

Impact Assessment Level 1 for Site 44, Coulby Newham: Initial screening assessment

Subject of assessment:	Land known as Rosebay Close (off Coulby Farm Way), Coulby Newham, and three plots at Fernwood and Southwood – Selection of preferred developer			
Coverage:	Specific to the disposal of the above site			
This is a decision relating to:	<input type="checkbox"/> Strategy	<input type="checkbox"/> Policy	<input type="checkbox"/> Service	<input type="checkbox"/> Function
	<input type="checkbox"/> Process/procedure	<input type="checkbox"/> Programme	<input checked="" type="checkbox"/> Project	<input type="checkbox"/> Review
	<input type="checkbox"/> Organisational change	<input type="checkbox"/> Other (please state)		
It is a:	New approach:	<input type="checkbox"/>	Revision of an existing approach:	<input checked="" type="checkbox"/>
It is driven by:	Legislation:	<input type="checkbox"/>	Local or corporate requirements:	<input checked="" type="checkbox"/>
Description:	<p>The key aims of the policy is to select a preferred housing developer for the above site. The selection criteria that are used are designed to ensure good quality development and to maximise the capital receipt from the sale. Internally, the council will benefit from the capital receipt. Externally, the beneficiaries will be the initial and future occupiers of the houses that will be constructed.</p> <p>The outcome required from the policy is the sale of land for housing development.</p> <p>There are no statutory drivers in respect of the policy.</p>			
Live date:	The sale will be completed as soon as the preferred bidder is approved and the sales have been legally completed.			
Lifespan:	The sale of this land is a “one-off” event.			
Date of next review:	No review should be necessary. If, however, the sale does not proceed and a further marketing exercise is required, then a review will be undertaken.			

Screening questions	Response			Evidence
	No	Yes	Uncertain	
Human Rights Could the decision impact negatively on individual Human Rights as enshrined in UK legislation? *	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The transactions for which approval is sought will only lead to the sale of the land by the Council. Actual development of the site is facilitated by the planning permissions which have already been obtained, and which follows a process that complies with Human Rights legislation.
Equality Could the decision result in adverse differential impacts on groups or individuals with characteristics protected in UK equality law? Could the decision impact differently on other commonly disadvantaged groups? *	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The development of the sites for housing, which this sale will lead to, will only impact on people who live within the immediate area, and there will be no differential impact across different groups or individuals with particular characteristics.</p> <p>The developments have already received planning permission. The planning process implements the requirements of the Disability Discrimination Act, which requires disabled access to be available to new dwellings.</p>
Community cohesion Could the decision impact negatively on relationships between different groups, communities of interest or neighbourhoods within the town? *	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	It is not considered that the decision could impact negatively on relationships between different groups, communities of interest or neighbourhoods within the town
Sustainable Community Strategy objectives Could the decision impact negatively on the achievement of the vision for Middlesbrough? Does the decision impact on statutory duties associated with these key objectives? *	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The proposed developments utilise previously unused and undeveloped areas of land (in the case of Fernwood and Southwood, these areas have become available due to the removal of electricity pylons). As such, the developments accord with the following objectives:-</p> <ul style="list-style-type: none"> Enhancing the local economy, by providing more high-quality housing within the town. Securing local sustainability.
Organisational management / transformation Could the decision impact negatively on organisational management or the transformation of the Council's services as set out in its transformation programme? *	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Council has never occupied or used the sites, so its sale has a positive impact on organisational management..
Assessment completed by:	Graham Tyerman		Head of Service:	
Date:	21 July 2011		Date:	

* Consult the Impact Assessment further guidance appendix for details on the issues covered by each of these broad questions prior to completion.

