


Impact Needs/Requirement Assessment Completion Form

✓ Department: Regeneration and Major Projects	Person Responsible: James Young
Service Area: Property and Asset Management	Timescale for Equality Impact Assessment : Final Draft Report Date 1 June 2011
Date 19 May 2011:	Completion date:
Name of service/policy/procedure/project etc: The report to the Executive on 11 June 2011 seeks approval for the disposal to Brent Housing Partnership of the freehold of 2 self contained vacant flats within a dwelling house at open market value under the Settled Homes Scheme	Is the service/policy/procedure/project etc: New <input type="checkbox"/> Old <input checked="" type="checkbox"/>
Predictive <input checked="" type="checkbox"/> Retrospective <input type="checkbox"/>	Adverse impact <input type="checkbox"/> Not found <input checked="" type="checkbox"/> Found <input type="checkbox"/> Service/policy/procedure/project etc, amended to stop or reduce adverse impact Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is there likely to be a differential impact on any group? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Please state below:
1. Grounds of race: Ethnicity, nationality or national origin e.g. people of different ethnic backgrounds including Gypsies and Travellers and Refugees/ Asylum Seekers Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	2. Grounds of gender: Sex, marital status, transgendered people and people with caring responsibilities Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
3. Grounds of disability: Physical or sensory impairment, mental disability or learning disability Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	4. Grounds of faith or belief: Religion/faith including people who do not have a religion Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
5. Grounds of sexual orientation: Lesbian, Gay and bisexual Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	6. Grounds of age: Older people, children and young People Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Consultation conducted Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Person responsible for arranging the review: Louis Eden	Person responsible for publishing results of Equality Impact Assessment: No publication as far as I am aware
Person responsible for monitoring: James Young	Date results due to be published and where: No publication as far as I am aware
Signed: 	Date: 19 May 2011

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Please note that you must complete this form if you are undertaking a formal Impact Needs/Requirement Assessment. You may also wish to use this form for guidance to undertake an initial assessment, please indicate.

1. What is the service/policy/procedure/project etc to be assessed?

Acquisition of property known as 58A&B Palermo Road NW10 5YP under Settled Homes Scheme

2. Briefly describe the aim of the service/policy etc? What needs or duties is it designed to meet? How does it differ from any existing services/ policies etc in this area

Brent Housing Partnership Limited (BHP) has secured funding from the Homes and Communities Agency (HCA) to acquire properties under the Settled Homes Initiative (the SHI scheme). The SHI scheme aims to maximise the supply of affordable housing and assist the Council in managing homelessness demand

3. Are the aims consistent with the council's Comprehensive Equality Policy?

Yes. There is a considerable demand for homes and this scheme helps in satisfying that demand

4. Is there any evidence to suggest that this could affect some groups of people? Is there an adverse impact around race/gender/disability/faith/sexual orientation/health etc? What are the reasons for this adverse impact?

There is no evidence that the scheme has an adverse impact around the above factors. The scheme has a positive impact for those people who are homeless

5. Please describe the evidence you have used to make your judgement. What existing data for example (qualitative or quantitative) have you used to form your judgement? Please supply us with the evidence you used to make your judgement separately (by race, gender and disability etc).

The scheme will benefit homeless people irrespective of race gender disability etc
In January 2010, the Executive approved an £8m loan facility to be provided to BHP to allow the acquisition of up to 42 properties under tranche 1 of the SHI scheme. BHP have acquired these properties during 2010/11. The Executive gave delegated authority to the Director of Finance and Corporate Services to approve a further loan facility of £46.4m in order to deliver 244 properties under a second tranche by the end of March 2012. The tranche 2 loan facility is expected to be finalised by the end of May and given this, BHP are in a position to acquire the flats at 58 Palermo Road under the SHI scheme.

6. Are there any unmet needs/requirements that can be identified that affect specific groups? (Please refer to provisions of the Disability Discrimination Act and the regulations on sexual orientation and faith, Age regulations/legislation if applicable)

The scheme aims to maximise the supply of affordable housing and assist the Council in managing homelessness demand

7. Have you consulted externally as part of your assessment? Who have you consulted with? What methods did you use? What have you done with the results i.e. how do you intend to use the information gathered as part of the consultation?

No external consultation due to the nature of this transaction within the scheme

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8. Have you published the results of the consultation, if so where?

No because there is no external consultation

9. Is there a public concern (in the media etc) that this function or policy is being operated in a discriminatory manner?

No

10. If in your judgement, the proposed service/policy etc does have an adverse impact, can that impact be justified? You need to think about whether the proposed service/policy etc will have a positive or negative effect on the promotion of equality of opportunity, if it will help eliminate discrimination in any way, or encourage or hinder community relations.

There is no adverse impact

11. If the impact cannot be justified, how do you intend to deal with it?

N/A

12. What can be done to improve access to/take up of services?

BHP has already acquired a considerable number of properties for the purpose of assisting homelessness demand so the process is well established and operating efficiently

13. What is the justification for taking these measures?

The justification is the reducing of homelessness demand

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14. Please provide us with separate evidence of how you intend to monitor in the future. Please give the name of the person who will be responsible for this on the front page.

James Young will liaise H&CC and BHP with regard to this transaction and future transactions pursuant to the scheme

15. What are your recommendations based on the conclusions and comments of this assessment?

The council will be able to sell the property to BHP at open market value for the purpose of the Settled Homes Scheme

Should you:

1. Take any immediate action?
No
2. Develop equality objectives and targets based on the conclusions?
These are already developed
3. Carry out further research?
None needed

16. If equality objectives and targets need to be developed, please list them here.

N/A

17. What will your resource allocation for action comprise of?

No resources needed

If you need more space for any of your answers please continue on a separate sheet

Signed by the manager undertaking the assessment:

Charles Louis Edzen

Full name (in capitals please):

CHARLES LOUIS EDZEN

Date:

19 MAY 2011

Service Area and position in the council:

PROPERTY AND ASSET MANAGEMENT PRINCIPAL ESTATE
SUPERVISOR

Details of others involved in the assessment - auditing team/peer review:

JAMES YOUNG DEPUTY HEAD OF PROPERTY & ASSET MAN.

Once you have completed this form, please take a copy and send it to: **The Corporate Diversity Team, Room 5 Brent Town Hall, Forty Lane, Wembley, Middlesex HA9 9HD**