



**Executive
16 September 2013**

**Report from the Strategic Director of
Regeneration and Growth**

Wards affected:
Stonebridge

**Stonebridge redevelopment proposals including Primary
School Expansion and the Stonebridge Day Centre**

1.0 Summary

1.1 The subject land is as detailed in Appendix 1 and 2, comprising the former Stonebridge Day Centre currently Stonebridge Primary School Annexe, Stonebridge Primary School including the Welsh School and adjoining lands including the Adventure Playground and Stonebridge Open Space.

1.2 The report sets out redevelopment proposals, as per the Urban Initiatives options and capacity study (Appendix 3) and South Studio RIBA stage A & B options and capacity study (Appendix 4) which indicate that the following could be achieved:

- That the existing Stonebridge Day Centre be redeveloped to provide new housing;
- That the listed Stonebridge Primary School be permanently expanded from two Forms of Entry (2FE) to three Forms of Entry (3FE) accommodating 'bulge classes' currently located at Stonebridge Day Centre – subject to School Governing Body consent;
- That the existing Adventure Playground be re-planned and improved;
- That the Stonebridge Open Space be re-planned and improved; and
- That residential development is brought forward in order to better utilise the lands.

2.0 Recommendations

That the Executive approve:

- 2.1 The principles of redevelopment as described in 1.2 above.
- 2.2 To undertake public consultation and negotiation on the development proposals with local stakeholders in particular, the managers of the Adventure Playground, the Welsh School and the Secretary of State in relation to land adjacent to Stonebridge Primary School.
- 2.3 The disposal of the surplus former Stonebridge Day Centre (Appendix 1) and of any new housing land (Appendix 2).
- 2.4 To provide delegated authority to the Operational Director Property and Projects, to agree the detailed terms of the disposal transaction(s) in conjunction with the Director of Finance and Corporate Services.
- 2.5 That Executive note that, subject to confirmed scheme costs, there could be a requirement for additional funding. If this is required there will be a separate report to Executive. This could be met from the potentially increased receipt from the Day Centre over and above that included in the capital disposals programme.
- 2.6 The Stonebridge Open Space will be taken as a contribution toward the funding of overall redevelopment scheme proposals

3.0 Detail

Background

- 3.1 The former Stonebridge Day Centre comprises a 1960's building of 1,500 m2 on a site of 0.59 Ha in the middle of which is a residential building that was sold many years ago on a long leasehold basis. The Day Centre was closed as part of the review of day centre provision in 2012 (Appendix 1).
- 3.2 The Day Centre is currently being partially used to accommodate primary school/bulge classes until 2015/16. These bulge classes are being managed by Stonebridge Primary School.
- 3.3 Stonebridge Primary School is located very close to the Day Centre, comprising a handsome Grade II listed Victorian Building of 3,000m2 which currently operates as a 2FE primary school, which given its age does not offer the flexibility that modern schools provide (Appendix 2).
- 3.4 The school is owned by Brent Council, along with the difficult to manage adjoining open space, a relatively well used and popular adventure playground and waste land. Opposite the school is the Our Lady of Lourdes Roman Catholic Primary School owned by the Diocese of Westminster.
- 3.5 The sites are located close to Stonebridge tube station, with good bus routes. It is noteworthy that these Stonebridge lands are located around 0.5 miles away from Bridge Park Sports Centre.

- 3.6 A cross departmental Officer group involving Property, Planning, Education, Health and Social Care, Environment and Neighbourhood Services, have worked in partnership reviewing land and existing arrangements in order to better utilise lands for the benefit of Brent.

Options – Stonebridge Day Centre

- 3.7 Officers appointed Urban Initiatives to undertake an options and capacity study at the Day Centre site (Appendix 3). The key outcome was confirmation of the ability to develop the site with or without the existing leasehold interest.
- 3.8 Officers have attempted to open negotiations with the leaseholder to acquire its interest so that a combined site could be offered for disposal which have proven to be unsuccessful. Officers could not recommend Acquisition via Compulsory Purchase as there is negligible marriage value to be realised and the Day Centre can be offered for disposal once the existing bulge class has moved out.

Options - Stonebridge School & adjoining lands

- 3.9 Following a competitive tendering process South Studio architects were appointed to consider the options to redevelop the Stonebridge Primary School and Adjacent lands area comprehensively, to include the Primary School expansion.
- 3.10 South Studio identified 10 options for the redevelopment of the Day Centre, Primary School and adjoining lands including the following which were rejected by the Project Team:-
- Provision of a Primary School on the Day Centre site which was rejected due to the lack of open space.
 - Expansion on the Primary School site and adjoining lands to provide an education campus including a 6 Form of Entry (6FE) secondary school to the south east of the existing Primary School. This would have been dependant on shared use of facilities between primary and secondary schools (e.g. MUGA, Sports Hall and Library) and access to Stonebridge Recreation Ground along Hillside and re-provision of the Adventure playground on the open space fronting Hillside. This was rejected on qualitative grounds.
 - Demolition of the existing Primary School and redevelopment was rejected due to the listed status of the existing premises.
 - Various options for additional housing on the Primary School site and adjoining lands which were rejected due to the loss of open space on the School site itself and Stonebridge Open Space.
- 3.11 Officers preferred option is the expansion of the Primary School through re-configuration and sensitive extension, re-provision of the Adventure Playground exploring opportunities for dual use with the School, re-plan and improvements to open space and the release of part of the School site fronting Milton Avenue

for residential development, Appendix 4 Option A. With part of the open space fronting Hillside being released for residential development, in addition, Appendix 4 Option B.

