

The **public sector Equality Duty** (Section 149 of the Equality Act) requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations between different people carrying out their activities.

The Equality Duty supports good decision making – it encourages public bodies to be more efficient and effective by understanding how different people will be affected by their activities, so that their policies and services are appropriate and accessible to all and meet different people’s needs. The Council’s Equality and Safety Impact Assessment (ESIA) includes an assessment of the community safety impact assessment to comply with section 17 of the Crime and Disorder Act and will enable the council to better understand the potential impact of the budget proposals and consider mitigating action.

<b>Name or Brief Description of Proposal</b>	The proposal seeks authority to make a compulsory purchase order (“CPO”) to assist with the site assembly required to facilitate the implementation proposal for the redevelopment of the Bargate Shopping Centre and surrounding area. The development proposal is for the demolition of existing buildings (Bargate Shopping Centre and multi-storey car park; 77- 101 Queensway; 25 East Street; 30-32 Hanover Buildings; 1-16 East Bargate; and 1-4 High Street, excluding the frontage); refurbishment of basements and mixed use development comprising 152 flats (63 x one bedroom and 89 x two bedroom) (Use Class C3); 185 units of student residential accommodation (451 bedrooms); retail use (Class A1); flexible retail, office or food and drink use (Classes A1-A3); in new buildings ranging in height from 4-storeys to 9-storeys; with associated parking and servicing, landscaping and public realm.
<b>Brief Service Profile (including number of customers)</b>	The decision to make a CPO does not relate to a service provided by the Council. It is closely associated with the grant of planning permission by the Council and the regeneration proposals by Bargate Property Limited to redevelop the Bargate Shopping Centre and surrounding area. Accordingly, officers consider it reasonable to consider the impacts, benefits and disbenefits arising from the development proposals, the delivery of which will be achieved with the CPO.

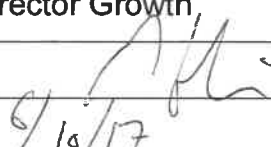
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<p><b>Summary of Impact and Issues</b></p>	<p>The future regeneration benefits of this proposal are significant. The potential direct impact of the decision to seek authority to make a CPO will be on the current businesses – their owners/occupiers and customers.</p> <p>There are up to four leasehold properties that may be subject of the CPO. Two properties are owned by limited companies: one is a national charity of considerable renown whilst the other is a local logistics company.</p> <p>Other land that may be subject of the CPO comprises electrical sub-stations and unregistered highway land and the CPO is not consider to have any adverse equality impacts as a result of the CPO of this land.</p> <p><b>For customers:</b></p> <p>The businesses potentially affected by the CPO, are a logistics company, a wedding dress shop, an Italian restaurant and a charity furniture and clothing shop. No adverse impacts for customers have been identified for any equality group.</p> <p>There may be a poverty impact relating to the closure of the charity shop, with a potential adverse impact on customers on low income. This may be mitigated by the availability of access to other charity and commercial shops who sell similar goods in reasonably close proximity and several more across the city. There are also potentially alternative premises in the city centre which the shop could be relocated to.</p> <p><b>For Business Owners/occupiers,</b></p> <p>There is a statutory framework for dealing with compensation under a CPO and this is applied to all affected parties. Each owner will be dealt with on an individual basis. The basic premise of the CPO process is that persons should be appropriately compensated.</p> <p>In some cases business owners could be expected to face an extinguishment of their business on grounds of their age. This is set out in the CPO compensation code although it would only happen if the business owner decided not to continue their business or found themselves in a position where they were unable to continue their business. Efforts are being made to identify business opportunities for those businesses displaced</p>
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	by the regeneration project.
<p><b>Potential Positive Impacts</b></p>	<p>The regeneration benefits of this proposal are considerable especially in the current economic circumstances. A number of employment generating uses are proposed, mainly in the retail sector, the scheme will also require on-site management and security in addition to the creation of jobs to support the student housing. The developer predicts that the proposal could generate up to 280 jobs. The inclusion of an Employment and Training Management Plan, as part of the Section 106 agreement, will help to include opportunities for unemployed local people during both the construction and operational phases. The creation of a high quality public realm, and the opening up of the Town Walls thereby creating a unique retail destination, would have wider benefits to the city centre. According to the Council's Local Transport Plan (LTP) Implementation Plan and Streets and Spaces Framework it is anticipated that the city generates £5 of private inward investment for every £1 spent on its public realm. The applicant's high design aspirations for the scheme, and associated public realm.</p> <p>In order to establish the benefits of the student accommodation, in terms of additional local expenditure, the Environmental Statement (ES) (provided as part of the planning application) provides figures supplied by the National Union of Students (NUS) in September 2013, which stated that across the UK students spend on average £9,204 per annum on items and services such as personal items, household goods, food, travel and leisure. Assuming that the uptake of the 451 student bedrooms is 100% (as predicted) the ES suggests that this could mean an additional £4 million (excluding rents and tuition fees) of spending in Southampton per annum for the life of the project.</p> <p>The key benefits of the Development are:</p> <ul style="list-style-type: none"> <li>• Substantial investment in Southampton City Centre;</li> <li>• The development of a largely vacant, under-utilised site to form a mixed-use development that will contribute to the economic vitality of the city centre;</li> <li>• The delivery of employment accommodation in the form</li> </ul>

