

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.

Name or Brief Description of Proposal	Draft Acquisition and Compulsory Purchase Order Policy
Brief Service Profile (including number of customers)	
<p>Under section 226 of the Town and Country Planning Act 1990 Southampton City Council has the right to acquire land for planning and public purposes in cases where that the development, re-development or improvement is likely to contribute to the achievement of</p> <ul style="list-style-type: none"> • The promotion or improvement of the economic well-being of their area; • The promotion or improvement of the social well-being of their area; • The promotion or improvement of the environmental well-being of their area. <p>The Council manages 1918 leaseholds, and may need to acquire vacant possession of these properties from the leaseholder as part of an estate regeneration programme. In other cases, the Council may be required to acquire interests in a property to support development in the city.</p> <p>The draft policy sets out the process that will be followed when the Council acquires property from a freeholder or leaseholder, through voluntary agreements or Compulsory Purchase.</p>	
Summary of Impact and Issues	
<p>The draft ‘Acquisition and Compulsory Purchase Order Policy’ has been developed (alongside the Draft ‘Decommissioning of Housing Stock Policy’) to update, replace and extend the ‘Decants and Permanent Rehousing Due to the Decommissioning of Council Housing Stock Policy (February 2013 version)’.</p>	
<p>The policy updates provisions of the previous policy for situations when the</p>	

Council is acquiring vacant possession of a leasehold property, and extends the provisions of the previous policy to cover cases where the Council is acquiring a freehold.

Southampton City Council will seek to reach a voluntary agreement for the acquisition of the property with leaseholders or freeholders. If a voluntary agreement cannot be reached, Southampton City Council will take appropriate legal action to obtain possession of the property in line with legislation.

Potential Positive Impacts

The new policy will support the continued development of the city of Southampton, and provides freeholders and leaseholders of with a clear policy about the process in cases where the Council needs to acquire their property.

Responsible Service Manager	Mark Bradbury Head of Capital Assets
Date	May 2017
Approved by Senior Manager	Mike Harris Service Director – Growth
Date	May 2017

Potential Impact

Impact Assessment	Details of Impact	Possible Solutions
Age	Older residents may need additional support to vacate and move to a new property.	Additional support will be provided to older residents where appropriate and reasonable.
Disability	Residents with disabilities may need additional support to understand the acquisition, and move to a new property.	Additional support will be provided to residents with disabilities where appropriate and reasonable. Occupants with an Education Health and Care Plan or Adult Care and Support plan will have a review of their needs and action will be taken to ensure so far as possible that there is continuity of care and their needs for Education, Health Care and support will be provided.

Impact Assessment	Details of Impact	Possible Solutions
Gender Reassignment	No identified negative impacts.	N/A
Marriage and Civil Partnership	No identified negative impacts.	N/A
Pregnancy and Maternity	No identified negative impacts.	N/A
Race	No identified negative impacts.	N/A
Religion or Belief	Buildings being acquired may include religious/faith buildings.	The Council will work with the relevant faith community to reach a voluntary agreement where reasonable.
Gender	No identified negative impacts.	N/A
Sexual Orientation	No identified negative impacts.	N/A
Community Safety	During the acquisition process, community safety risks could increase as a site becomes vacant.	Appropriate security measures will be provided to keep tenants, residents, and the property itself as safe and secure as is reasonably possible. (Section 4.4)
Poverty	No identified negative impacts.	N/A
Other Significant Impacts	No additional impacts identified.	N/A