

MAYOR'S EXECUTIVE DECISION MAKING

Friday, 28 February 2014


Mayor's Decision Log No. 50

1. **WATTS GROVE DEVELOPMENT (Pages 1 - 22)**

If you require any further information relating to this meeting, would like to request a large print, Braille or audio version of this document, or would like to discuss access arrangements or any other special requirements, please contact: John S. Williams, Service Head, Democratic Services

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Individual Mayoral Decision Proforma Decision Log No: ____	 TOWER HAMLETS
Report of: Aman Dalvi Corporate Director Development and Renewal	Classification: Unrestricted
Watts Grove – provision of council homes	

Is this a Key Decision?	Yes
Decision Notice Publication Date:	6 th February 2014
General Exception or Urgency Notice published?	Yes – general exception notice published in order to allow the council to be on site by March 2015 or the external element of the funding for the scheme will be lost.
Restrictions:	N/A

EXECUTIVE SUMMARY

The attached report seeks the Executive Mayors decision to proceed to procure 149 council homes on the Watts Grove Depot site. The report also notes the two forms of funding being made available for the project which is council own resources and GLA grant. The requirement of the GLA grant is to be on site by March 2015, which requires the use of the GLA developers framework in order to manage the programme speed of delivery. The report also notes the need to relocate and consolidate the Watts Grove Depot activity to another site.

Full details of the decision sought, including setting out the reasons for the recommendations and/or all the options put forward; other options considered; background information; the comments of the Chief Finance Officer; the concurrent report of the Head of Legal Services; implications for One Tower Hamlets; Risk Assessment; Background Documents; **and other relevant matters are set out in the attached report.**

DECISION

The Executive Mayor is requested to:

1. Endorse the proposed delivery of 149 council homes on the Watts Grove site;
2. Approve the capital estimate of £26.33m; made up as follows:
 Works £24.33m
 Fees and on costs £2.00m

3. Approve the funding allocated to the project as follows:
 - A. GLA Grant £6.90m
 - B. Council Own Resources £19.43m
4. Approve the use of the GLA Developer Framework as the delivery model for the project;
5. Approve the appointment of the technical advisor/architect for the project, fees are contained within recommendation 2 above;
6. Note the requirement for works to commence on site by March 2015; and,
7. Approve the funding for the technical development of the options for the Watts Grove Depot activity, capped at a sum of £100,000, and,
8. An update report on programme and costs to be provided by the end of March 2014, on the interim moves from Watts Grove to Executive Mayor.

APPROVALS

1. **(If applicable) Corporate Director proposing the decision or his/her deputy**

I approve the attached report and proposed decision above for submission to the Mayor.

Signed  Date 26/2/2014

2. **(If applicable) Corporate Director proposing the decision or his/her deputy** CLC

I approve the attached report and proposed decision above for submission to the Mayor.

Signed  Date 26/2/2014

3. **Chief Finance Officer or his/her deputy**

I have been consulted on the content of the attached report which includes my comments.

Signed  Date 26/2/14

4. **Monitoring Officer or his/her deputy**

I have been consulted on the content of the attached report which includes my comments.

(For Key Decision only – delete as applicable)

I confirm that this decision:-

~~(a) has been published in advance on the Council's Forward Plan OR
(b) is urgent and subject to the 'General Exception' or 'Special
Urgency' provision at paragraph 18 or 19 respectively of the Access to
Information Procedure Rules.~~

The revised resolutions below are recommended

Signed  Date ..27/02/14

5. Mayor

I agree the decision proposed in paragraph above for the reasons set out in paragraph 1.1 in the attached report.


Signed  Date ..27/02/14

INSTEAD OF 5 ABOVE:

5. AGREE PROUREMENT, IN ACCORDANCE WITH THE COUNCIL'S PROUREMENT PROCEDURES, OF THE TECHNICAL ADVISOR/ARCHITECT FOR THE PROJECT, THE FEES FOR WHICH ARE CONTAINED WITHIN RECOMMENDATION 2 ABOVE.

