



## Equality Impact Assessment Form (updated April 2011)

This is where you evidence how a policy or practice, or a decision relating to a policy or practice, complies with the general equality duty to:

- Eliminate unlawful discrimination, harassment and victimisation
- Advance equality of opportunity
- Foster good relations

This form is intended to guide and prompt you about the questions and evidence that you need to think about. As indicated in the guidance, this assessment takes into consideration each of the “protected characteristics” listed in the Equality Act 2010 – race, age, gender etc. This assessment should be used to inform any relevant decision about the policy or practice. Please state policy options in the assessment.

<b>Service Area:</b> Regeneration and Regulatory Services	<b>Head of Service:</b> Mark Hand (Acting HoS)	<b>Person responsible for the assessment:</b> Paul Marshall	<b>Date of Assessment:</b> February 2015	
<b>Name of the policy/practice to be assessed:</b> Vacant and derelict commercial properties project.			<b>Is this a new, existing or policy/practice under review?</b>	Under review
<b>1. Briefly describe the purpose of the policy/practice</b>  <b>If the policy/practice is under review, please list any options under consideration</b>		To identify key vacant and derelict commercial properties, improve their appearance and bring them back into use.		

<p><b>2. Name any associated policy, legislation, corporate objective etc.</b></p>	<ul style="list-style-type: none"> <li>• Compulsory Purchase Act 1965</li> <li>• Building Act 1984</li> <li>• Planning Act 1990</li> <li>• Planning (Listed Building and Conservation Areas) Act 1990</li> <li>• Planning and Compulsory Purchase Act 2004</li> <li>• Planning Act 2008</li> <li>• Prevention of Damage from Pests Act 1949</li> <li>• Environmental Protection Act 1990</li> <li>• Corporate Plan</li> <li>• Unitary Development Plan and Local Development Plan</li> <li>• Pillgwenly Regeneration Framework</li> <li>• Newport Unlimited 2020 Vision</li> <li>• Register of Buildings at Risk</li> </ul>
<p><b>3. Who are the main stakeholders in relation to the policy/practice?</b></p>	<ul style="list-style-type: none"> <li>• Cabinet Members for Regeneration and Skills and Work</li> <li>• Council officers</li> <li>• Residents and businesses in Newport</li> <li>• Landowners</li> <li>• Registered Social Landlords</li> <li>• Cadw</li> <li>• Valuation Office</li> </ul>
<p><b>4. Who performs the service?</b></p>	<p>The vacant and derelict commercial properties working group.</p>

<p><b>5. What outcomes are wanted from this policy/practice?</b></p>	<ul style="list-style-type: none"> <li>• Restoration and re-use of vacant and derelict commercial properties.</li> <li>• Fewer vacant and derelict commercial properties.</li> <li>• Improved physical environment and increased pride in our City.</li> </ul>
<p><b>6. What factors could contribute to/detract from the outcomes (risks/opportunities)?</b></p> <p><b>Please list the factors for each separate policy/process option under consideration</b></p>	<p><u>Risks</u></p> <ul style="list-style-type: none"> <li>• Lack of resources and competing priorities.</li> <li>• Limited options to bring properties back into use.</li> <li>• Lack of funding.</li> <li>• Changes in political priorities.</li> <li>• Lack of engagement by third parties and landowners.</li> </ul> <p><u>Opportunities</u></p> <ul style="list-style-type: none"> <li>• Increased opportunities for cross departmental working and information sharing to secure a joint outcome.</li> <li>• More efficient and effective use of resources and funding.</li> <li>• Cascade effect of the Pillgwenlly Regeneration framework and city centre redevelopment.</li> </ul>
<p><b>7. Describe the steps you have taken to carry out this assessment e.g. consultation and involvement</b></p>	<p>This review is based on the previous EIA, for which the vacant and derelict commercial properties working group convened a special meeting dedicated to the completion of an EIA. Information from the relevant Cabinet Members as well as the specialist knowledge and experience of officers were used when completing that assessment along with demographic data regarding Newport as a whole.</p>
<p><b>8. Give a summary of the information the council has taken into account for this assessment</b></p>	<ul style="list-style-type: none"> <li>• The location of vacant and derelict commercial properties.</li> <li>• Ownership details of vacant and derelict commercial properties.</li> <li>• Demographic information relating to Newport as a whole.</li> <li>• Information from key strategic documents.</li> <li>• Specialist knowledge of officers present.</li> </ul>

