

All new policies, strategies, projects, and major service changes must show how they have considered the differential social, economic and environmental impacts of the initiative, and the difference this has made to its design or delivery. The process should highlight positive impacts and enable identification of potential negative impacts in advance such that mitigating measures can be proposed to address them. Officers completing this template must maintain their own service area evidence to support the Integrated Impact Assessment outcomes, which may be required at any time for audit purposes, or to satisfy legal challenge. The full detail supporting the assessment should not be included in this template, but supporting evidence documents must be referred to.

<p>Name of initiative:</p>	<p>Weston Shopping Parade Redevelopment</p>
<p>Summary of main aims and expected outcomes:</p>	<p>The Weston Lane / Wallace Road / Kingsclere Close site in Weston presents an opportunity for a major gateway development opportunity to transform the living environment of the Weston estate and to develop opportunities to improve the social and economic regeneration of the estate.</p> <p>The strategic guidance for delivering the Estate Regeneration vision is based on the following objectives:</p> <ul style="list-style-type: none"> • Taking a comprehensive approach to renewal in order to transform neighbourhoods into places where people want to live for years to come. • Maximising the number of new homes, including family homes and properties to encourage under-occupiers to downsize, as part of any redevelopment. • Promoting mixed communities made up of affordable and private homes, and homes fit for all ages. • Involving local people in developing and designing their community for the long term. • Providing shops and community facilities where needed and practicable. • Delivering high quality, environmentally sustainable new homes, and infrastructure. <p>The priority for Estate Regeneration over the next four years is to provide more much needed high quality homes for the City which in turn is expected to deliver:</p> <ul style="list-style-type: none"> • Social Well Being • Economic Well Being • Environmental Well Being

Assessment completed by:	Danielle Friedman-Brown; Manager, Estate Regeneration Projects
Date:	11 th February 2013
Approval of Level 1 manager	
Name:	
Signature:	
Date:	

SOCIAL

	What is the projected positive impact	What is the projected negative impact	Are there any cumulative effects	Evidence for this impact or for no impact	Actions to maintain positive impacts and mitigate negative impacts	Lead officer/service area
Gender	New affordable homes will be allocated as per Lettings Policy. Decants will be managed in accordance with the Council's Decant Policy.	None identified	None identified	Council's adopted policies and plans are publicly available to view and have been adopted previously without adverse impacts on this group.	Ensure consistent implementation of the Council's adopted policies and plans.	Estate Regeneration
Transgender	New affordable homes will be allocated as per Lettings Policy. Decants will be managed in accordance with the Council's Decant Policy.	None identified	None identified	Council's adopted policies and plans are publicly available to view and have been adopted previously without adverse impacts on this group.	Ensure consistent implementation of the Council's adopted policies and plans.	Estate Regeneration
Race & Ethnicity	New affordable homes will be allocated as per Lettings Policy. Decants will be managed in accordance with the Council's	None identified.	None identified	Council's adopted policies and plans are publicly available to view and have been adopted previously without adverse impacts	Ensure consistent implementation of the Council's adopted policies and plans.	Estate Regeneration

SOCIAL

	Decant Policy.			on this group. It has been cited by 2 residents that racial abuse has been an issue for them at the site and so they have expressed preferences to move to other parts of the city.		
Religion or Belief	New affordable homes will be allocated as per Lettings Policy. Decants will be managed in accordance with the Council's Decant Policy.	None identified.	None identified	Council's adopted policies and plans are publicly available to view and have been adopted previously without adverse impacts on this group.	Ensure consistent implementation of the Council's adopted policies and plans.	Estate Regeneration
Age	New affordable homes will be allocated as per Lettings Policy. Decants will be managed in accordance with the Council's Decant Policy.	None identified. No Older Person's accommodation is proposed to be removed nor to be included in the redeveloped site.	None identified	Council's adopted policies and plans are publicly available to view and have been adopted previously without adverse impacts on this group.	Ensure consistent implementation of the Council's adopted policies and plans.	Estate Regeneration
Disability	New affordable	None identified	None identified	Building for Life	Ensure consistent	Estate