ADDITIONALLY:

9. AUTHORISE THE CORPORATE DIRECTOR OF DEVELOPMENT + RENEWAL, AFTER CONSULTATION WITH THE SERVICE HEAD - LEGAL SERVICES, TO AGREE THE FINAL TERMS + CONDITIONS OF ANY AGREEMENT TO IMPLEMENT THIS DECISION.
10. AUTHORISE THE SERVICE HEAD - LEGAL SERVICES TO EXECUTE ALL NECESSARY CONTRACT DOCUMENTS TO IMPLEMENT THIS DECISION.

Individual Mayoral Decision Insert Date	 TOWER HAMLETS
Report of: Corporate Director Development and Renewal	Classification: Unrestricted
Watts Grove – provision of council homes	

Lead Member	Cllr Rabina Khan
Originating Officer(s)	Ann Sutcliffe Service Head Corporate Property and Capital Delivery
Wards affected	Bromley By Bow; Blackwall&Cubitt Town; Limehouse; East India & Lansbury; St Dunstan's & Stepney Green
Community Plan Theme	One Tower Hamlets
Key Decision?	Yes

Executive Summary

The Executive Mayor's agreement is sought to proceed to procure 149 council homes on the Watts Grove Depot site. The report notes the two forms of funding being made available for the project which consists of the Council's own resources and GLA grant. The requirement of the GLA grant is to be on site by no later than March 2015, which requires the use of the GLA developer's framework in order to manage the programme's speed of delivery. The report also notes the need to relocate and consolidate the Watts Grove Depot activity to another site.

Recommendations:

The Mayor is recommended to:

1. Endorse the proposed delivery of 149 council homes on the Watts Grove site;
2. Approve the capital estimate of £26.33m; made up as follows:
Works £24.33m
Fees and on costs £2.00m
3. Approve the funding allocated to the project as follows:
A. GLA Grant £6.90m
B. Council Own Resources £19.43m
4. Approve the use of the GLA Developer Framework as the delivery model for the project;

5. Agree procurement, in accordance with the Council's procurement procedures, of the technical advisor/architect for the project, the fees for which are contained within recommendation 2 above;
6. Note the requirement for works to commence on site by March 2015; and,
7. Approve the funding for the technical development of the options for the Watts Grove Depot activity, capped at a sum of £100,000, and,
8. An update report on programme and costs to be provided by the end of March 2014, on the interim moves from Watts Grove to Executive Mayor.
9. Authorise the Corporate Director of Development and Renewal, after consultation with the Service Head - Legal Services, to agree the final terms and conditions of any agreement required to implement this decision.
10. Authorise the Service Head - Legal Services to execute all necessary contract documents to implement this decision.

1. REASONS FOR THE DECISIONS

- 1.1 The project provides the council with the opportunity to realise 149 affordable homes on the Watts Grove depot site. The funding is made up by external grant from the GLA, which requires the project to be on site by no later than March 2015, otherwise the external funding of c£7m will be lost.

2. ALTERNATIVE OPTIONS

- 2.1 The recommended option is considered to be the only viable option for the reasons given in the report in relation to the availability of GLA grant and the associated timeframe for delivery.

3. DETAILS OF REPORT

- 3.1 Watts Grove is currently an operational depot site, which will need to relocate its activities to Blackwall Depot site and/or another site. The relocation requirements and specification need to be prepared in order to validate the costs of both the interim and permanent solution. This figure will be validated alongside the design development of the new homes.

- 3.2 The council has been able to secure external funding towards the overall project costs of c£6.9m to create 149 council homes. The council will be meeting the balance of the scheme costs from its own Housing Revenue Account resources. The total cost of the scheme is £26.33m, which is made up with:

- Works £24.33m
- Fees and on costs £2.00m

The Financial Implications below set out the detail of the funding routes for the scheme.

- 3.3 The council intends to build a policy compliant split on the size of the homes to be provided on the site, with a total of 149 homes being provided.
- 3.4 The project will be delivered through the utilisation of the GLA developers framework, in order to expedite the programme and to achieve the GLA requirement of a start on site by no later than March 2015.
- 3.5 The GLA Framework allows the council to move through the process quickly and to identify a partner by the end of July. Whilst, the procurement process commences with the GLA Framework, procurement of the technical team and the commencement of the design process will be required. It should be noted that the planning brief and parameters can be brought forward from the previous procurement process.