	<p>of retail and restaurant space which will provide employment opportunities (forecast to provide 280 new jobs);</p> <ul style="list-style-type: none"> <li>• The delivery of 152 residential units on a brownfield site in a sustainable location helping to meet the Council's housing targets;</li> <li>• The creation of 185 purpose-built student accommodation units, helping to accommodate the growth in the student population helping alleviate the reliance of students on houses of multiple occupation which in turn makes these properties available for families, etc.;</li> <li>• The delivery of a significant amount of new public realm and the opening up of the historic Town Walls to the public so the Grade I listed building and scheduled ancient monuments can be enjoyed and their setting vastly improved this includes a Section 106 obligation to secure the provision of or contribution towards works along the line of the missing Town Walls between Bargate and the First Tower and from Polymond Tower within the site;</li> <li>• The creation of a new public link connecting the pedestrianised high street with Queensway, better incorporating both the development and the adjacent Debenhams department store as part of the prime retail area;</li> <li>• The new residential and student units will result in additional economic activity in the city centre, with the occupants of these properties expected to contribute over £5m of additional spending per annum.</li> <li>• The promotion of a night time economy in keeping with the designation of the area as an Evening Zone through the introduction of suitable food and drink uses either side of the entrance to the High Street and kiosks along the Town Wall.</li> <li>• The creation of an enhanced retail offer and new modern retail space which is in keeping with the Council's policy requirements to maintain and enhance Southampton's role as a regional shopping destination, focusing on new major retail within its area.</li> <li>• Measures to enhance arrival and movement to and from the site including the creation of a permitted route for pedestrians and cyclists between Bargate and Queensway;</li> <li>• Various new highway improvements to improve movement of pedestrians and vehicles around the site;</li> </ul>
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<b>Responsible</b>	Mark Bradbury
<b>Service Manager</b>	Head of Capital Assets
<b>Date</b>	

<b>Approved by</b>	Mike Harris
<b>Senior Manager</b>	Service Director Growth
<b>Signature</b>	
<b>Date</b>	9/15/17

### Potential Impact

<b>Impact Assessment</b>	<b>Details of Impact</b>	<b>Possible Solutions &amp; Mitigating Actions</b>
<b>Age</b>	No identified negative impacts It creates an additional safe, convenient and attractive route across the City Centre	N/A
<b>Disability</b>	No identified negative impacts. A positive benefit is that the development creates an additional safe, convenient and attractive route across the City Centre	N/A
<b>Gender Reassignment</b>	No identified negative impacts	N/A
<b>Marriage and Civil Partnership</b>	No identified negative impacts	N/A
<b>Pregnancy and Maternity</b>	No identified negative impacts. . A positive benefit is that the development creates an additional safe, convenient and attractive route across the City Centre	N/A
<b>Race</b>	No identified negative impacts	N/A
<b>Religion or Belief</b>	No identified negative impacts	N/A

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<b>Sex</b>	No identified negative impacts	N/A
<b>Sexual Orientation</b>	No identified negative impacts	N/A
<b>Community Safety</b>	No identified negative impacts. A positive benefit is that the development creates an additional safe, convenient and attractive route across the City Centre.	N/A
<b>Poverty</b>	Positive impact as the proposal creates jobs and investment in the longer term	N/A
<b>Other Significant Impacts</b>	No identified negative impacts	N/A