4.0 Proposal

4.1 In order to further develop site design, following a competitive tender process Officer's will be:

- Appointing the Planning & Development Design Team to develop the Urban Initiatives Options and Capacity Study and to obtain outline planning consent for the redevelopment of the Day Centre site for housing.
- Appointing South Studio architects to obtain detailed planning consent to expand the Primary School from two Forms of Entry (2FE) to three Forms of Entry (3FE) and outline planning consent to redevelop part of the School site fronting Milton Avenue for housing – subject to School Governing Board and Secretary of State Consent. South Studio will prepare illustrative proposals for consultation with the School in September. South Studio will review the relationship between the School and Adventure Playground. And obtain outline planning consent for the overall development – and as deemed appropriate specific to the school obtained detailed planning consent.

4.2 It is proposed to undertake public consultation on the proposed expansion of Stonebridge Primary School and development proposals with the School initially and then local stakeholders.

4.3 It is proposed that Stonebridge Primary School be permanently expanded from two Forms of Entry (2FE) to three Forms of Entry (3FE).

4.4 It is proposed that the former Stonebridge Day Centre, verged red on Appendix 1, part of the Primary School site fronting Milton Avenue, and part of the Open Space fronting Hillside, Appendix 2 would form disposals for development purposes.

4.5 It is proposed that Officers work with a residential social housing partner or adult social services to see if an internal use can be identified, either for the purposes of affordable housing or a care related use. Depending upon the powers under which the land(s) is(are) held, that the District Valuer be appointed to agree a transfer value.

4.6 It is proposed that should an internal use, i.e affordable housing or care related provision be deemed unsuitable, that site(s) would be brought to the open market through an informal tender process through the appointment of marketing agents.

4.7 It is likely a conditional exchange of contracts will be required subject to the developer:

- Submitting and obtaining detailed planning consent(s) for residential development.

- The developer agrees to undertake all necessary site works at their own expense.
- 4.8 The former Day Centre site could accommodate between 35 and 49 residential units (15 town houses, 2 mews houses and 18 flats) or (15 town houses 2 mews houses and 32 flats) and could reasonably expect to have a value in the order of £3.0m.
- 4.9 If planning consent could be obtained for a relatively low density development of 29 three storey town houses on part of the Primary School site fronting Milton Avenue the site could have a market value in the order of £2.9m. This would be subject to Secretary of State approval to disposal of school land including any land swap.
- 4.10 If planning consent could be obtained for a three – six storey development of 60 flats on part of the Open Space site fronting Hillside the site could have a market value in the order of £3.6m.
- 4.11 Following initial consultation, detailed consultation plans will be developed aiming to negate any local concerns regarding these proposals and issues around development will be dealt with through the statutory planning consultation process.

Benefits of the proposal

- 4.12 What happens with the Stonebridge Day Centre after the bulge class move out is unclear. These proposals will help to secure a long term use and help bring about redevelopment and regeneration including associate benefits such as investment in Brent.
- 4.13 The expansion of Stonebridge Primary School, to take an additional form of entry, will help meet the boroughs significant demand for school places. That will provide permanent school places in accommodation that is appropriately designed and of good quality.
- 4.14 A review of the existing adventure playground and its relationship with the school should help improve asset utilisation through possible integration, enabling release of part to form open space along the canal feeder.
- 4.15 Remodelling the School site and adjoining lands, including the Adventure Playground, would enable open space to be used more effectively. In particular the Open Space which is difficult to manage, maintain and prone to attracting ant-social behaviour.
- 4.16 The proposals will help bring forward much needed housing in Brent.
- 4.17 It is noteworthy that these proposals bring forward the supply of family houses, homes that are in the greatest demand in the borough.

- 4.18 If a suitable scheme and terms can be agreed with a residential social housing partner or adult social services the site may provide for continued Brent ownership and use including the provision of affordable housing or care provision for people on the housing waiting list.
- 4.19 Although, it is noteworthy that there is already a strong concentration of social housing in the area, a market disposal of residential lands that enables homes for sale to come forward, will provide opportunity to help create a sustainable mixed tenure and mixed income community positively impacting the local area.
- 4.20 Through working with a residential social housing partner, adult social services or a Brent lead marketing process, we will emphasis the need to bring forward proposals that provide for good quality homes making this a key criteria for selection.
- 4.21 The existing roads, can at times get quite congested, through redevelopment road improvements can be delivered, allowing simple but very effective changes in the way in which drivers navigate the local area.
- 4.22 To realise the opportunity the Canel feeder offers to raise the quality of open space.
- 4.23 It is anticipated that disposing of all three properties as a single site for redevelopment will realise receipts in excess of £9m + maximising value from surplus and under-utilised assets with redevelopment also contributing s106, CIL, plus new homes bonus receipts.

Other impacts

- 4.24 The Welsh School provides for up-to 30 children, it is understood that take up is well below the maximum. The school does not only serve Brent, providing a service to children from various locations. The occupation of part of Stonebridge School is a historic arrangement between it and the school. This needs to be regularised and put on a commercial footing following consultation with the Primary School or terminated.
- 4.25 The management and operation of the Adventure Playground will be reviewed as part of the overall project plan. The current arrangement benefits from Lottery Funding and receives significant grant funding from Brent. Brent owns the buildings and is responsible for insurance and maintenance thereof. The facility is understood to be well used and popular. As part of the process opportunities for joint working with the Primary School will be explored and revenue implications of which will need to be understood.

