

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 proposals and consider mitigating action.

Name or Brief Description of Proposal	Townhill Park Regeneration: Rowlands Walk Compulsory Purchase Order Cabinet Key Decision
Brief Service Profile (including number of customers)	
<p>The Council is the freeholder of three blocks at Townhill Park which form Plot 9 of a regeneration area with outline planning consent. The blocks are made of up 1 – 131 (odds) Rowlands Walk. At the time of writing, all but 2 of the maisonettes within these blocks are empty, having been decommissioned pending demolition and regeneration. There are currently leasehold interests in the two remaining maisonettes. The Council has unsuccessfully been trying to reach a negotiated settlement to acquire these two leaseholds but is now seeking a Compulsory Purchase Order to acquire them so that the demolition and regeneration of Plot 9 can proceed.</p>	
Summary of Impact and Issues	
<p>The Council wishes to acquire outstanding leasehold interests in Plot 9 of the Townhill Park Regeneration area by use of Compulsory Purchase powers. This directly affects up to 2 leaseholders of maisonettes at Rowlands Walk, and up to 1 tenant of a leasehold property.</p> <p>At the time of writing one of the leaseholders has accepted an offer from the Council and has told us they have found alternative accommodation for their tenant, who will be moving out of Rowlands Court in September 2022.</p> <p>The remaining leaseholder has been accepted onto the Housing Waiting List and has received a number of offers of alternative accommodation, but to date has not accepted any. The leaseholder has also received offers from the Council to purchase her maisonette and not accepted them.</p> <p>The Council cannot proceed with the demolition and regeneration of Plot 9 of Townhill Park</p>	

until it has secured vacant possession of all three blocks at Rowlands Walk.

There is now only one occupied flat amongst these three blocks, making that remaining resident potentially vulnerable and living in a deteriorating environment.

Potential Positive Impacts

The Rowlands Walk blocks are in quite poor condition and do not meet modern energy efficiency standards. The blocks also have defective balconies.

The new homes proposed to be built on Plot 9 will be constructed to meet or exceed the current Building Regulation standards. They will provide superior standard accommodation and will be for affordable housing tenures.

They will benefit the Council by replacing out-dated and poor-performing stock with modern housing stock with longevity. They will benefit the people of Southampton by offering brand new energy-efficient homes for affordable tenures, meeting the housing needs of people on lower incomes into the future.

Responsible Service Manager	Sue Jones
Date	19.10.22
Approved by Senior Manager	Tina Dyer-Slade
Date	22/10/22

Potential Impact

Impact Assessment	Details of Impact	Possible Solutions & Mitigating Actions
Age	N/A	
Disability	Accessibility of buildings	Any future development will be built to comply with current building regulation standards for accessibility.
Gender Reassignment	N/A	
Marriage and Civil Partnership	N/A	
Pregnancy and Maternity	N/A	
Race	N/A	
Religion or Belief	N/A	
Sex	N/A	
Sexual Orientation	N/A	

Impact Assessment	Details of Impact	Possible Solutions & Mitigating Actions
Community Safety	Providing a safe environment for residents and visitors.	<p>Being the last occupant amongst three blocks of flats, the sooner this person can be moved out to a more suitable and pleasant environment, the better.</p> <p>Safety will be addressed as part of the design of any new development.</p>
Poverty	Improving the prosperity of the area	<p>The Council will continue to work with the affected leaseholders to meet their individual needs. The Compulsory Purchase legislation sets out what payments and compensation the affected leaseholders are entitled to.</p> <p>New development will not only provide new homes for those on the housing register but will also create employment opportunities during construction phase.</p>
Health & Wellbeing	N/A	<p>The Council will continue to work with the affected leaseholders to meet their individual needs.</p> <p>Being the last occupant amongst three blocks of flats, the sooner this person can be moved out to a more suitable and pleasant environment, the better.</p> <p>New good quality energy efficient housing has the opportunity to improve residents' health and wellbeing.</p>
Other Significant	Potential negative impacts from	Use of planning controls to

Impact Assessment	Details of Impact	Possible Solutions & Mitigating Actions
Impacts	<p>construction works as such noise and inconvenience.</p> <p>Inconvenience and upset to leaseholders losing their homes and having to move to alternative accommodation.</p>	<p>impose conditions on construction work to help mitigate negative impacts.</p> <p>The Council will continue to work with the affected leaseholders to meet their individual needs. The Compulsory Purchase legislation sets out what payments and compensation the affected leaseholders are entitled to.</p>

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