

Template for Impact Assessment Level 1: Initial screening assessment

<b>Subject of assessment:</b>	<b>Non-Strategic Assets Review (NASR) – Disposal of residential sites – Thorntree Library/Youth Centre Site</b>			
<b>Coverage:</b>	Neighbourhoods & Communities & Wellbeing, Care and Learning			
<b>This is a decision relating to:</b>	<input type="checkbox"/> <b>Strategy</b>	<input type="checkbox"/> <b>Policy</b>	<input type="checkbox"/> <b>Service</b>	<input type="checkbox"/> <b>Function</b>
	<input checked="" type="checkbox"/> <b>Process/procedure</b>	<input type="checkbox"/> <b>Programme</b>	<input type="checkbox"/> <b>Project</b>	<input type="checkbox"/> <b>Review</b>
	<input type="checkbox"/> <b>Organisational change</b>	<input type="checkbox"/> <b>Other (please state)</b>		
<b>It is a:</b>	<b>New approach:</b>	<input type="checkbox"/>	<b>Revision of an existing approach:</b>	<input type="checkbox"/>
<b>It is driven by:</b>	<b>Legislation:</b>	<input type="checkbox"/>	<b>Local or corporate requirements:</b>	x
<b>Description:</b>	<ul style="list-style-type: none"> <li>• <b>Key aims, objectives and activities</b> - transfer of residential site to Vela Housing Group to be redeveloped for extra care housing and bungalows for older people and those with disabilities.</li> <li>• <b>Statutory drivers</b> – the council is required, as local housing authority, to assess and develop strategies to address local housing needs in its area.</li> <li>• <b>Differences from any previous approach:</b> the approach is in line with previous related decisions on the disposal of sites within the scope of the NSAR, most recently Executive Sub-Committee for Property of 22<sup>nd</sup> August 2012.</li> <li>• <b>Key stakeholders and intended beneficiaries (internal and external as appropriate)</b> - The Council, Registered Provider (Vela), residents of Thorntree and across Middlesbrough needing affordable housing and specialist, including home ownership options, in particular older and disabled people, and the scheme will also provide opportunities for those seeking construction related employment and training.</li> <li>• <b>Intended outcomes</b> – a significant positive impact on the Thorntree ward by providing new homes targeted to the needs of the area (in particular older and disable people) as well as potential training and employment opportunities for local people. The demolition of the now closed buildings would also be an outcome.</li> </ul>			
<b>Live date:</b>	Actions described in this report will be implemented immediately with site disposal and development subject to successful application for grant funding, the outcome of which will be known in May 2013.			
<b>Lifespan:</b>	It is anticipated that RPs will be on site in May 2013 with completion approximately 24 months later. The provision will have a significantly longer lifespan.			
<b>Date of next review:</b>	May 2013			
<b>Screening questions</b>	<b>Response</b>	<b>Evidence</b>		

	No	Yes	Uncertain	
<p><b>Human Rights</b></p> <p>Could the decision impact negatively on individual Human Rights as enshrined in UK legislation? *</p>	X	<input type="checkbox"/>	<input type="checkbox"/>	<p>The provision will help to address the shortfall in affordable housing and specialist housing provision for older people and those with disabilities. A number of the apartments and bungalows will be fully wheelchair adapted and all dwellings will meet Lifetime Homes standards. There will therefore be no adverse impact on human rights.</p>
<p><b>Equality</b></p> <p>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? *</p>	X	<input type="checkbox"/>	<input type="checkbox"/>	<p>The Council has a duty to consider the impact of the proposed decision on relevant protected characteristics to ensure it has due regard to the public sector equality duty. The duty means the Council must have due regard when taking decisions to the need to:</p> <ul style="list-style-type: none"> <li>(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;</li> <li>(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;</li> <li>(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.</li> </ul> <p>This duty was considered as part of the development of this proposal. There is no evidence that the proposal could have a disproportionate adverse impact on a group or individuals holding a protected characteristic.</p> <p>The proposal will increase affordable housing provision in the area, address the needs of the town's older and disabled people and provide a number of economic benefits. It is also considered that there is sufficient alternative recreational/play provision within the area, given the close proximity of Thorntree Park, to address concerns about the loss of such amenities. Therefore the proposal would have a positive impact on the age and disability protected characteristics for potential residents and a neutral impact on children who would still have local access to play provision.</p> <p>Evidence used to inform this assessment includes needs analysis from the Housing Strategy, Older People's Housing Strategy, Joint Strategic Needs Assessment, and Strategic Housing Market Assessment needs analysis, and the Green Spaces Strategy in terms of playing provision needs. Feedback from the consultation process to date has also been considered as will feedback from that which is proposed..</p>

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

<p><b>Community cohesion</b></p> <p>Could the decision impact negatively on relationships between different groups, communities of interest or neighbourhoods within the town? *</p>	X	<input type="checkbox"/>	<input type="checkbox"/>	<p>There has been consultation with local residents and residents groups on the proposal to dispose of the site which revealed no concerns in this regard. There will, however, be further consultation on the design of the scheme to ensure it meets the needs and aspirations of all stakeholders. A range of tenure options will be available and where possible services provided from the Extra Care facility will be developed in order to ensure community accessibility and integration.</p>
<p><b>Middlesbrough 2020 – Our Vision</b></p> <p>Could the decision impact negatively on the achievement of the vision for Middlesbrough?*</p>	X	<input type="checkbox"/>	<input type="checkbox"/>	<p>The scheme will support the following themes in the vision:</p> <ul style="list-style-type: none"> <li>- a town that is clean, safe and healthy</li> <li>- a learning town, in which families and communities thrive.</li> </ul> <p>The scheme will meet the needs of older people and those with disabilities. A number of the apartments and bungalows will be fully wheelchair adapted and all dwellings will meet Lifetime Homes standards. If successful it will secure approximately £7m capital investment, new construction related training and employment opportunities and ongoing housing, social care and other service provision opportunities throughout the life of the service.</p>
<p><b>Organisational management / transformation</b></p> <p>Could the decision impact negatively on organisational management or the transformation of the Council's services as set out in its transformation programme? *</p>	X	<input type="checkbox"/>	<input type="checkbox"/>	<p>The disposal forms part of the NSAR and the subsequent clearance of the former Thorntree Library and Youth Centre along with new housing options for older and disabled people will deliver significant savings for the Council.</p>

**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.

<b>Assessment completed by:</b>	Michael Quinn	<b>Head of Service:</b>	Sharon Thomas
<b>Date: 14.11.12</b>		<b>Date:</b>	