Programme

- 3.6 Set out below is the proposed programme as agreed with the GLA, it sets out the two work streams, procuring from the GLA framework for a partner and progressing the design, planning application and relocation of the depot functions to an alternate site, currently proposed to be Blackwall Depot. It should be noted that using the GLA framework could achieve a start on site by the end of this calendar year, however, this date may not be possible due to the need to decant the operations out of the Watts Grove depot site.

Item	Period	End Date
		2014
Approval to proceed		21 March
Procurement		
- Complete initial Brief	2w	4 April
- Expression of interest	1w	11 April
- Sifting Brief	4w	9 May
- Shortlist bidders	2w	16 May
- Tender	10w	25 July
- Appoint preferred bidder	1w	1 August
Design and Planning		
- Design		
- Appoint Design Team	3w	11 April
- Brief Surveys	1w	18 April
- Undertake Surveys including Contamination	6w	30 May
- Complete design for Planning	12w	4 July
- Planning	16w	24 October
- JR Period	6w	5 December
Construction		
- Start on Site		15 December
- Construction period	20m	December 2014*
- Construction End	20m	August 2016

*actual start on site will be determined by the vacating of Watts Grove Depot activities, though this has to be achieved by the long stop date of March 15.

Decant Requirements of Watts Grove Depot

- 3.7 In order to release the Watts Grove Depot for the provision of homes, it is necessary to undertake the completion of the depot strategy, which will look at the requirements for the borough overall, within the context of the depot sites that the council currently has, alongside the Mayor's ambition to deliver council homes for the borough.

- 3.8 The proposal to enable the release of the Watts Grove site is to undertake an interim set of moves, which will be limited to Commercial Road and Blackwall Depot, whilst the depot strategy is being developed and costed.
- 3.9 Officers will also consider whether there are alternate sites that can accommodate the activities based in Watts Grove, as a contingency plan, should the cost of the interim moves proposed above not offer value for money, and/or the works will negate the complete depot strategy being developed.
- 3.10 Officers will report back to the Executive Mayor by the end of March, the costed proposals and confirmation of the programme for the interim moves that are required for the release of the Watts Grove site as well as an update on the overarching depot strategy. This has to be developed within the context of ensuring that the funding from the GLA is not compromised due to the start on site not being achieved.

4. COMMENTS OF THE CHIEF FINANCE OFFICER

- 4.1 This report asks for Executive Mayoral approval to proceed to procure 149 council homes on the Watts Gove depot site, and to note that the Council has been successful in obtaining grant funding of £6.9m from the Greater London Authority (GLA) for this scheme.
- 4.2 There is provision within the Council's medium term financial strategy for capital resources of up to £22m to finance a scheme on the Watts Grove site, subject to Council agreement of the 'General Fund Capital and Revenue Budgets, Medium Term Financial Plan 2014-2017 and Strategic Plan 2014-15'. The recommended Council's contribution towards the Watts Grove scheme of £19.43m, as detailed in Table 1 below, is within those parameters.
- 4.3 This report seeks the adoption of a capital estimate in respect of Watts Grove site in order that the scheme can be incorporated into the capital programme and progressed in line with the GLA grant conditions. The capital estimate being sought is for the full £26.33m cost of the project, as detailed at paragraph 3.2, which reflects the anticipated build costs of the scheme totalling £24.33m, and includes a sum of £2m for scheme fees and costs. Table 1 below shows the estimated costs and funding requirements of the scheme:

Description	Watts Grove £'000
<u>CAPITAL EXPENDITURE</u>	
Estimated capital cost and fees	26,333
GLA grant funding	(6,900)
LBTH Financing Requirement	19,433

Table 1- Estimated costs and financing of Watts Grove

- 4.4 As detailed in paragraph 3.1, the Watts Grove site is currently used as an operational depot site, and the activities will need to be relocated to Blackwall Depot site and/or another. Recommendation 7 of this report requests approval of up to £100,000 for the technical development of the options for the Watts Grove Depot, and as detailed in paragraph 3.10, Officers will report back to the Executive Mayor by the end of March 2014 with costed proposals and confirmation of the programme for the interim moves required to release the Watts Grove site. It should be noted that the capital estimate of £26.33m requested in this report does not include the costs of the technical development of the options for the Watts Grove Depot, the interim moves needed to release the site, or the works necessary to clear the site ready for development (see paragraph 4.13).
- 4.5 As the Watts Grove site is currently being used as a depot and held under General Fund powers, the land will need to be appropriated for housing purposes. An adjustment will be made to the HRA's Capital Financing Requirement to reflect the market value of the site, and there will be therefore be an increase in capital financing charges to the HRA with a corresponding saving to the General Fund. A market valuation will need to be undertaken at the time of appropriation, but based on an indicative assessment it is estimated that the debt charges incurred by the HRA will increase by £200,000 and those of the General Fund reduced accordingly..
- 4.6 There is sufficient borrowing headroom within the HRA to prudentially borrow to fund the whole of the Council's contribution of £19.43m (as detailed in Table 1). However it is preferable for the Council to apply its own resources wherever possible, either through a revenue contribution, or the use of HRA reserves, as this will reduce ongoing costs to the Housing Revenue Account and the impact on the Council's debt cap. Therefore, an assessment will be made of how the Council's element of this scheme will be funded so as to ensure that best use is made of the Council's resources.
- 4.7 Capital resources to finance the Council contribution are limited, and any proposals must be considered in the context of competing demands from other projects. The main commitment within the HRA is currently the £181 million Decent Homes Backlog programme which is nearing the end of the third year of the five year initiative, and the majority of Housing Capital Resources are committed to this project in the medium term. Any HRA borrowing undertaken to finance this scheme must be repaid so as to ensure that the HRA has the necessary borrowing capacity to fund the capital needs of the stock. Current financial modelling indicates that the borrowing will be needed in 15-20 years time, however, a more detailed assessment of the length of the loan period will be made at the time that any loan is taken out.
- 4.8 Current modelling assumptions are that the whole Council contribution of £19.43m would be financed from HRA borrowing over 20 years, at an interest rate of 4.9%; this equates to an annual capital financing charge of £1.526m

which reflects both the payment of interest and repayment of the principal sum outstanding.

- 4.9 The affordable rents receivable on the housing development will not be sufficient to cover the annual costs of the scheme over the period in which the borrowing is being repaid. The anticipated annual gap between income and expenditure will be in the region of £0.530m, therefore the HRA budget planning process for 2015/16 will need to identify annual savings of that amount in order to deliver a balanced HRA business plan. It should be noted that after the HRA borrowing has been repaid, the Authority will own all the properties with no debt outstanding on them, and thereafter there will be a net annual cash inflow to the Authority, as the annual rents received will be higher than the management and maintenance costs associated with the properties.
- 4.10 Financial modelling of the cashflows associated with this scheme indicates that the Net Present Value (NPV) over 35 years is approximately £3.2m more favourable compared to the NPV of the previously recommended proposal.
- 4.11 In order to receive the grant income it is essential that the GLA grant conditions are met, including the specific delivery deadlines. The project will be subject to a tendering process and it should be noted that the Council will be liable for any additional costs if the contract values returned are higher than currently anticipated.
- 4.12 The GLA grant is payable on completion and delivery of the full project. The Council will therefore need to forward fund the costs until the grant can be claimed at the end of the scheme.
- 4.13 In order to release the site for redevelopment, alternative arrangements will need to be made for the delivery of the existing functions that are provided from the Watts Grove depot. Provision will have to be incorporated within the General Fund capital programme in respect of the relocation costs which are estimated to be between £800,000 and £1 million. As outlined in paragraph 4.4, once all costs have been finalised a further report will be submitted seeking approval for this funding.
- 4.14 As a result of the construction of 149 new properties, the Council will benefit from additional New Homes Bonus. Based on the current system, this will equate to approximately £240,000 of general resources to the Council per annum for the six year period following completion, although it should be stressed that the Government is currently consulting on the future methodology for determining the New Homes Bonus entitlement and that future entitlement may not be at the same level as previous years.
- 4.15 After the capital estimate is adopted, the scheme will need to be procured in line with the relevant EU procurement regulations and in conjunction with the Council's procurement and legal departments.

5. LEGAL COMMENTS

- 5.1. The Council is a local housing authority within the meaning of the Housing Act 1985 and is specifically empowered to provide housing accommodation on land acquired by it for the purposes of Part 2 of the Act. In this case, the land was not acquired for housing purposes, but the Council is empowered by section 19 of the Housing Act 1985 to appropriate for housing purposes any land vested in it or at its disposal. The normal position under section 122 of the Local Government Act 1972 is that land may be appropriate from one purpose to another when it is no longer required for the purpose for which it was previously held. That appropriation will need to take place to ensure the project may proceed.
- 5.2. It is proposed that the Council will procure works and associated technical services to deliver 149 homes on the Watts Grove site. The value of the works exceeds the relevant threshold in the Public Contracts Regulations 2006, requiring the Council to comply fully with the provisions of those Regulations. The proposal in this instance is that the Council will comply with the Public Contracts Regulations by using a framework procured by the Greater London Authority (GLA).
- 5.3. The GLA's framework, called the London Development Panel (LDP), was set up to accelerate the delivery of housing in London. There are 25 participating developers and the stated intention of the GLA in procuring the framework was to enable public land owners, including London boroughs, to award individual contracts without having to go through a full and expensive procurement process each time. The GLA states that it followed a two stage restricted procedure when procuring the framework in compliance with the Public Contracts Regulations 2006.
- 5.4. The Public Contracts Regulations do provide for the procurement of framework agreements open to other contracting authorities. It is essential, if the Council is to participate in the LDP, that the notice published by the GLA in the Official Journal of the European Union (OJEU), to initiate its procurement, unambiguously named the Council as a permitted user. Whilst the Council's Legal Service has not examined the actual published notice, (reference 2012/S 69-113942), there is satisfactory evidence that London boroughs were clearly named within it.
- 5.5. In order for the Council to make use of the LDP, there needs to be sufficient value remaining in the framework. The LDP has been procured for a four year period, commencing 10 May 2013, so it seems likely this is the case. Before the Council can use the LDP it must enter into a letter of agreement with the GLA, following which the GLA will provide all necessary information and the value issue can be checked before going forward. The Council will need to correctly use the LDP, which will require conduct of a mini-tender exercise.
- 5.6. The report proposes engagement of technical advisers to provide services in relation to the project. The detail of these services is not provided, but the

Council will need to procure such advisers in accordance with the requirements of its own procurement procedures and the Public Contracts Regulations 2006.

- 5.7. The Council has an obligation as a best value authority under section 3 of the Local Government Act 1999 to “make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness”. Compliance by the Council with its own procurement procedures and the requirements of the Public Contracts Regulations should help to meet these requirements, but ultimately the Council must be satisfied that the project will deliver best value and that engagement of any providers of works or services will also provide best value.
- 5.8. The project is to be part-funded by a grant from the GLA. The terms of that grant have not been disclosed for legal comments. Before entering into an agreement to accept the grant, the Council should be satisfied that it can deliver the project in accordance the GLA’s terms, whilst continuing to comply with its statutory functions.
- 5.9. The majority of the project funding is to be provided by prudential borrowing. The Council is permitted by section 2 of the Local Government Act 2003 to borrow money for any purpose relevant to its statutory functions or for the prudent management of its financial affairs. The Council must stay within its determined borrowing limit.
- 5.10. The loan costs are to be met from the Council's housing revenue account (HRA). The Council is subject to an obligation under Part VI of the Local Government and Housing Act 1989 to maintain the HRA. The Council is required to prepare proposals in January and February each year relating to the income of the authority from rents and other charges, expenditure in respect of repair, maintenance, supervision and management of HRA property and other prescribed matters. The proposals should be based on the best assumptions and estimates available and should be designed to secure that the housing revenue account for the coming year does not show a debit balance. The report sets out information relevant to the impact of the funding proposal on the HRA balances and the Council must be satisfied that positive balances may be maintained if the project proceeds, whilst continuing to deliver its housing functions.
- 5.11. The report seeks approval for capital estimates for the project. In compliance with section 151 of the Local Government Act 1972, the Council has in place Financial Regulations and Financial Procedures. The Financial Regulations set a threshold of £250,000, above which Executive approval is required for a capital estimate. The Financial Procedures supplement this requirement. Before agreeing the estimate, the Executive should be satisfied that the project is capable of being carried out within the Council’s statutory powers.
- 5.12. Before deciding to proceed with the project, the Council must have due regard to the need to eliminate unlawful conduct under the Equality Act 2010 (e.g.

discrimination), the need to advance equality of opportunity and the need to foster good relations between persons who share a protected characteristic and those who don't. Some form of equality analysis will be required which is proportionate to the function in questions and its potential impacts.

6. ONE TOWER HAMLETS CONSIDERATIONS

- 6.1. This project provides 149 much needed affordable rented units within the Borough. An EIA has been undertaken and is attached to this report

7. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

- 7.1 The schemes will comply with the Council's requirements on the reduction of carbon emissions, energy consumption along with green and sustainable construction delivery.

8. RISK MANAGEMENT IMPLICATIONS

- 8.1. The main risks that exist for the project are as follows:

- a) The project over-runs its programme, incurring additional costs for the Authority, including bid costs
- b) A lack of resources to maintain the programme
- c) Relocation of Watts Grove interim moves do not provide to be value for money
- d) Delay in identifying the funds for the interim moves of Watts Grove, delays the award of the contract and therefore the start on site, thus risk losing the GLA funding

- 8.2. The above will be managed through strong project governance arrangements on the project, building on good practice on complex commercial negotiations undertaken by the borough over recent years.

- 8.3 The risk around the Watts Grove decant will be managed through the provision of the depot strategy and a clarity about the alternate provisions that will be required. A report back to the Mayor on progress of the depot strategy will ensure the focus on meeting the programme requirements will be maintained.

9. CRIME AND DISORDER REDUCTION IMPLICATIONS

- 9.1 The project will provide homes that are of a better design in terms of orientation to maximise passive supervision of common and external areas, with safe pedestrian routes to and from homes

10. EFFICIENCY STATEMENT

- 10.1 Provision of additional new homes will contribute to the Councils Overcrowding Strategy, through rehousing those tenants most in need. The homes will be built to sustainable design standards, therefore reducing the financial impact for residents and users. The procurement process will identify the most efficient means of delivering this key Mayoral priority
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Linked Reports, Appendices and Background Documents

Linked Report

- NONE

Appendices

- Equality impact analysis

Background Documents – Local Authorities (Executive Arrangements)(Access to Information)(England) Regulations 2012

- NONE

Originating Officers and Contact Details

Name	Title	Contact for information

Equality Analysis (EA)

Section 1 – General Information (Aims and Objectives)

Watts Grove Depot redevelopment: To provide a target of 149 high quality Affordable Rented homes, which will be at the councils adjusted Affordable Rents, in line with objectives outlined in the Managing Development DPD, and to meet mayoral priorities.

Financial Year

2012/13

Decision



Watts Grove Depot

Who is expected to benefit from the proposal?

Residents seeking affordable housing.

Service area:

Development and Renewal

Team name:

Corporate Property and Capital Delivery

Service manager:

Ann Sutcliffe

Name and role of the officer completing the EA:

Peter Scott, Project Manager

Section 2 – Evidence (Consideration of Data and Information)

What initial evidence do we have which may help us think about the impacts or likely impacts on service users or staff?

The aim of the project is to provide high quality Affordable Rented homes, in line with objectives outlined in the Managing Development DPD, and to meet mayoral priorities.

London Borough of Tower Hamlets housing strategy and depot strategy will inform the principles for the redevelopment of the site.

In terms of the Affordable Rented housing it is envisaged that we will seek to maximise the number of family sized homes (3 bedroom and larger) and that these should form, by unit numbers at least, 45% of the homes provided (as per Appendix 3 - the 'Managing Development: Development Plan Document' currently out for consultation).

Tower Hamlets is one of the most ethnically and socio-economically diverse communities in the country. The benefits of the project will be most felt by members of the community which qualify for affordable housing, as well as business owned or operated by members of those communities – who will therefore be primary beneficiaries of the project.

The project is based on the Tower Hamlets Community Plan 2020 and Local Area Agreement (CAB 006/089), the Tower Hamlets Local Development Framework Core Strategy (and Managing Development DPD), the Strategic Plan, Annual Report and Best Value Performance Plan (CAB 007/089) and the Depot Review.

The main impact of the project is the provision of 149 Affordable Rented homes replacing a depot in an increasingly residential area. 45% of these will be rented family homes. This will contribute to the One Tower Hamlets objectives of reducing inequalities and ensuring strong community cohesion.

Section 3 – Assessing the Impacts on the 9 Groups

How will what you're proposal impact upon the nine Protected Characteristics?

For the nine protected characteristics detailed in the table below please consider:-

What is the equality profile of service users or beneficiaries that will or are likely to be affected?

The target group of users are local residents seeking affordable housing and in particular family homes. The locations where the benefits of the project will be most felt have high concentrations of ethnically diverse communities, as well as business owned or operated by members of those communities – who will therefore be primary beneficiaries of the project. The user profile will reflect the local population/relevant target group for Affordable Rented housing. The functions of the Depot will be relocated as part of the Depot review strategy which will be considered further as part of governance process.

What qualitative or quantitative data do we have?

THIS Borough, the Tower Hamlets Partnership's Local Information System, provides easy access to a wide range of information and statistics about the borough as does the national census. As previously stated the main source of data from residents will be the Managing Development DPD document and the LDF Statement of Community Involvement until further consultation is carried out later this year.

Equalities profile of staff?

The project team currently has six members who do not represent the diversity of the local community. However they have been selected on the basis of expertise and in contract negotiations the team will seek a commitment from the development partner to employ local staff and subcontractors.

Barriers?

The project team are aware of the barriers to participation for the various equality target groups in terms of communication and access. These barriers were taken into account when designing the communication and engagement for the Managing Development DPD. See LDF Statement of Community Involvement and MD DPD Statement of Engagement. It is this document which forms the basis of the Watts Grove Depot project. The project communication and engagement plan will reflect the LDF Statement of Community Involvement and MD DPD Statement of Engagement to ensure that barriers to participation are removed for all residents.

Recent consultation exercises carried out?

Extensive consultation with relevant interest groups, other public bodies, voluntary organisations, community groups, trade unions, focus groups and other groups including surveys and questionnaires was undertaken on the Managing Development DPD.

Consultation will be taken at various stages of the development programme.

Project implementation

- DPD consultation

Procurement

- Design and Brief formation
- Planning consultation with LBTH officers and English heritage
- Stakeholder engagement

Planning

- Pre-planning consultation with public as determined through communications strategy

Construction Phase

- As determined in conjunction with development partner

Post completion

- As determine through management procedures and partners.

It should also be noted that the Tower Hamlets Homes lettings policy has been EQI'd.

Additional factors which may influence disproportionate or adverse impact?

No management arrangements which may have a disproportionate impact on the equality target groups

The Process of Service Delivery

In particular look at the arrangements for the service being provided including opening times, custom and practice, awareness of the service to local people, communication

The proposal will contribute to two of the three One Tower Hamlets objectives:-

- Reduce inequalities
- Ensure strong community cohesion
-

It also works towards the community plan theme of a great place to live and the following strategic priorities:

Objective 1: Providing quality Affordable Rented housing, including accessible housing and Lifetime homes.

Objective 2: Improving and maintaining the quality of housing, including maximising energy efficiency

Objective 3: Improving the public realm

Target Groups	Impact – Positive or Adverse What impact will the proposal have on specific groups of service users or staff?	Reason(s) <ul style="list-style-type: none"> Please add a narrative to justify your claims around impacts and, Please describe the analysis and interpretation of evidence to support your conclusion as this will inform decision making Please also how the proposal will promote the three One Tower Hamlets objectives? -Reducing inequalities -Ensuring strong community cohesion -Strengthening community leadership
Race	Positive	Bengali families are over represented on the list of overcrowded family homes. This development will provide a number of family sized Affordable Rented homes which will help alleviate some of this need.
Disability	Positive	Fully accessible homes, number of units to be designed for wheelchair use and properties are to be built to Lifetime homes standard.
Gender		
Gender Reassignment		
Sexual Orientation		
Religion or Belief	Positive	
Age	Positive	100% Affordable Rented housing, one and two beds will be suitable for young people becoming independent. Older residents downsizing will also be accommodated through lifetime homes designed properties.
Marriage and Civil Partnerships.	Positive	This development will provide a number of family sized Affordable Rented homes.
Pregnancy and Maternity	Positive	This development will provide a number of family sized Affordable Rented homes.
Other Socio-economic Carers	Positive	This development will provide a number of family sized Affordable Rented homes. All units will be provided with separate kitchens.

Section 4 – Mitigating Impacts and Alternative Options

From the analysis and interpretation of evidence in section 2 and 3 - Is there any evidence or view that suggests that different equality or other protected groups (inc' staff) could be adversely and/or disproportionately impacted by the proposal?

No

If yes, please detail below how evidence influenced and formed the proposal? For example, why parts of the proposal were added/removed?

(Please note – a key part of the EA process is to show that we have made reasonable and informed attempts to mitigate any negative impacts. AN EA is a service improvement tool and as such you may wish to consider a number of alternative options or mitigation in terms of the proposal.)

Where you believe the proposal discriminates but not unlawfully, you must set out below your objective justification for continuing with the proposal, without mitigating action.

Section 5 – Quality Assurance and Monitoring

Have monitoring systems been put in place to check the implementation of the proposal and recommendations?

Yes

How will the monitoring systems further assess the impact on the equality target groups?

The impact on equality target groups will be reviewed regularly at Project Team and Project Board meetings along with the communications plan and risk register to ensure a holistic approach.

Does the policy/function comply with equalities legislation?
(Please consider the [OTH objectives](#) and [Public Sector Equality Duty](#) criteria)

Yes

If there are gaps in information or areas for further improvement, please list them below:

The main area for further improvement is the development of the communication and engagement strategy and plan for the project. The priority is to ensure that this builds on the work done for the Managing Development DPD and minimises all barriers to participation for all residents and especially the equality target groups.

How will the results of this Equality Analysis feed into the performance planning process?

The development and effective implementation of the communications plan, ensuring barriers to participation will be a key element of the performance planning process for the project team. Continued community engagement and the recruitment of local employees and subcontractors will be part of the performance planning process for the construction partner appointed.

Section 6 - Action Plan

Recommendation	Key activity	Progress milestones including target dates for either completion or progress	Officer responsible	Progress
<p>1. Better collection of feedback, consultation and data sources</p> <p>2. Non-discriminatory behaviour</p> <p>3. Full consultation and engagement strategy and plan</p>	<p>1. Create and use feedback forms. Consult other providers and experts</p> <p>2. Regular awareness at project team meetings.</p> <p>3. D&R comms team to draft a bespoke communication and engagement strategy and plan</p>	<p>1. Forms ready for selection of preferred bidder. Start consultations once procurement has progressed to a single bidder.</p> <p>2. Raise awareness at one project team meeting a month.</p> <p>3. Initial comms plan to be redrafted, action plan with specific activities and dates to be drafted.</p>	<p>1. Peter Scott</p> <p>2. Peter Scott</p> <p>3. Andy Mace</p>	

Section 7 – Sign Off and Publication

Name: (signed off by)	
Position:	
Date signed off: (approved)	

Section 8 Appendix – FOR OFFICE USE ONLY
This section to be completed by the One Tower Hamlets team

Policy Hyperlink :

Equality Strand	Evidence
Race	
Disability	
Gender	
Gender Reassignment	
Sexual Orientation	
Religion or Belief	
Age	
Marriage and Civil Partnerships.	
Pregnancy and Maternity	
Other	
Socio-economic	
Carers	

Link to original EQIA	Link to original EQIA
EQIAID (Team/Service/Year)	