**9. Does the policy /practice eliminate discrimination and promote equality and good community relations due to:**

- **Age**
- **Gender**
- **Disability**
- **Race**
- **Religion/belief**
- **Welsh language**
- **Gender reassignment**
- **Marriage/civil partnership**
- **Sexual orientation**

Age

No impact anticipated – key vacant and derelict commercial properties were identified without reference to the characteristics of the owner. Properties dealt with to date have been owned by people from a range of age groups.

Gender

No impact anticipated – key vacant and derelict commercial properties were identified without reference to the characteristics of the owner. Whilst the majority of property owners to date have been men it is not considered that the policy would have a differential impact when applied to women.

Disability

Properties brought back into use with the assistance of the vacant and derelict commercial properties working group would be required to be Equalities Act compliant. Bringing vacant and derelict properties back into use would improve the street scene, making it more accessible for people with a physical disability or visual impairment, for example by removing obstacles or potential hazards.

Race

Key vacant and derelict commercial properties were identified without reference to the characteristics of the owner, but several property owners have been of Asian origin. No issues have been encountered to date with regard to language, but translation would be provided if required.

Religion/Belief

It is not permissible to spend the public funding available for vacant and derelict properties on religious buildings. Islam forbids the lending or borrowing of money at interest so practicing Muslims may have difficulty securing finances to restore vacant properties.

Welsh Language

Correspondence and documentation can be made available in Welsh if required. No requests have been received to date.

Gender Reassignment

No impact anticipated – key vacant and derelict commercial properties were identified without reference to the characteristics of the owner. No differential impact in the application

	<p><u>Marriage/Civil Partnership</u> Properties that are owned jointly may be more problematic to deal with, but this would be same for business partners who owned a property as well as those in a personal relationship.</p> <p><u>Sexual Orientation</u> No impact anticipated – key vacant and derelict commercial properties were identified without reference to the characteristics of the owner. No differential impact in the application of this policy is anticipated for this group.</p> <p><u>Pregnancy/Maternity</u> No impact anticipated – key vacant and derelict commercial properties were identified without reference to the characteristics of the owner. No differential impact in the application of this policy is anticipated for this group.</p>
<p><b>10. Summary of the impact of the policy/practice on the general equality duty</b></p>	<p>The vacant and derelict commercial properties project aims to reduce the number of vacant and derelict commercial properties in Newport. Bringing vacant and derelict properties back into use improves the appearance and perception of an area with contributes to the creation of vibrant stable communities, which promote good relations between people with different protected characteristics.</p>

<b>Equality Action Plan –</b>	
<b>Key Actions</b>	<b>Actions (with dates) Any associated performance measures</b>
Further actions to eliminate discrimination, promote equality and good community relations on the grounds of:-	
	<b>Lead Officer(s)</b>

Age Gender Etc	To continue to monitor the characteristics of land owners engaged by the project.	Development Services Manager
If there are decisions pending that will affect this policy/practice please state when and how the decision will be taken	None.	
How will the policy/practice be: • Monitored • Performance assessed • reported	Monthly project update meetings, along with annual review meetings, will monitor and assess the work of the vacant and derelict commercial properties project. A monthly performance report will also be produced. These meetings and reports will consider any equalities issues that arise during the course of the project.	Development Services Manager
Does the EIA need to be revisited in 6 months/a year?	2 years.	

Signed (lead officer) *Rufus Mashele*

Signed (Head of Service) *Arthur Nkomo*

Date 16/02/15