SOCIAL

	<p>homes will be allocated as per Lettings Policy – seeking a percentage of wheelchair accessible dwellings over and above requirements of Part M of the Building Regulations, also in accordance with CAGE’s Lifetime Homes and Building For Life standards and the Code for Sustainable Homes which include accessibility standards and ability for conversion of the property.</p>			<p>Criteria, Lifetimes Homes Criteria and Code for Sustainable Homes criteria to be followed and set out in the development brief for developers to adhere to.</p>	<p>implementation of the Council’s adopted policies and plans. Ensure through design of the scheme that we can maximise mobility and accessibility in any new housing on the site and comply with the Lifetime Homes criteria. Wheelchair live-able homes have been specified in the project brief – to be ready to move into with no need for adaptations for those in wheel chairs. Two are proposed by the developers. Lifts also proposed in the apartment blocks.</p>	<p>Regeneration</p>
<p>Sexuality</p>	<p>New affordable homes will be</p>	<p>None identified</p>	<p>None identified</p>	<p>Council’s adopted policies and plans</p>	<p>Ensure consistent implementation of</p>	<p>Estate Regeneration</p>

SOCIAL

	allocated as per Lettings Policy. Decants will be managed in accordance with the Council's Decant Policy.			are publicly available to view and have been adopted previously without adverse impacts on this group.	the Council's adopted policies and plans	
Cohesion	This is a regeneration scheme and design will be a key part to ensure the community can mix and initiatives will be put in place upon completion to build a sustainable community.	None identified	None identified	Issues at stages such as decant and developer's selection criteria and the site brief have been highlighted for more attention and work to support resident's needs and wishes.	Estate Regeneration working with Allocations & Housing Needs, and Economic Development & Regeneration to maximise the social and economic benefits of the project	Estate Regeneration
Safety	Good design will be sought to 'design out crime' through Secured By Design	None identified	None identified	Secured by Design criteria to be followed and set out in the development brief for developers to adhere to.	Ensure through design of the scheme that we can maximise security and minimise potential for anti-social behaviour in any new housing on the site and comply with the Secured By Design criteria.	Estate Regeneration

SOCIAL

Health and Well Being	Link between quality homes and state of health – providing new homes with improved SAP ratings and energy efficiency and accessibility so as not to contribute to health problems and to allow for living in them over a lifetime.	None identified	None identified	Building for Life Criteria, Lifetimes Homes Criteria and Code for Sustainable Homes criteria to be followed and set out in the development brief for developers to adhere to.	Ensure through design of the scheme that we can maximise mobility and accessibility in any new housing on the site and comply with the Lifetime Homes criteria. Wheelchair live-able homes have been specified in the project brief.	Estate Regeneration
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ECONOMIC

	What is the projected positive impact	What is the projected negative impact	Are there any cumulative effects	Evidence for this impact or for no impact	Actions to maintain positive impacts and mitigate negative impacts	Lead officer/service area
Green Purchasing	Until construction method and type is known, this point cannot be confirmed but will be sought in the development, e.g. BREEAM and Code for Sustainable Homes.	None identified	None identified	Code for Sustainable Homes and BREEAM criteria to be followed and set out in the development brief for developers to adhere to.	Ensure that the Code for Sustainable Homes and BREEAM criteria to be followed and set out in the development brief for developers to adhere to.	Estate Regeneration
Poverty & Deprivation	Areas of deprivation are being regenerated. Local services to be sensitively managed during potential relocation e.g. Housing Office services, PayPoint & Library	None identified	Affordable Rent, a rent charged at 80% of market rent and higher than present rents charged in the local area for social housing properties. This is a potential cumulative impact which is part of Central Government's reforms for social	Issues at stages such as decant and developer's selection criteria and the site brief have been highlighted for more attention and work to support resident's needs and wishes.	Estate Regeneration working with Allocations & Housing Needs, and Economic Development & Regeneration to maximise the social and economic benefits of the project	Estate Regeneration