Planning Comments

- 4.26 The above options will be subject to obtaining planning permission and listed building consent. Planning policy recognises and supports the need to expand school provision within the borough.

- 4.27 Historically, Members as recommended by Officers, resolved to grant permission, for the redevelopment of the school and adjoining open spaces in June 2008. This scheme included the re-provision of the school and new housing. It resulted in a net reduction of the open space but was considered acceptable given the significant improvements to the quality and safety of the remaining reconfigured open space.
- 4.28 While this scheme did not progress, the policy justification for a reconfiguration of the open space is still considered valid today.

5.0 Financial Implications

- 5.1 Capital funding for the expansion of Stonebridge Primary School was originally approved as part of the Phase 3 programme in the August 2012 Executive report on the strategy for provision of sufficient primary school places, and subsequently re-affirmed in the May 2013 Executive report. Targeted basic needs funding of £260,000 has been secured and must be spent by September 2015.
- 5.2 The former Stonebridge Day Centre site is currently included within the Capital Disposals Programme at a total forecast receipt of £1.5m which contributes to the funding of the Council's 2015/16 overall Capital Programme. Any increase to this level of receipt could result in a decreased requirement for unsupported borrowing to balance the Capital Programme with an associated reduction to the level of debt charges arising to the revenue account.
- 5.3 The Council's Capital Disposals Programme does not include any provision for a receipt arising from a part disposal of the Primary School site and as such the proposal to ring-fence any receipt arising to re-provision of leisure facilities, in order to facilitate the overall scheme proposal, will not impact on existing funding forecasts for the overall Capital Programme.
- 5.4 The Council's Capital Disposals Programme does not include any provision for a receipt arising from a part disposal of the Stonebridge Open Space and as such any proposed ring-fencing to the funding of the overall proposed scheme will not impact on existing funding forecasts for the overall Capital Programme.
- 5.5 The capital receipts arising from the proposed disposals are estimated to be in excess of £9m. Costs arising directly from the sale of the sites will be met from the capital receipt generated in line with accounting guide-lines these are estimated at £90k.
- 5.6 The overall proposed scheme costs will be met from the combination of capital receipts and Community Infrastructure Levy income arising from the scheme, negating any requirement to undertake any additional unsupported borrowing.
- 5.7 Expenditure to be incurred in securing planning consents and marketing the properties could fall into different financial years (2014/15 and 2015/2016). If this is the case, there will be a requirement to meet expenditure from existing capital resources as part of closing of the accounts for 2014/15 until the capital

receipt is available. It is likely that slippage in the capital programme will compensate for any cash-flowing requirement on this schemes expenditure.

- 5.8 Approval for residential use on the site would provide the council with additional resources from the New Homes Bonus over a period of six years. The level of funding would be determined by the council tax band and whether it related to affordable housing. The New Homes Bonus provides councils with additional resources to meet the costs of services arising from increased development in an area.
- 5.9 The results of consultation on the Welsh School's ongoing occupation of the site is likely to impact lease income derived by Stonebridge Primary School and on the capital receipt generated from part of the Stonebridge Primary School site fronting Milton Avenue.

6.0 Legal Implications

- 6.1 Under Section 123 of the Local Government Act 1972 the Council has a general power to dispose of properties including by way of the sale of the freehold or the grant of a lease. The essential condition is that the Council obtains the best consideration that is reasonably obtainable.
- 6.2 Disposal on the open market either via auctioneer, marketing agent (sealed bids tender) or to a special purchaser by way of private treaty will satisfy the best consideration requirement.
- 6.3 The Adventure Playground was part funded by the Big Lottery Fund (BPL) and therefore is subject to title restrictions to reflect the funding agreement which required the consent of the BPL to any works or disposal of the site.
- 6.4 The Shakespeare Road site is subject to a covenant in favour of the Homes and Communities Agency in summary providing for relevant percentage of the disposal proceeds of redevelopment of the land other than for educational facilities to be invested within a 3 year period thereafter in the re-provision or enhancement of facilities at Our Lady of Lourdes and /or Stonebridge School or in any other education or community facilities in the Stonebridge Area – potentially assisting proposals at Bridge Park.
- 6.5 The disposal or land swap of qualifying school playing fields forming part of the site will require an application to the Secretary of State for the consent under education legislation if it does not come within the categories which have deemed consent under the General Consent.

7.0 Diversity Implications

- 7.1 At the appropriate time, the property will be advertised by the marketing agents in the specialised property and local press and on the marketing agents and the Council's web-site, which will ensure that any interested party was aware of the disposal.

- 7.2 As this method of disposal is open, transparent and anybody is able to bid, there should not be any public concern as to this method of disposal being discriminatory.
- 7.3 The development plans will on balance have a positive impact on the local community and support the Council's social and financial objectives.
- 7.4 Stonebridge Park has the largest Bangladeshi community and the largest 5-19 age group in the Borough as well as a large Black African/Caribbean population so these groups will be the most significantly affected.
- 7.5 Though the proposals do not need to be adjusted at present it is important to ensure monitoring and review is in place on an on-going basis.

8.0 Staffing/Accommodation Implications (if appropriate)

- 8.1 There are no staffing implications.

9.0 Background Papers

- 9.1 Major Projects Review Panel paper 23rd May 2013.

