

Appendix B

IA Screening Form The sale of Land off Trimdon Avenue

Subject of assessment:	Land off Trimdon Avenue			
Coverage:	To approve a preferred bidder for the sale of Land off Trimdon Avenue			
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 checked="" type="checkbox"/>	Revision of an existing approach:	<input type="checkbox"/>
It is driven by:	Legislation:		Local or corporate requirements:	<input checked="" type="checkbox"/>
Description:	<p><u>Key Aims, objectives and activities</u> The key aim of this decision is to approve a preferred bidder for the sale of a residential site at Land off Trimdon Avenue.</p> <p><u>Statutory drivers</u> The Land off Trimdon Avenue site has been identified for redevelopment as a residential housing site within the Council's local Development Framework. A Development Brief was adopted by the Council to act as a guide to development in September 2010, the development brief identified that the site boundary would include the children's play area and this was to be reprovided to the north of the site. Adjacent to the site is the Kader Community Centre and adjoining Multi Use Games Area (MUGA). As part of the Council's Community Building Review, the Kader Community Centre was identified for closure as a result, the Community Centre buildings and MUGA have been included in the Trimdon Avenue site. A separate Impact Assessment has been carried out for Kader Community Centre. This impact assessment covers the sale of the Land off Trimdon Avenue site including the MUGA. It is not anticipated that there will be an impact to the community as there are sporting/play facilities at Acklam. Also further work is currently being undertaken looking at the reprovion/improvement of a recreational facility within the Kader area, to further mitigate against any lost provision.</p> <p>The sale of the development site will deliver a capital receipt to the Council and provide additional good quality family housing in the Kader area of town.</p>			
Live date:	Work on these areas will commence from July 2012 subject to approval			
Lifespan:	It is estimated that following a decision to select a preferred developer, the development of the site will take approximately 3 years.			
Date of next review:	N/a			
Screening questions	Response	Evidence		

	No	Yes	Uncertain	
Human Rights Could the decision impact negatively on individual Human Rights as enshrined in UK legislation? *	x	<input type="checkbox"/>	<input type="checkbox"/>	It is not envisaged that this will impact negatively on any individual or relate to a human right because the decision relates to the sale of land and not the closure of a service.
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? *	x	<input type="checkbox"/>	<input type="checkbox"/>	<p>The Council has a duty under the Equality Act 2010 to consider the impact of its proposals to ensure that there is no disproportionate adverse impact on a group or individuals because they hold a protected characteristic. Due consideration to that duty has been given within this proposal.</p> <p>It is not anticipated that there will be a disproportionate adverse impact on local residents as a result of the impact of the proposals on the MUGA site. This is because the planned approach is to signpost residents to other sites in the area and also to re-provision the site locally if this is feasible. Analysis of the current users of the site does not reveal any concerns that a group or individuals could be disproportionately affected by this proposal because they hold a protected characteristic.</p> <p>Following the sale of the site as part of any planning application the preferred bidder will be required to carry out a full community consultation exercise, in accordance with the Council's Local Development Framework - Statement of Community Involvement guidelines to involve people from across the community including those traditionally less willing to becoming involved in the consultation process. It is anticipated that standards of accessibility for the development will be met through building regulations and site is highly accessible by public transport, which should ensure that any demand from any potential future residents to access local churches or mosques etc. via public transport is met.</p>
Community cohesion Could the decision impact negatively on relationships between different groups, communities of interest or neighbourhoods within the town? *	x	<input type="checkbox"/>	<input type="checkbox"/>	Efforts will be made in accordance with the Council's Local Development Framework - Statement of Community Involvement guidelines to involve all groups equally in the consultation process in line with statutory guidance and best practice.
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? *	x	<input type="checkbox"/>	<input type="checkbox"/>	The sale of the site will meet the Sustainable Community Strategy's strategic priority to "facilitate a housing... offer that provides the quality and choice required to meet the needs of the community, and support future economic growth".

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

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? *	x	<input type="checkbox"/>	<input type="checkbox"/>	The development of the Land off Trimdon Avenue site will support the development of additional good quality housing in the Kader area and is in line with the Local Development Plan.
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Next steps:

- If the answer to all of the above screening questions is No then the process is completed.
- If the answer of any of the questions is Yes or Uncertain, then a Level 2 Full Impact Assessment must be completed.

Assessment completed by:	Michael Canavan	Head of Service:	Sharon Thomas
Date:	7 th June 2012	Date:	7 th June 2012