ECONOMIC

			housing. Information has been published on SCC's website specific to the project as regards the impact this would have for tenants seeking to return to the site as it was always envisaged that a Housing Association would own and manage the affordable properties at the site.			
Contribution to local economy	One local shopping parade being regenerated as it is limited viability and does not quite offer the services required for the community. New modern shops are being requested to create a vibrant local centre.	Potential for loss of jobs if some businesses are extinguished as a result of the development.	Loss of services in the local area where there are high levels of inaccessibility.	Previous project's reduction and loss of shops and businesses, some of which were not sustainable in the longer term.	Minimising the disruption to local services and the loss of employment is being considered carefully in addressing how the existing retail provision can be relocated or re-provided in the new parade. Relocation for	Estate Regeneration

ECONOMIC

	<p>As above, provision of local services for the community to be managed sensitively.</p>				<p>some of the businesses at the parade is possible. Ways of ensuring continuous provision of shops to the Weston area are being researched. There will be ongoing community input to the project.</p>	
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ENVIRONMENTAL

	What is the projected positive impact	What is the projected negative impact	Are there any cumulative effects	Evidence for this impact or for no impact	Actions to maintain positive impacts and mitigate negative impacts	Lead officer/service area
Pollution & Air Quality	Until construction method and type is known, this point cannot be confirmed.	None identified	None identified	Code for Sustainable Homes Level 4 and BREEAM Excellent criteria to be followed and set out in the development brief for developers to adhere to.	Ensure that the Code for Sustainable Homes and BREEAM criteria to be followed and set out in the development brief for developers to adhere to. Code Level 4 and BREEAM Excellent proposed.	Estate Regeneration
Natural Environment	Developers are being requested to follow CABE's Building for Life principles and the Code for Sustainable Homes and BREEAM criteria. In addition, the site will undergo ecological and tree surveys to mitigate any loss of green	None identified	None identified	Code for Sustainable Homes Level 4 and BREEAM Excellent criteria to be followed and set out in the development brief for developers to adhere to.	Ensure that the Code for Sustainable Homes and BREEAM criteria to be followed and set out in the development brief for developers to adhere to. Code Level 4 and BREEAM	Estate Regeneration

ENVIRONMENTAL

	space and trees.				Excellent proposed.	
Energy & Water Efficiency	Code for Sustainable Homes Level 4 homes are being sought and BREEAM Very Good standard which require minimising water use and waste.	None identified	None identified	Code for Sustainable Homes Level 4 and BREEAM Excellent criteria to be followed and set out in the development brief for developers to adhere to.	Ensure that the Code for Sustainable Homes and BREEAM criteria to be followed and set out in the development brief for developers to adhere to. Code Level 4 and BREEAM Excellent proposed.	Estate Regeneration
Waste Reduction	Developers will be requested to follow CABE's Building for Life principles, BREEAM Very Good and Code for Sustainable Homes Level 4 homes are being sought and waste reduction is one of the criteria in these assessments. A site waste management plan will also be required as part of the planning	None identified	None identified	Code for Sustainable Homes Level 4 and BREEAM Excellent criteria to be followed and set out in the development brief for developers to adhere to.	Ensure that the Code for Sustainable Homes and BREEAM criteria to be followed and set out in the development brief for developers to adhere to. Code Level 4 and BREEAM Excellent proposed.	Estate Regeneration

ENVIRONMENTAL

	considerations for the site.					
Climate Change	The development will need to meet carbon dioxide reduction targets within the Code for Sustainable Homes for Level 4 and BREEAM Very Good standard.	None identified	None identified	Code for Sustainable Homes Level 4 and BREEAM Excellent criteria to be followed and set out in the development brief for developers to adhere to. In addition the a 12.5% Carbon Dioxide reduction on top of Part L Building Regulations requirements is expected.	Ensure that the Code for Sustainable Homes and BREEAM criteria to be followed and set out in the development brief for developers to adhere to. Code Level 4 and BREEAM Excellent proposed.	Estate Regeneration

Please email a copy of the completed Integrated Impact Assessment to integrated.impact.assessment@southampton.gov.uk. You must also save a copy of the IIA as part of your decision documentation.