10.0 Appendix

Appendix 1: Stonebridge Day Centre

Appendix 2: Stonebridge Primary School and adjoining lands

Appendix 3: Urban Initiatives Options and Capacity Study

Appendix 4: South Studio RIBA Stage A & B Options and Capacity Study

Appendix 5: Equality Analysis

Appendix 6: Ward Census Brief Stonebridge

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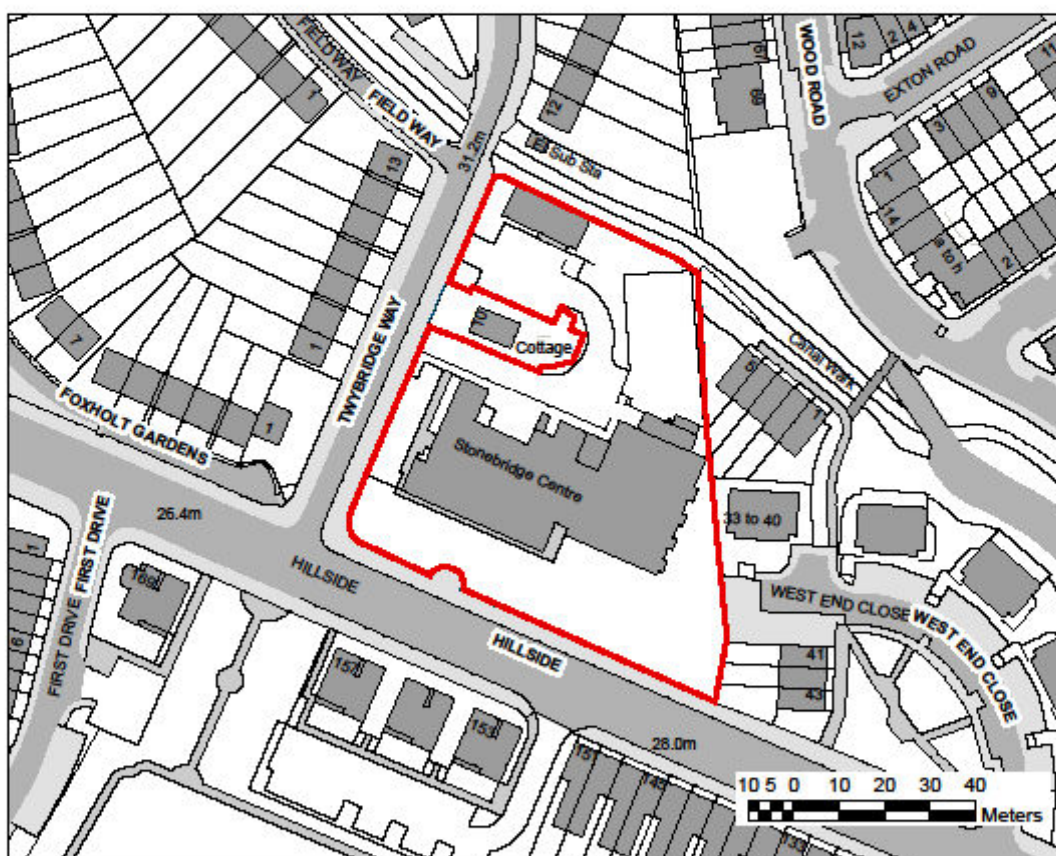
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Brent

Premises shown outlined red.

1:1,250

Plan to stated scale if printed at A4.

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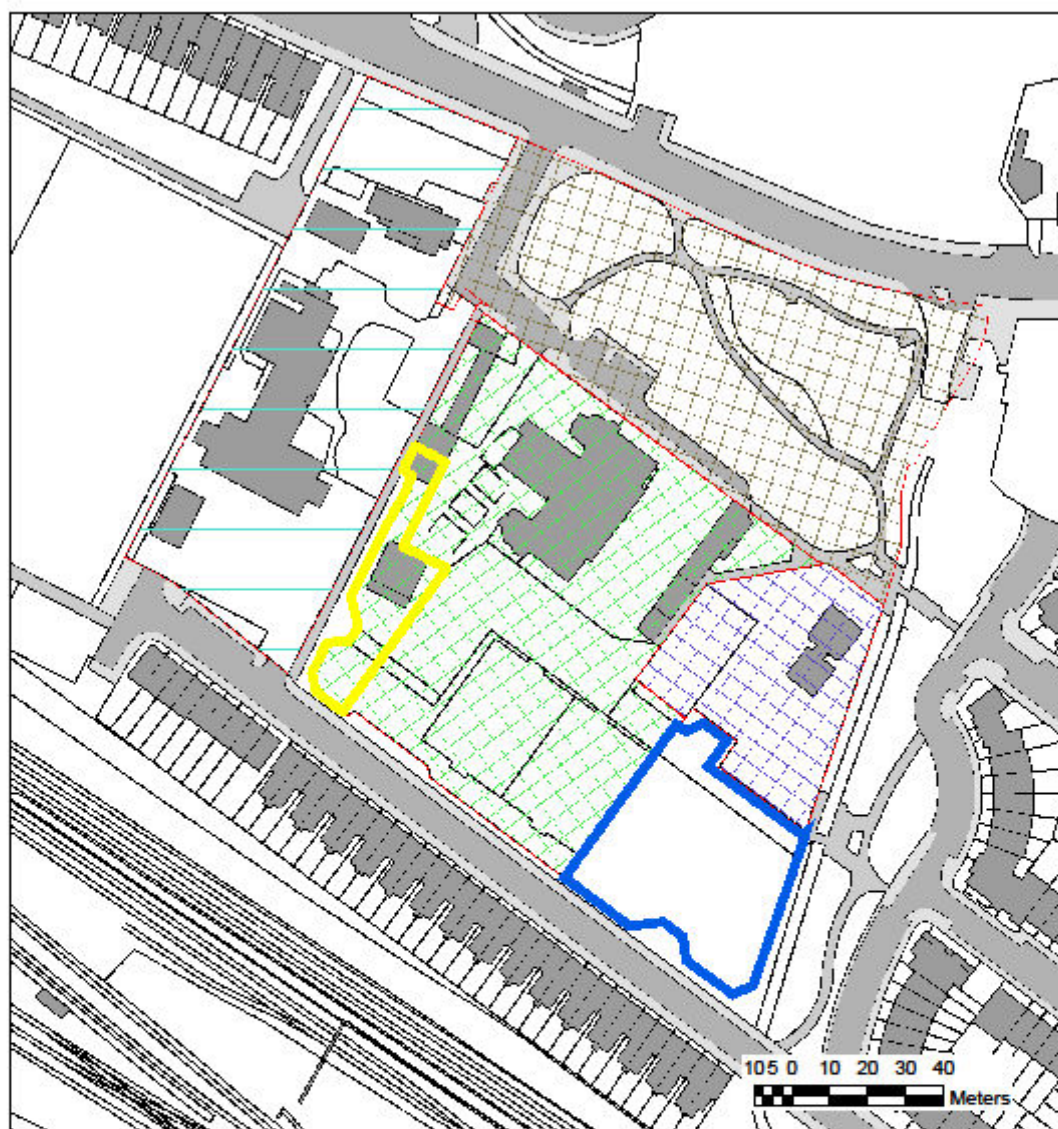
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NORTH



