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## Equality Impact Assessment and Consultation

Approved

Approved by Nunn Louise

## Equality Impact Assessment

### Introductory Information

**Reference number**

581

**Proposal type**

Budget  Project

**Project name**

Compulsory Purchase Order - 45 Marchwood Road.

**Decision Type****Type of decision**

- Cabinet  
 Cabinet Committee (e.g. Cabinet Highways Committee)  
 Leader  
 Individual Cabinet Member  
 Executive Director/Director  
 Officer Decisions (Non-Key)  
 Council (e.g. Budget and Housing Revenue Account)  
 Regulatory Committees (e.g. Licensing Committee)

**Lead Cabinet Member**

Wood Paul (LAB CLLR)

**Entered on Q Tier**

Yes  No

**Year(s)****EIA date**

29/05/2019

**EIA lead**

Nunn Louise

**EIA contact**

Dunk Neil (NCC)

**Lead officer**

Manley Laraine (CEX)

Lead Corporate Plan priority  
Thriving Neighbourhoods and Communities

#### Portfolio, Service and Team

##### Cross Portfolio

Yes  No

##### Portfolio

Place

##### Place service(s)

Housing and Neighbourhoods Service

##### Place team(s)

Housing and Neighbourhoods

Is the EIA joint with another organisation (eg NHS)?

No  Yes

#### Brief aim(s) of the proposal and the outcome(s) you want to achieve

The proposal is to compulsorily purchase 45 Marchwood Road in order for the Property to be refurbished and brought back into use. The reason for this proposal is that, due to the lack of progress from the owner in carrying out refurbishment of the Property, along with any meaningful proposals for bringing it back into occupation, the Council believes that the Property will remain in a state of serious disrepair and unoccupied without Council intervention. Obtaining a compulsory purchase order (CPO) will enable the Property to be disposed of on the open market for a new owner to renovate and arrange to be occupied. The Council has powers to make a CPO for the acquisition of land for the purpose of providing housing. This power includes the acquisition of empty properties as an option of last resort where there appears to be no other prospect of those empty properties being brought back into use. The Statement of Reasons sets out the reasons why the Council wishes to purchase the Property.

#### Impact

Under the [Public Sector Equality Duty](#) we have to pay due regard to the need to:

- eliminate discrimination, harassment and victimisation
- advance equality of opportunity
- foster good relations

More information is available on the [Council website](#) including the [Community Knowledge Profiles](#).

**Note the EIA should describe impact before any action/mitigation. If there are both negatives and positives, please outline these - positives will be part of any mitigation. The action plan should detail any mitigation.**

#### Overview

Overview (describe how the proposal helps to meet the Public Sector Duty outlined above),  
Supporting Evidence (Please detail all your evidence used to support the EIA)

In carrying out any of its functions, the Council needs to be mindful of the Public Sector Equality Duty ('PSED') contained in Section 149 of the Equality Act 2010. Amongst other things this duty requires the Council to have due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race; religion or belief, sex and sexual orientation. The Council in the development of these proposals has had regard to its PSED and considers that the proposals do not give rise to any equality issues under this duty.

**Impacts**

Proposal has an impact on

**Health**

Does the Proposal have a significant impact on health and well-being (including effects on the wider determinants of health)?

Yes  No

**Age**

**Staff**

Yes  No

**Customers**

Yes  No

**Impact**

Positive  Neutral  Negative

**Level**

None  Low  Medium  High

**Details of impact**

The poor state of repair of the Property and the associated anti-social behaviour exhibited has a negative effect on neighbouring properties impacting on health and wellbeing of the occupiers.

**Disability**

**Staff**

Yes  No

**Customers**

Yes  No

**Impact**

Positive  Neutral  Negative

**Level**

None  Low  Medium  High

**Details of impact**

The poor state of repair of the Property and the associated anti-social behaviour exhibited has a negative effect on neighbouring properties impacting on health and wellbeing of the occupiers.

**Pregnancy/Maternity**

**Staff**

Yes  No

**Customers**

Yes  No

**Impact**

Positive  Neutral  Negative

**Level**

None  Low  Medium  High

**Details of impact**

The poor state of repair of the Property and the associated anti-social behaviour exhibited has a negative effect on neighbouring properties impacting on health and wellbeing of the occupiers.

**Race**

**Staff**

Yes  No

**Customers**

Yes  No

**Impact**

Positive  Neutral  Negative

**Level**

None  Low  Medium  High

**Details of impact**

The poor state of repair of the Property and the associated anti-social behaviour exhibited has a negative effect on neighbouring properties impacting on health and wellbeing of the occupiers.

