

1. The Proposal

Directorate:	Place
Service area:	Development
Lead Officer:	Jenny Ford Head of Development & Placemaking
Links to a budget reduction proposal:	Yes – MTFP revenue saving
Date of assessment:	01.12.22

Description of the proposal:

Potential re-development of Castlewood site to deliver residential-led development.

Summary of changes:

This EIA relates to the recommended closure, demolition and re-development of the Castlewood site, which is expected to deliver housing (including affordable housing) and a small quantum of commercial space.

A separate EIA has already been provided for reports and decisions of the council to transition out of the Castlewood site.

2. Customer equality impact summary

Will the proposal have a disproportionate impact on any of these groups?

H = High, M = Medium, L = Low, N = None

+ = Positive, = = Neutral, - = Negative

Impact Level	Impact type						
	H	M	L	N	+	=	-
Disabled people			X		X		X
People from different ethnic groups				X			
Men or women (including those who are pregnant or on maternity leave)				X			
Lesbian, gay or bisexual people				X			
People on a low income		X			X		X
People in particular age groups			X				
People in particular faith groups				X			
People who are married or in a civil partnership				X			
Transgender people				X			
Other specific impacts, for example: carers, parents, impact on health and wellbeing, Armed Forces Community etc.				X			

3. Explanation of customer impact

1) The provision of approx. 100 – 130 homes, modelled with 40% affordable housing (equivalent to 40 – 52 units) would have a positive impact on those struggling to access the housing market, esp. those on low incomes.

Planning policy requires that this would also include a proportion of adaptable and accessible homes, which would be of positive benefit to disabled people.

The proposed inclusion of some commercial space could assist access to jobs and services for all groups but would have particular

2) Some limited negative impacts may arise from ending the tenancies of partners to secure vacant possession of the site, as this may change the way in which the services of those partners are provided (for example, police, Registrar's Office, DWP).

If not mitigated, these impacts would be likely to be greatest on those with less access to private travel, including those on a low income, potentially older and younger people, and disabled people.

The council will seek to mitigate these impacts through discussion with tenants/partners to ensure continued provision of appropriate access to services and facilities.

4. Staff equality impact summary

Are there any staffing implications for this proposal? No

Explanation of staff impact

N/a

5. Consolidation savings

Does this budget saving include many service areas/savings/projects?

The financial impacts of this decision are detailed in the report to Council dated 10th January 2023. They are not expected to have any specific differential impacts on equality groups.

6. Review and Sign Off

Service Manager Review

Insert any service manager comments here:

N/a

Is a further detailed equality impact assessment needed? Yes

If 'yes', when will the further assessment be completed?

Recommended that a further assessment be completed prior to the decision to award contract for the development of the site.

Service Manager: Alex Hearn

Date: 07.12.23