Appendix 2 – Stonebridge Primary School and adjoining lands



**Stonebridge
Primary School,
Shakespeare Avenue,
London, NW10 8NG**



Brent


Legend

- SHAKESPEARE AVENUE, STONEBRIDGE PRIMARY SCHOOL
- STONEBRIDGE ADVENTURE PLAYGROUND
- STONEBRIDGE ESTATE OPEN SPACE
- WESLEY ROAD, OUR LADY OF LOURDES RC PRIMARY
- WASTE LAND
- WELSH SCHOOL

1:1,500
Plan to stated scale if printed at A4.

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NORTH



Appendix 3 – Urban Initiatives Options and Capacity Study

Urban Initiative Studio – 35 unit proposal

Site area: 0.57ha

3 x mansion block with 6 units per block	18 units
Townhouses	15 units
Mews houses	02 units
Total No units	35 units
Density	61.4 dpha
No. of parking spaces	32
Parking ratio	0.91
Class B trees removed	0
Class C trees removed	8



Urban Initiative Studios – 49 units proposal

Site area: 0.57 ha

Apartment block with	28 units
Townhouse	15 units
Mews Houses	02 units

Total number	49 units
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Density	86 dpha
---------	---------

No. of parking spaces	32
Parking ratio	0.65

Class B trees removed	0
Class C trees removed	11



Appendix 4 – South Studio RIBA Stage A & B Options and Capacity Study

Stonebridge Re-development Option A

Southstudio

6.0 Development Principles

6.1 Option A1

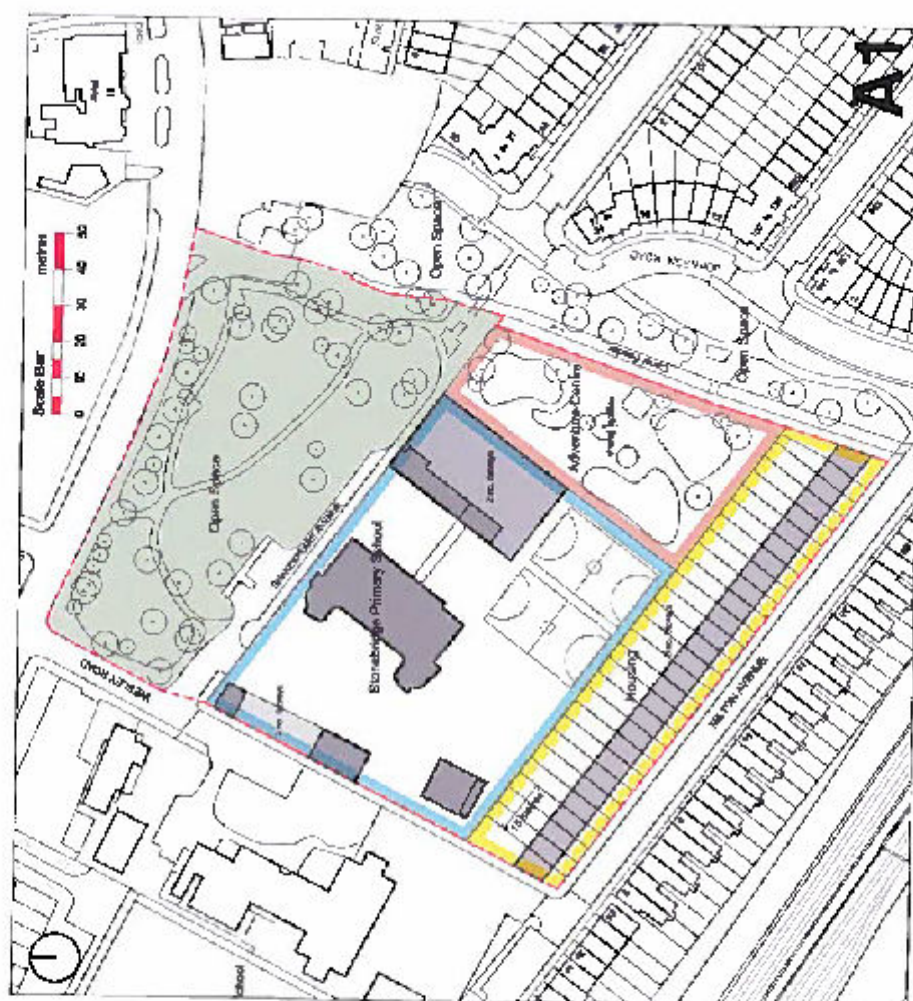
This development option, to be tested and further developed, provides for an expanded Stonebridge Primary School plus housing on Milton Avenue.

