that you should not be able to differentiate between affordable and market housing in terms of design. This would also apply to layout and in the past Housing association properties have stronger guidelines in terms of accessibility i.e. built to Lifetime Homes Standards.			
11. Are there concerns that the policy <i>could</i> have a differential impact on people due to sexual orientation	Y	N	
What existing evidence (either presumed or otherwise) do you have for this? The SPD will ensure the provision affordable housing will benefit all residents who cannot access market housing in the Borough regardless of sexual orientation.			
12. Are there concerns that the policy <i>could</i> have a differential impact on people due to their age	Y	N	
What existing evidence (either presumed or otherwise) do you have for this? Affordable housing would be available to people of all ages who are identified as being in housing need.			
13. Are there concerns that the policy <i>could</i> have a differential impact on people due to their religious belief	Y	N	
What existing evidence (either presumed or otherwise) do you have for this? The SPD will lead to improved provision of affordable housing, and this will benefit all residents of the Borough, regardless of religious belief.			
14. Are there concerns that the policy <i>could</i> have a differential impact on people due to them having dependants/caring responsibilities	Y	N	
What existing evidence (either presumed or otherwise) do you have for this? By providing more affordable housing, the SPD is likely to benefit all residents of the Borough, including those having dependents / caring responsibilities.			
15. Are there concerns that the policy <i>could</i> have a differential impact on people due to their offending past	Y	N	
What existing evidence (either presumed or otherwise) do you have for this? The provision of affordable housing which will result from this SPD will benefit all residents of the Borough, regardless of whether or not they have offending pasts.			
16. Are there concerns that the policy <i>could</i> have a differential impact on people due to them being transgender or transsexual	Y	N	
What existing evidence (either presumed or otherwise) do you have for this? The affordable housing which will result from the SPD will be available to all residents in housing need.			
17. Are there concerns that the policy <i>could</i> have a differential impact on people due to issues surrounding poverty	Y	N	
What existing evidence (either presumed or otherwise) do you have for this? The provisions of the SPD will create more affordable housing which by definition will be provided in order to assist those people with low incomes to access appropriate housing. Whilst it is acknowledged that it is difficult to providing housing for sale to those people on low incomes the aim of the SPD is to provide a range of affordable housing tenures. This, along with the involvement of housing associations, should ensure that a wider range of people have			

5

access to housing.

18. Could the differential impact identified in 8-17 amount to there being the potential for adverse impact in this policy		YES	NO	The SPD will provide more affordable housing which will potentially be accessible for all residents of the Borough in housing need.	
19. Can this adverse impact be justified on the grounds of promoting equality of opportunity for one group? Or any other reason		YES	NO		
20. Should the policy proceed to a partial impact assessment	YES	NO	21. If Yes, is there enough evidence to proceed to a full EIA	YES	NO
22. Date on which Partial or Full impact assessment to be completed by N/A					

Signed (completing officer) Wayne Poole

Signed (Lead Officer) Paul Simpson