

Appendix 2

EQUALITY, HEALTH AND HUMAN RIGHTS IMPACT ASSESSMENT FORM

This form is to be used in conjunction with the Equality, Health and Human Rights Impact Assessment Guidelines. Please refer to these before starting; if you require further guidance contact community.planning@west-dunbarton.gov.uk

Section 1: Policy/Function/Decision (PFD) Details	
A PFD is understood in the broad sense including the full range of functions, activities and decisions the council is responsible for.	
Name of PFD:	Alexandria, Mitchell Way Development Opportunity- Compulsory Purchase Order
Lead Department & other departments/ partners involved:	HEED
Responsible Officer	Michael McGuinness
Impact Assessment Team	Jamie McCracken
Is this a new or existing PFD?	PFD relates to purchase of land from third party ownership but forms a key element of an associated PFD concerning the disposal of a key town centre redevelopment opportunity.
Start date: (the assessment should be started prior to PFD development/drafting or at the early stages of review):	10/10/2011
End date (this should allow for the assessment to inform decision-making):	03/8/14
What are the main aims of the PFD ?	To obtain approval to begin the Compulsory Purchase Order (CPO) process to secure the purchase of five parcels of land within and adjacent to the redevelopment site in Alexandria town centre.
Who are the main target groups/ who will be affected by the PFD ?	The project relates to the theme of Regeneration of the local economy. This will affect the owner of the five areas of land. The PFD will not affect any other groups.
Relevance of PFD to the general equality duties and equality groups, also record if there is no relevance giving reasons/ evidence)	
The purchase of the parcels of land, through either the preferred voluntary process or through the use of a CPO, will enable the disposal of the development site and which in turn will unlock a key regeneration step for Alexandria town centre. The current owners have agreed a purchase figure and a CPO is being pursued to allow the Council to perfect its title as the landowner is not granting absolute warrandice. However the landowner does not represent any of the protected characteristics listed.	
The development of the site will have a significantly advantageous impact upon the residents of Alexandria and the wider Vale of Leven through having improved access to an anchor foodstore. Businesses will also benefit through the attraction and retention of	

shoppers and visitors to the town centre.

Disposal of the development site to the preferred bidder would ensure that this key town centre site is improved to the benefit of residents and businesses. The bidder has been selected on the basis of their response to the Council's tender requirements which were developed through community consultation and background studies. The bidder will be held to the delivery of their scheme by entering into a developer agreement. The scheme will result in the introduction of a foodstore which will significantly improve the retail offer within the town centre to the benefit of local residents and in particular for those without access to private transport and who would otherwise have had to travel outwith Alexandria for a large shop. As such appointing a developer to deliver the foodstore will benefit the local population by delivering more local facilities.

If yes, complete all sections, 2-9

If no, complete only sections 8-9

If don't know, complete sections 2& 3 to help assess relevance

Section 2: Evidence

Please list the available evidence used to assess the impact of this PFD, including the sources listed below. Please also identify any gaps in evidence and what will be done to address this.

Available evidence:

<p>Consultation/ Involvement with community, including individuals or groups or staff as relevant</p>	<p>The Council advertised the development opportunity through the Official Journal of the European Union as well as on site advertising. It was through this process that the landowners became aware of the proposals to dispose of the site.</p> <p>The Council subsequently entered into dialogue with the landowner and thereafter appointed a consultant to represent it in negotiations with the landowner. There has been frequent and detailed discussions between the two parties resulting in an agreed purchase price.</p>
<p>Research and relevant information</p>	<p>At the point of site assembly, the Council became aware of areas of land which it did not have clear title to. As a result, the Council took out a Notice of Title (NoT) to these areas of land. However at the point of marketing the site the landowner challenged the NoT and the Council therefore requires to acquire the land in order to perfect the Council's title.</p> <p>The Council has been working to dispose of this site to an appropriately qualified and experienced developer for a period of time. This has involved significant input into the tender documents, a thorough and robust procurement process and consultation with the</p>