Public open space and play facilities

Open space is to be retained as existing between Shakespeare Avenue and Hillside. The adventure play facility is to be reconfigured to serve the primary school during school hours and the wider community at other times.

Infrastructure

No major alterations to the existing site infrastructure are proposed, however the scope to improve access to the primary school, and parking for both housing and the school should be considered.



6.2 Option A2

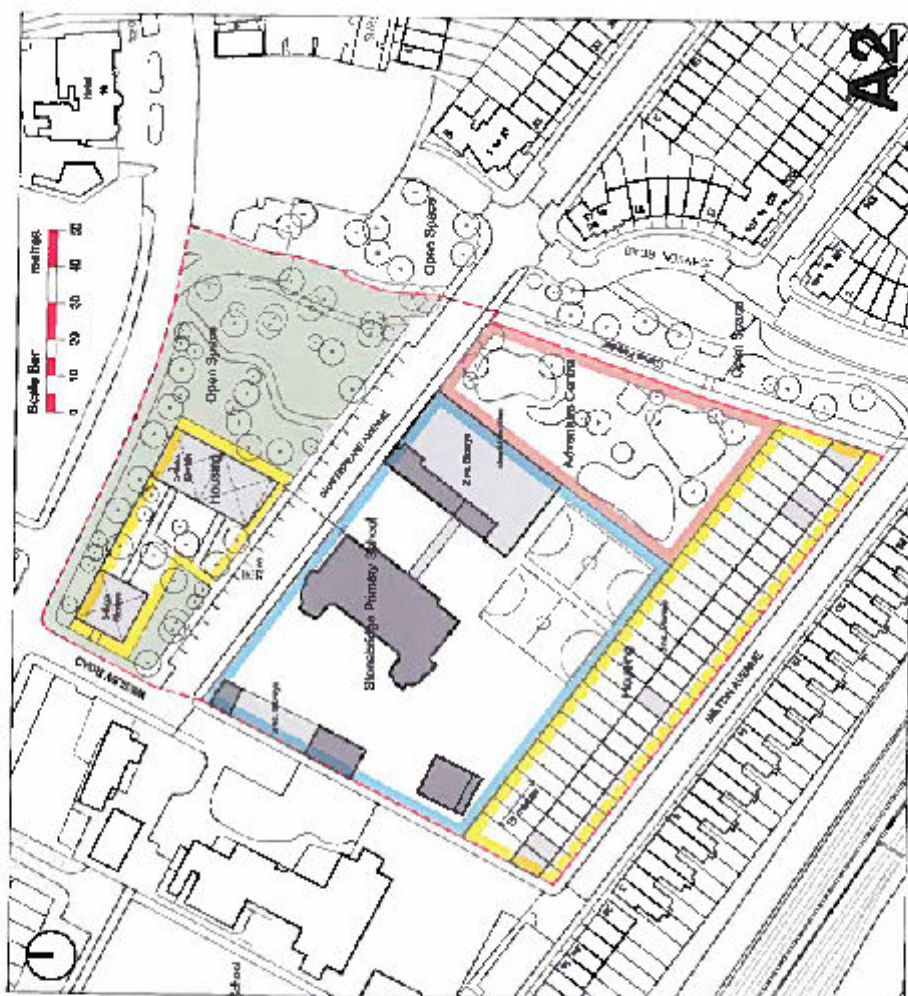
This development option to be tested and further developed, provides for an expanded Stonebridge Primary School plus housing on Milton Avenue and between Shakespeare Avenue and Hillside.

Public open space and play facilities

As this option proposes housing development on the existing open space, it is proposed that a similar amount of high quality open space should be provided along the canal feeder. The adventure play facility is to be reconfigured to serve the primary school during school hours and the wider community at other times.

Infrastructure

The feasibility of connecting Shakespeare Avenue to Lawrence Avenue across the canal feeder is to be investigated. This would provide improved access to both the Stonebridge Primary School and housing development to the north of the site. The scope to improve parking arrangements for both housing and the school should also be considered.





Equality Analysis

EASTMAN, FRED
BRENT COUNCIL



Brent Council Equality Analysis Form

Please contact the Corporate Diversity team before completing this form. The form is to be used for both predictive Equality Analysis and any reviews of existing policies and practices that may be carried out.

Once you have completed this form, please forward to the Corporate Diversity Team for auditing. Make sure you allow sufficient time for this.

