



Equality Analysis Form

The following questions will document the effect of your service or proposed policy, procedure, working practice, strategy or decision (hereafter referred to as 'policy') on equality, and demonstrate that you have paid due regard to the Public Sector Equality Duty.

1. RESPONSIBILITY

Department	Communities & Wellbeing	
Service	Urban Renewal	
Proposed policy	Empty property activity and commuted sums funding. Empty Property Pilot Project – use of commuted sums outside of the previously agreed pilot area.	
Date	30 th July 2014	
Officer responsible for the 'policy' and for completing the equality analysis	Name	Sharon Hanbury
	Post Title	Urban Renewal Manager
	Contact Number	0161 253 6350
	Signature	
	Date	30 th July 2014
Equality officer consulted	Name	Mary Wood
	Post Title	Principal Officer - Equalities
	Contact Number	0161 253 6795
	Signature	 21/2014
	Date	6 th August 2014

2. AIMS

What is the purpose of the policy/service and what is it intended to achieve?	<p>Background</p> <p>The issue of empty properties has become a prominent issue both nationally and locally – not just because of the visual impact empties can have in an area but the fact they are a wasted resource. Houses are lying empty whilst housing waiting lists are rising and demand for affordable housing is high. If left unattended they can result in nuisance, attract anti-social behaviour and may lead to a spiral of decline in a neighbourhood.</p> <p>To address this issue, an empty property pilot project was agreed by the Council in 2012. The pilot is to tackle private sector empty properties in Radcliffe using a range of tools including enforcement activity, compulsory purchase, purchase by agreement, enforced sales etc and working with Registered Provider of Social Housing partners. Capital funding was initially by way of affordable housing commuted sums derived from section 106 agreements with</p>
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	<p>site developers.</p> <p>The pilot project has worked well with over 50% of problematic empty properties targeted being brought back into use and a further number in the process of being dealt with.</p> <p>Further funding opportunities have arisen during the pilot project and the Council has been successful in supporting bidding for Homes and Communities Agency (HCA) funding for the purpose of addressing empty homes. Additional HCA funding is also available subject to performance and delivering stretch targets.</p> <p>The combination of availability of commuted sums and HCA funding has presented an opportunity to consider supporting extending the pilot scheme outside the boundary of Radcliffe.</p> <p>Proposal Subject to Cabinet approval the current proposal is to utilise the previously agreed commuted sums in appropriate cases throughout the Borough whilst retaining a commitment to Radcliffe and to maximise HCA funding opportunities.</p> <p>Outcomes If agreed then the outcomes from the current proposal would be broadly similar to those detailed previously at the time of the agreement to carry out a pilot project:</p> <ul style="list-style-type: none"> • Bringing a number of empty properties back into use, tackling an underutilised resource • Meeting housing need and improving the housing offer in the area • Dealing with the significant negative impacts of empty properties • Increasing funding and economic benefit.
<p>Who are the main stakeholders?</p>	<p>Owners of empty properties Neighbours of empty properties Bury Council Registered Providers of Social Housing Residents of the Borough.</p>

3. ESTABLISHING RELEVANCE TO EQUALITY

**3a. Using the drop down lists below, please advise whether the policy/service has either a positive or negative effect on any groups of people with protected equality characteristics.
If you answer yes to any question, please also explain why and how that group of people will be affected.**

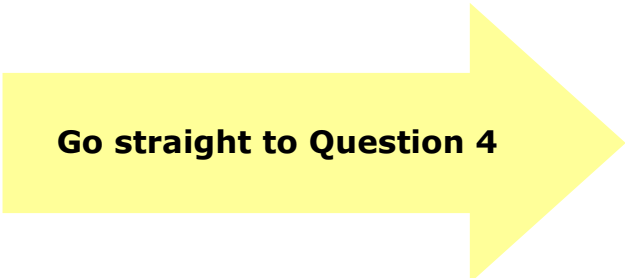
Protected equality characteristic	Positive effect (Yes/No)	Negative effect (Yes/No)	Explanation
Race	No	No	
Disability	No	No	
Gender	No	No	
Gender reassignment	No	No	
Age	No	No	
Sexual orientation	No	No	
Religion or belief	No	No	
Caring responsibilities	No	No	
Pregnancy or maternity	No	No	
Marriage or civil partnership	No	No	

3b. Using the drop down lists below, please advise whether or not our policy/service has relevance to the Public Sector Equality Duty. If you answer yes to any question, please explain why.

General Public Sector Equality Duties	Relevance (Yes/No)	Reason for the relevance
Need to eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010	No	
Need to advance equality of opportunity between people who share a protected characteristic and those who do not (eg. by removing or minimising disadvantages or meeting needs)	No	
Need to foster good relations between people who share a protected characteristic and those who do not (eg. by tackling prejudice or promoting understanding)	No	

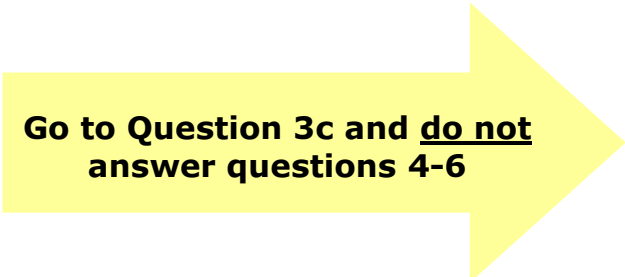
If you answered 'YES' to any of the questions in 3a and 3b

Go straight to Question 4



If you answered 'NO' to all of the questions in 3a and 3b

Go to Question 3c and do not answer questions 4-6



3c. If you have answered 'No' to all the questions in 3a and 3b please explain why you feel that your policy/service has no relevance to equality.

This proposal to extend the pilot project relates to the built environment only. The aim is to improve the area in which the empty properties are situated, reduce the negative impacts they are having and increase the supply of housing. Decisions on which properties require intervention will be made with reference to individual physical property evaluation.

4. EQUALITY INFORMATION AND ENGAGEMENT

4a. For a service plan, please list what equality information you currently have available, **OR** for a new/changed policy or practice please list what equality information you considered and engagement you have carried out in relation to it.

Please provide a link if the information is published on the web and advise when it was last updated?

(NB. Equality information can be both qualitative and quantitative. It includes knowledge of service users, satisfaction rates, compliments and complaints, the results of surveys or other engagement activities and should be broken down by equality characteristics where relevant.)

Details of the equality information or engagement	Internet link if published	Date last updated

4b. Are there any information gaps, and if so how do you plan to tackle them?

5. CONCLUSIONS OF THE EQUALITY ANALYSIS

What will the likely overall effect of your policy/service plan be on equality?	
If you identified any negative effects (see questions 3a) or discrimination what measures have you put in place to remove or mitigate them?	
Have you identified any further ways that you can advance equality of opportunity and/or foster good relations? If so, please give details.	
What steps do you intend to take now in respect of the implementation of your policy/service plan?	

6. MONITORING AND REVIEW

If you intend to proceed with your policy/service plan, please detail what monitoring arrangements (if appropriate) you will put in place to monitor the ongoing effects. Please also state when the policy/service plan will be reviewed.

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COPIES OF THIS EQUALITY ANALYSIS FORM SHOULD BE ATTACHED TO ANY REPORTS/SERVICE PLANS AND ALSO SENT TO THE EQUALITY INBOX (equality@bury.gov.uk) FOR PUBLICATION.