

Equality and Safety Impact Assessment

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	Future Delivery of Townhill Park Plots 2, 9 and 10
Brief Service Profile (including number of customers)	
<p>Following a procurement exercise the council contracted with Drew Smith (DS) to produce the planning application and consent for the development of housing on Townhill Park Plot 2 and Plots 9 & 10. The second part of the Design and Build contracts were separate build contracts. However, their successor Countryside Partnerships has recently, formally notified the council that they no longer wish to fulfil their contractual obligations under the Pre-Construction Services Agreement.</p> <p>The council has therefore reviewed the options available and now recommend that Plots 2 and 9 should transfer into the Affordable Homes Framework (AHF), which has now been awarded. (Plot 10 will be subject to additional due diligence work to determine its delivery method and will be subject of a separate decision).</p> <p>The need for affordable housing in the city is great and current estimates suggest that overall housing need throughout the city by 2040 will require the addition of 26,391 homes of all tenure types (including private sale), with a current homes achievable figure of 15,479 (based on current land availability). This will lead to a shortfall of 10,912 homes on the existing supply provision.</p> <p>Southampton City Council has set a target to increase the supply of affordable housing by 8,000 homes by 2040.</p> <p>As at October 2022 there were a total of 7508 households on the housing</p>	

register.

Currently there is limited mechanism to deliver new affordable housing, other than through S.106 requirements for new build private developments. However, in the last 10 years there have only been 663 affordable homes delivered through s.106 requirements. In the year 2021/22 there have been 153 additional affordable homes developed in the city, comprising 148 rented homes, and 5 shared-ownership.

This report seeks approval to bring the DS contract to an end, and to transfer Plots 2 and 9 to the AHF to be delivered as part of the 1st tranche of approved sites. These sites will enable our Delivery Partners to contribute towards Affordable Housing target using Council land.

Summary of Impact and Issues

With the council's contractor withdrawing from the contract to deliver affordable homes on Plots 2 and 9 and the council's commitment to the regeneration of Townhill Park, it is important for these sites to be developed for housing at pace and therefore the council's Affordable Housing Framework is proposed to still ensure that the proposals for these sites still provide much needed affordable homes in the city.

It is believed that our appointed AHF Delivery Partners, have the capacity, funding, and track record, that will result in the development of new homes at a greater rate than the council would be currently able to deliver should it procure the works on Plots 2 and 9.

Using the AHF enables the council to secure nomination rights to these homes so that those waiting on the Housing Register will be able to apply for tenancies.

Those that become tenants in these new properties will not have the Right to Buy in the same way that Council tenants will have.

Transferring these sites into the AHF also enables the HRA funding allocated to the schemes to be used to improve existing council homes.

Potential Positive Impacts

Using the framework to deliver homes on Plots 2 and 9 will increase the number of Affordable homes in the city including Social, Shared Ownership and Affordable.

As well as homes available for rent there may also be some Shared Ownership for those who wish to take their first step on the housing ladder and own a share of their own home.

As these properties will be developed and managed by Affordable Housing

<p>Providers the council will not have responsibility for development, management, maintenance, or repair.</p> <p>As mentioned, transferring these site into the AHF enables the Council to use the funding allocated to these schemes for the improvement of existing council homes.</p>	
Responsible Service Manager	Sue Jones
Date	18/01/2024
Approved by Senior Manager	Tina Dyer-Slade
Date	18/01/2024

Potential Impact

Impact Assessment	Details of Impact	Possible Solutions & Mitigating Actions
Age	N/A	
Disability	There are residents on the Councils housing register that will need good quality accessible homes.	All future developments will be built to comply with current building regulation standards for accessibility. There is also an enhanced requirement for accessible homes to reflect the needs on the housing register.
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	
Community Safety	Vacant sites have the potential to attract anti-social behaviour such as fly tipping that would benefit from redevelopment and have the opportunity to provide more homes.	Development of these sites will reduce the opportunity for potential anti-social behaviour issues. The design of new sites including landscaping and quality homes will improve

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		<p>the appearance of the local environment.</p> <p>The properties will also need to adhere to design principles which will focus on the safety and security of the homes and also the local environment.</p>
Poverty	Residents may be concerned that rent levels proposed on land to be transferred may have homes with rent levels that may not be affordable to those on low incomes.	<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> <p>There will be a mix of different tenures on the sites including social, Affordable and Shared Ownership Properties.</p> <p>The council will be requiring homes which are energy efficient to minimise the costs to residents moving into these new homes.</p>
Health & Wellbeing	The health and wellbeing of residents is important to the council, and without sufficient homes for those in the city residents will continue to live in homes which may be too small and not reflect their needs.	New good quality energy efficient housing can improve residents' health and wellbeing. The new homes will be built to the latest standards including the National Design Space Standards.
Other Significant Impacts	Potential negative impacts from construction works as such noise and inconvenience.	<p>Use of planning controls to impose conditions on construction work to help mitigate negative impacts.</p> <p>Affordable Housing Providers will be required to have effective communication with local residents and tenants within their properties.</p> <p>There will be opportunities</p>

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	As these properties will not be owned and managed by the Housing Revenue Account tenants will not have a Right to Buy.	for Shared Ownership throughout the sites that will be transferred.