1. Roles and Responsibilities: please refer to stage 1 of the guidance	
Directorate: Regeneration & Major Projects Service Area: Property & Asset Management	Person Responsible: Name: Fred Eastman Title: Estate Surveyor Contact No: 0208 937 4220 Signed: Fred Eastman
Name of policy: This is a transaction for the sale of the surplus Stonebridge Day Centre part of Stonebridge Primary School site and part of public open space fronting Hillside.	Date analysis started: 15/07/2013 Completion date: 28/07/13 Review date:
Is the policy: New <input type="checkbox"/> Old <input checked="" type="checkbox"/>	Auditing Details: Name: Eoin Quiry Title: Senior Practitioner (Diversity) Date: 31/07/2013 Contact No: 0208 937 4220 Signed:
Signing Off Manager: Responsible for review and monitoring. Name: Sarah Chaudhry Title: Head of Strategic Property Strategic Property Team Property & Projects Date: 16/8/13 Contact No: 0208 937 1705 Signed:	Decision Maker: Name individual /group/meeting/ committee: Executive Committee Date: 16 th September 2013

2. Brief description of the policy. Describe the aim and purpose of the policy, what needs or duties is it designed to meet? How does it differ from any existing policy or practice in this area?

To dispose of surplus Council owned property to obtain a capital receipt to meet the resources forecasts for the Council Capital Programme through a competitive tendering process.

Details include:

- That the existing Stonebridge Day Centre be redeveloped to provide new housing;
- That the listed Stonebridge Primary School be permanently expanded from two Forms of Entry (2FE) to three Forms of Entry (3FE) – subject to School Governing Board consent;
- That the existing adventure playground be re-planned and improved;
- That the open space be re-planned and improved; and
- That remaining land be used for residential development purposes.

3. Describe how the policy will impact on all of the protected groups:

The properties will be disposed of, subject to Executive Committee's approval, on a subject to planning basis following a high profile marketing campaign by external agents and receipt of informal tenders.

This is an open and transparent method for the sale of property assets and permits all sections of society to purchase the property in an open and transparent way. It ensures that there is no discrimination to any potential bidder.

There has been no adverse effect on previous users of the former Day Care Centre, with services provided at the recently constructed Short-break Centre.

Potential negative impacts of disposal:

Open Space

Possible loss of open space would affect the Community at large rather than any particular group, the proposal would be to replace with a qualitative improvement to the benefit of the community.

Who's affected?

Stonebridge was has the most residents aged 5 to 19 years, the largest number of Bangladeshi residents, so these groups will be most affected by any loss of open space (see appendix 6 for census briefing).

London Welsh School

Stonebridge Primary School leases part of its site to the London Welsh School and should these proposals proceed that use might cease – subject to further negotiation with the Welsh School and Stonebridge Primary School. The London Welsh school is an independent fee paying school but the council should carefully consider any impact on the school and the Welsh Language community going forward.

Potential positive impacts of disposal:

Social Housing

The provision of Housing is a core Council objective, and would benefit communities who suffer from overcrowding or living in temporary accommodation. Stonebridge Park already has the most social rented households in the borough.

Who's affected?

Though it's difficult to determine who exactly will benefit from possible future housing developments, we can assume that provision is more likely to benefit the local community. As well as having the largest Bangladeshi community in the borough, Stonebridge Park has a large black African/Caribbean population who could be expected to benefit from the proposals

Adventure Playground

Re-modelling of the Adventure Playground would benefit the whole community qualitatively, particularly with Stonebridge Park having the most residents aged 5 to 19 in the borough. Improved playground may also contribute to fostering good relations and reducing anti-Social Behaviour and crime amongst the young.

Current Day-Centre use

The use of Stonebridge Day Centre for 'Bulge' classes is only a temporary measure. The proposal is for these classes to be accommodated on an expanded Stonebridge Primary School site. Co-location in a refurbished-modernised Primary School will be a considerable enhancement to the users.

Dimensions analysis

Ethnicity/Race: Bangladeshi and Black African/Caribbean communities most affected (See above).

Women: Neutral impact

Religion: The largest religious communities in Stonebridge Park are Christians and Muslims so these groups are likely to be most impacted by the proposals.

Disability: Neutral impact The existing School is not DDA compliant and expansion/refurbishment will enable this issue to be addressed.

Marriage and Civil Partnership: Neutral

Pregnancy and maternity: Neutral

Sexual orientation: Neutral

Gender reassignment: Neutral

Age: Improved school and playground provision will be of most benefit to the young. Impact on the elderly appears to be neutral though some loss of open space and some possible reductions in anti-social behaviour.

A separate EIA will be included in the School expansion paper which will be submitted considering the school issues in detail.

Please give details of the evidence you have used:

The evidence used to justify this assertion is the results achieved from the marketing of the subject property and previous property transactions.

Borough Census report (see appendix 6)

4. Describe how the policy will impact on the Council's duty to have due regard to the need to:

(a) Eliminate discrimination (including indirect discrimination), harassment and victimisation;

There are no unmet needs or requirements that can be identified that affect specific groups.

No one from a protected characteristic is prevented from entering a bid for this property.

(b) Advance equality of opportunity;

This is an open and transparent method for the sale of property assets and permits all sections of society to purchase the property in an open and transparent way.

No one from a protected characteristic is prevented from entering a bid for this property.

Improved housing provision and school and playground provision will benefit some of the most vulnerable communities in Brent, improving equality of opportunity.

(c) Foster good relations

This is an open and transparent method for the sale of property assets and

permits all sections of society to purchase the property in an open and transparent way.

No one from a protected characteristic is prevented from entering a bid for this property.

The disposal should have a long term positive affect on relations as there will be improved housing provision, school and playground provision which should benefit some of the most vulnerable communities in Brent.

5. What engagement activity did you carry out as part of your assessment?

Please refer to stage 3 of the guidance.

It is proposed to undertake public consultation on the proposed expansion of Stonebridge Primary School and development proposals with local stakeholders.

Who was consulted on the plan, which protected characteristics were included in consultation?

- i. **Who did you engage with?**
- ii. **What methods did you use?**
- iii. **What did you find out?**
- iv. **How have you used the information gathered?**
- v. **How has it affected your policy?**

No consultation has taken place.

6. Have you have identified a negative impact on any protected group, or identified any unmet needs/requirements that affect specific protected groups? If so, explain what actions you have undertaken, including consideration of any alternative proposals, to lessen or mitigated against this impact.

See section 3. Some possible negative impacts have been identified for the loss of open space and the potential impact on the London Welsh School. These are considered to be mitigated by the positive benefits to the wider community of improved school and playground facilities and possible increase in social housing provision.

This is an open and transparent method for the sale of property assets and permits all sections of society to purchase the property in an open and transparent way.

Please give details of the evidence you have used:

Census 2011 data.

7. Analysis summary

Please tick boxes to summarise the findings of your analysis.

Protected Group	Positive impact	Adverse impact	Neutral
Age	Potential positive impact for 5-19 age group		X
Disability			X
Gender re-assignment			X
Marriage and civil partnership			X
Pregnancy and maternity			X
Race	Potential positive impact on local BAME population.		X
Religion or belief			X
Sex			X
Sexual orientation			X

8. The Findings of your Analysis

Please complete whichever of the following sections is appropriate (one only).
Please refer to stage 4 of the guidance.

No major change

Your analysis demonstrates that:

- *The policy is lawful*
- *The evidence shows no potential for direct or indirect discrimination*
- *You have taken all appropriate opportunities to advance equality and foster good relations between groups.*

Please document below the reasons for your conclusion and the information that you used to make this decision.

The property was advertised by the marketing agents in the specialised property and local press and on the marketing agents and the Council's web-site, which ensured that any interested party was aware of the disposal.

As this method of disposal is open and transparent and anybody is able to bid, there should not be any public concern as to this method of disposal being discriminatory.

The plans will on balance have a positive impact on the local community and support the Council's social and financial objectives.

Though the proposals do not need to be adjusted at present it is important to ensure monitoring and review is in place on an ongoing basis.

9. Monitoring and review

Please provide details of how you intend to monitor the policy in the future. Please refer to stage 7 of the guidance.

I am responsible for monitoring the results of the marketing exercise and with the marketing agent the number of enquiries received regarding the property and types of bids received.

Action plan missing? Action plan should include review date and consultation schedule if possible.

10. Action plan and outcomes

At Brent, we want to make sure that our equality monitoring and analysis results in positive outcomes for our colleagues and customers.

Use the table below to record any actions we plan to take to address inequality, barriers or opportunities identified in this analysis.

Action	By when	Lead officer	Desired outcome	Date completed	Actual outcome
Add here					

any new monitoring actions and any plan for reviewing the plan					
We will undertake further consultation when the school expansion has been completed and land disposed off.	September 2015	Cheryl Painting	No adverse impact.		

Appendix 6: Ward Census Brief Stonebridge

2011 Census: Stonebridge

Population



2001: 15,935

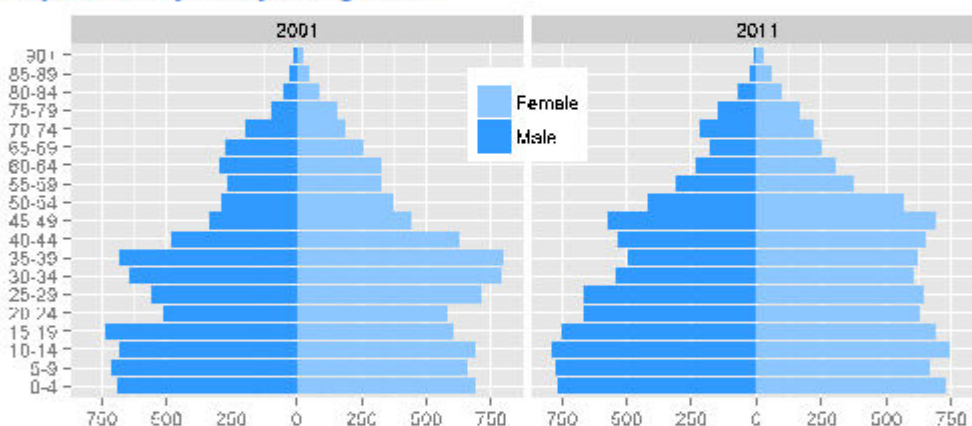
2011: 16,903



Points of note

- Population increased by 6% - third smallest increase
- Most residents aged 5 to 19 years
- Largest number of Bangladeshi
- Most people with a religion
- Fewest people with a Level 4 or higher qualification
- Most social rented households

Population by five-year age band



Tables CS001 / PP04, PP05, PP06

Ethnicity



Tables KS006 / KS201EW

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