**Religion/Belief**

**Staff**

Yes  No

**Customers**

Yes  No

**Impact**

Positive  Neutral  Negative

**Level**

None  Low  Medium  High

**Details of impact**

The poor state of repair of the Property and the associated anti-social behaviour exhibited has a negative effect on neighbouring properties impacting on health and wellbeing of the occupiers.

**Sex**

**Staff**

Yes  No

**Customers**

Yes  No

**Impact**

Positive  Neutral  Negative

**Level**

None  Low  Medium  High

**Details of impact**

The poor state of repair of the Property and the associated anti-social behaviour exhibited has a negative effect on neighbouring properties impacting on health and wellbeing of the occupiers.

**Sexual Orientation**

**Staff**

Yes  No

**Customers**

Yes  No

**Impact**

Positive  Neutral  Negative

**Level**

None  Low  Medium  High

**Details of impact**

The poor state of repair of the Property and the associated anti-social behaviour exhibited has a negative effect on neighbouring properties impacting on health and wellbeing of the occupiers.

**Transgender**

**Staff**

Yes  No

**Customers**

Yes  No

**Impact**

Positive  Neutral  Negative

**Level**

None  Low  Medium  High

**Details of impact**

The poor state of repair of the Property and the associated anti-social behaviour exhibited has a negative effect on neighbouring properties impacting on health and wellbeing of the occupiers.

**Carers**

**Staff**

Yes  No

**Customers**

Yes  No

**Impact**

Positive  Neutral  Negative

**Level**

None  Low  Medium  High

**Details of impact**

The poor state of repair of the Property and the associated anti-social behaviour exhibited has a negative effect on neighbouring properties impacting on health and wellbeing of the occupiers.

**Voluntary/Community & Faith Sectors**

**Staff**

Yes  No

**Customers**

Yes  No

**Impact**

Positive  Neutral  Negative

**Level**

None  Low  Medium  High

**Details of impact**

The poor state of repair of the Property and the associated anti-social behaviour exhibited has a negative effect on neighbouring properties impacting on health and wellbeing of the occupiers.

**Cohesion**

**Staff**

Yes  No

**Customers**

Yes  No

**Impact**

Positive  Neutral  Negative

**Level**

None  Low  Medium  High

**Details of impact**

The poor state of repair of the Property and the associated anti-social behaviour exhibited has a negative effect on neighbouring properties impacting on health and wellbeing of the occupiers.

**Poverty & Financial Inclusion**

**Staff**

Yes  No

**Customers** Yes  No**Impact** Positive  Neutral  Negative**Level** None  Low  Medium  High**Details of impact**

The poor state of repair of the Property and the associated anti-social behaviour exhibited has a negative effect on neighbouring properties impacting on health and wellbeing of the occupiers.

**Supporting Documentation****Cumulative impact****Proposal has a cumulative impact** Yes  No**Proposal has geographical impact across Sheffield** Yes  No**Local Partnership Area(s) impacted** All  Specific**Action Plan and Supporting Evidence****Action plan**

The property has been vacant since at least 2012 and is in a poor state of repair, attracting anti-social behaviour and is having a negative impact on the local community. There is a demand for this type of property within Sheffield and the Council has, with limited success, attempted to engage with the property owner, in an effort to get the property back into occupation, including an offer to purchase the property by agreement. In addition, particularly in respect of recent enforcement action taken by the Council, the owner has failed to take reasonable steps to make the property safe. In those circumstances, as an option of last resort, the Council consider, to ensure the property is put back into occupation, that it is appropriate to seek a CPO in respect of the property. The property will be fully renovated and brought to a Decent Home Standard and then allocated to the appropriate clients. This will support the need for this property type in this particular area.

**Supporting Evidence (Please detail all your evidence used to support the EIA)**

Report drafted for Cabinet. The Compulsory Purchase Order.

**Consultation****Consultation required** Yes  No

If consultation is not required please state why

Are Staff who may be affected by these proposals aware of them

Yes  No

Are Customers who may be affected by these proposals aware of them

Yes  No

If you have said no to either please say why

There is no statutory right to consult on these proposals. However neighbours of the property have made repeated complaints regarding the condition of this property and the Council has engaged with them to discuss their concerns.

### Summary of overall impact

#### Summary of overall impact

Bringing long term empty properties back into occupation increases the local population and thereby contributes towards creating conditions for local businesses to grow. The success of local businesses acts as a catalyst in attracting further investment and with it, economic growth.

#### Summary of evidence

#### Changes made as a result of the EIA

### Escalation plan

Is there a high impact in any area?

Yes  No

Overall risk rating after any mitigations have been put in place

High  Medium  Low  None

### Review date

#### Review date

If a review date is specified, it will appear in the 'Upcoming Reviews' view when the EIA review is within 30 days.

Approved