

COMMUNITY IMPACT ASSESSMENT

| Directorate / Service Area | | Officer undertaking the assessment |
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| Finance | | Name: David Bethell..... |
| Service / Document / Function being assessed | | Job Title: Programme Manager..... |
| Property Portfolio Development (Housing) Programme | | Contact details: david.bethell@cambridgeshire.gov.uk |
| Business Plan Proposal Number (if relevant) | F/C.2.240 | Date completed: 8 th December 2016 |
| Date approved: | | |
| Aims and Objectives of Service / Document / Function | | |
| <p>The County Council (CCC) is facing unprecedented financial pressures, with reducing funding from central government, and increasing demands on its services. The Council is looking to alternative means of supporting the delivery of frontline services from rationalising and commercialising its own resources, including the use of its property assets. It intends to do this through its Property Portfolio Development (PPD) Programme and the establishment of a Housing Company by CCC.</p> <p>The Housing Company will develop and deliver a series of projects from CCC's property portfolio across Cambridgeshire, planned over an initial 10-year timescale. These are composed of residential projects (including market sale, market rent, and affordable housing), as well as industrial, commercial and mixed use schemes where appropriate. This will generate capital receipts to support site development and create significant revenue and capital income for the Council to support services and communities. It is intended that the customers the schemes developed will be both local communities and provider organisations such as housing associations.</p> <p>The following potential outcomes from the initial 10-year pipeline of sites to be developed by the Housing Company have been identified:</p> <ul style="list-style-type: none"> • Over 2,000 residential units created for market sale/rent and social rent/shared ownership. • Over 25 sites developed for a variety of residential and mixed use schemes. • Long-term revenue income stream to CCC from servicing of loans to SPV of up to £10 million p.a. average over initial 10 year period if all potential projects are pursued. • Rental revenue income stream to the SPV (dependant on housing mix etc.) of potentially £11 million p.a. after 10 years. • Capital income to the SPV (dependant on housing mix etc.) of potentially £413 million during the initial 10 year period. • Quicker provision of affordable homes. • Increase competition in the market for developers and provide an example of good development practice. • Addressing gaps in the County's existing provision for specialist housing. • The ability to create key worker housing. • The ability to design housing supply that could reduce the long term demand for CCC services. • Opportunities to create new, sustainable communities, supporting economic growth and regeneration. | | |
| What is changing? | | |
| Where relevant, consider including: how the service/document/function will be implemented; what factors could contribute to or detract from this; how many people with protected characteristics are potentially impacted upon; who the main stakeholders are; and, details of any previous or planned consultation/engagement to inform the CIA. | | |

The function will be delivered through the establishment of a Housing Company, being a Company Limited by Shares, with CCC as the sole shareholder. The Capital Programme Budget Proposal and supporting PPD Business Case details how the Housing Company will be implemented. These documents also set out the factors (including risks) that could contribute/detract from the function – the key factors being;

- Property market conditions
- Availability/cost of finance
- Planning/Government policy changes
- CCC policy/objective changes and;
- Public opinion.

All of these factors have the potential to impact positively as well as negatively.

The function will provide residential developments, mixed use and commercial schemes available to the general population with no restrictions based on any protected characteristics. Potentially any number of people from the protected characteristic could purchase or rent a property, use a community facility, retail or commercial unit. For more detail see the section 'What will the impact be?' (below).

The main stakeholders are:

- Local residents and communities
- A&I Committee
- Local CCC Members
- Other CCC Members
- District Councillors
- Parish/Town Councillors
- Local Planning Authorities
- LGSS Finance
- City Deal
- Housing development Agency
- CCC Highways
- CCC Strategic Assets
- CCC Property Services
- CFA
- Making Assets Count partners (inc, blue light services and health organisations)

Individual development schemes will be consulted on through the pre-application and planning processes, ensuring engagement with stakeholders that include local communities, Town and Parish Councils and District and County Councillors.

Who is involved in this impact assessment?

e.g. Council officers, partners, service users and community representatives.

Council Officers

What will the impact be?

Tick to indicate if the expected impact on each of the following protected characteristics is positive, neutral or negative.

| Impact | Positive | Neutral | Negative |
|--------------------------------|----------|---------|----------|
| Age | x | | |
| Disability | x | | |
| Gender reassignment | | x | |
| Marriage and civil partnership | | x | |
| Pregnancy and maternity | | x | |
| Race | | x | |

| Impact | Positive | Neutral | Negative |
|---|----------|---------|----------|
| Religion or belief | | x | |
| Sex | | x | |
| Sexual orientation | | x | |
| The following additional characteristics can be significant in areas of Cambridgeshire. | | | |
| Rural isolation | | x | |
| Deprivation | x | | |

For each of the above characteristics where there is a positive, negative and / or neutral impact, please provide details, including evidence for this view. Consider whether the impact could be disproportionate on any particular protected characteristic. Describe the actions that will be taken to mitigate any negative impacts and how the actions are to be recorded and monitored. Describe any issues that may need to be addressed or opportunities that may arise.

Positive Impact

The PPD Programme has the opportunity to develop residential, mixed use, and/or commercial schemes in deprived areas, using surplus CCC properties/sites. This will have a positive impact upon deprivation, supporting the regeneration of areas through improving the urban environment, providing appropriate housing mix (including affordable/key worker and social housing), providing community facilities and employment opportunities (subject to planning and viability).

The PPD Programme has the opportunity to develop extra care facilities on surplus sites, subject to viability and need (as identified by the Older People's service within CFA). Facilities could include lifetime homes, extra care provision, dementia provision and/or nursing homes etc. This will have a positive impact upon Older People care in Cambridgeshire, supporting CFA and Health objectives.

The PPD Programme also has the opportunity to create facilities that support adult social care provision, subject to viability and need. Facilities could include Day Service centres, employment and training opportunities (such as cafes) and supported housing. This will have a positive impact upon the 'Disability' protected characteristic.

By creating a substantial revenue and capital income stream for the Council, the PPD Programme will support front-line services to all members of the community, including those for the protected characteristics listed above. This will have positive impact on resident's quality of life and the ability of the Council to support its most vulnerable residents.

Negative Impact

No negative impacts have been identified for the protected characteristics listed above.

Neutral Impact

Residential, mixed use and commercial schemes will be provided to all sectors of the community, irrespective of the protected characteristics listed above. There will be no restrictions placed upon those purchasing, renting or using developments constructed by the Council's Housing Company. Therefore the impact of the PPD Programme upon the majority of the protected characteristics listed above is neutral.

All schemes will meet the appropriate Equality Act 2010 requirements for residential, mixed use and commercial

schemes, to be determined and agreed through design, planning and construction.

In addition, if a mixed use scheme provides a new multi-use community facility, this may have a positive impact upon all protected characteristics as well as the general community in providing new/improved facilities, including for services such as Adult Social Care, Marriages and/or Civil Ceremonies, community and health activities/support etc.

Issues or Opportunities that may need to be addressed

Opportunities are identified in the above section.

No further issues have been identified.

Community Cohesion

If it is relevant to your area you should also consider the impact on community cohesion.

Schemes delivered through the Housing Company can provide increased market, affordable and social housing choice across Cambridgeshire. This provides similar life opportunities for people from different backgrounds to live and work where they want to be.

Version Control

| Version no. | Date | Updates / amendments | Author(s) |
|--------------------|-------------|-----------------------------|------------------|
| 1 | 07/12/2016 | Initial draft | D Bethell |
| 2 | 08/12/2016 | Input from C Malyon | D Bethell |
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