	<p>local community and businesses. Significant background research has also been undertaken including a Retail Impact Assessment (RIA) in July 2011 which tested the impact of foodstores of various sizes upon the existing town centre. The result of the RIA informed the Council's approach to the tender documents to set a size threshold for the foodstore and applied a pass/fail mark to ensure it is delivered by the developer.</p> <p>Officers and an appointed representative have been involved in negotiations with a third party landowner with the aim of achieving a voluntary agreement to purchase.</p>
Officer knowledge	<p>The landowner is the hereditary owner of large areas of the Vale of Leven and as such has owned a number of proposed redevelopment sites. While agreement has been reached with the landowner a CPO is required as the seller is not granting absolute warrandice to the land.</p> <p>There are no residential tenants living in the development area. There remain 2 commercial tenants with leases expiring 2015 and 2016. Give the likely timeline for development, however, these fit in with the development programme.</p> <p>Officers from a number of relevant departments, including Economic Development, Estates, Housing, Roads, Planning and Legal have been consulted on this process. No issues of equality have been raised.</p>
Equality Monitoring information – including service and employee monitoring	No specific equalities monitoring is required to ensure fairness for this project.
Feedback from service users, partner or other organisation as relevant	No feedback indicating any equalities issues from the consultation/involvement noted above or from other sources.
Other	
Are there any gaps in evidence? Please indicate how these will be addressed	
Gaps identified	There are no identified gaps in data relevant to this process
Measure to address these	
<i>Note: Link to Section 6 below Action Plan to address any gaps in evidence</i>	

Section 3: Involvement and Consultation

Include involvement and consultation relevant to this PFD, including what has already been done and what is required to be done, how this will be taken and results of the consultation.

Please outline details of any involvement or consultation, including dates carried out, protected characteristics. Also include involvement or consultation to be carried out as part of the developing and implementing the policy.

Details of consultations	Date	Findings	Characteristics
<p>The regeneration proposals were developed from the Alexandria Town Centre Masterplan which was the subject of extensive community consultation. The Alexandria Regeneration Forum, formed of local stakeholders, business and community representatives have also been consulted throughout the development of the proposals.</p> <p>No equality issues have been raised throughout the course of the consultation process.</p>			Race
			Sex
			Gender Reassignment
			Disability
			Age
			Religion/ Belief
			Sexual Orientation
			Civil Partnership/ Marriage
			Pregnancy/ Maternity
			Health
		Other	

Note: Link to Section 6 below Action Plan

Section 4: Analysis of positive and Negative Impacts

Protected Characteristic	Positive Impact	Negative Impact	No impact
Race			X
Sex			X
Gender Re-assignment			X

Disability			X
Age			X
Religion/ Belief			X
Sexual Orientation			X
Civil Partnership/ Marriage			X
Pregnancy/ Maternity			X
Socio- economic	X		
Human Rights			X
Health			X
Other			X

Note: Link to Section 6 below Action Plan in terms of addressing impacts

Section 5: Addressing impacts

Select which of the following apply (use can choose more than one) and give a brief explanation – to be expanded in Section 6: Action Plan

1. No major change	Following a review, it is considered that the process will not impact negatively upon any of the protected characteristics listed.
2. Continue the PFD	
3. Adjust the PFD	
4. Stop and remove the PFD	

Give reasons:

Note: Link to Section 6 below Action Plan

Section 6: Action Plan Please describe any action which will be taken following the assessment in order to;

- reduce or remove any negative impacts,
- promote any positive impacts, or
- gather further information or evidence or further consultation required

Action	Responsible person (s)	Intended outcome	Date for completion	Protected Characteristic
				Race
				Gender
				Gender Reassignment
				Disability
				Age
				Religion/ Belief
				Sexual Orientation
				Civil Partnership/ Marriage
				Pregnancy/ Maternity
				Socio- economic
				Human Rights
				Health
				Other

Are there any negative impacts which cannot be reduced or removed? please outline the reasons for continuing PFD

Section 7: Monitoring and review

Please detail the arrangements for review and monitoring of the policy

How will the PFD be monitored?

What equalities monitoring will be put in place?		
When will the policy be reviewed?		
Is there any procurement involved in this PFD? Yes/No		
Section 8: Signatures		
The following signatures are required:		
Lead/ Responsible Officer:	Signature: Michael McGuinness	Date:
EIA Trained Officer:	Signature: Jamie McCracken	Date:
Section 9: Follow up action		
Publishing: Forward to community Planning and Policy for inclusion on intranet/ internet pages	Signature:	Date:
Service planning: Link to service planning/ covalent – update your service plan/ covalent actions accordingly	Signature:	Date:
Give details: H/2011/ED/06 Improve Mitchell Way Shopping Centre & market adjoining development site		
Committee Reporting: complete relevant paragraph on committee report and provide further information as necessary	Signature:	Date:
Completed form: Pass completed forms retained within department and copy passed to Policy Development Officer (Equality) within Community Planning and Policy	Signature:	Date: