



SHEFFIELD CITY COUNCIL Cabinet Report

12

Report of: Executive Director, Place

Date: 28 September 2011

Subject: Appointment of Sanctuary Housing Group as Preferred Bidder for a development of affordable older persons housing on approx. 1 hectare of land at East Bank Road/ Errington Road, Arbourthorne, and subject to relevant consents, the disposal of this land to Sanctuary Housing Group.

Author of Report: Ruth Wilson (292 2308)

Summary:

Following an OJEU restricted procurement process, this report seeks approval to appoint Sanctuary Housing Group as Preferred Bidder for a development of affordable older persons housing on land at East Bank Road/ Errington Road, Arbourthorne and subject to Planning Permission for the scheme being granted and the Secretary of State's consent, to dispose of this land at nil consideration to Sanctuary Housing Group on a 250-year lease.

Reasons for Recommendations:

- An evaluation panel consisting of Council officers and members of a local community steering group selected Sanctuary Housing Group (Sanctuary) as Preferred Bidder. Sanctuary were the highest scoring bidder overall, demonstrating the financial capability to deliver a scheme of this kind, as well as their expertise in design excellence, housing management and community engagement.
- Sanctuary have existing housing stock in Sheffield, including older persons and Extra Care housing, and are one of the country's largest Registered Providers of social housing with a proven track record in the delivery of affordable housing and neighbourhood regeneration.
- Sanctuary will deliver innovative, attractive, affordable and energy efficient homes for those aged 55 years and over. These homes will represent a

valuable addition to the city's stock of affordable housing and older persons' housing, both of which are in ever greater demand.

- The scheme will contribute to the long-term transformational change of the Arbourthorne neighbourhood, as set out in the 2005 Wybourn, Arbourthorne and Manor Park (WAMP) Masterplan.
- The scheme will act as a benchmark for quality and deliverability in a time of market uncertainty, with the aim of attracting investment into later development phases of the Arbourthorne Fields Redevelopment Scheme.

Recommendations:

- That Sanctuary Housing Group are approved as Preferred Bidder for the Arbourthorne older persons' housing development, following an Official Journal of the European Union (OJEU) restricted procurement process
- That subject to Planning Permission for the scheme being granted and the Secretary of State's consent, the land now shown for identification at Appendix A, at East Bank Road/ Errington Road, Arbourthorne, be disposed to Sanctuary Housing Group at nil consideration on a 250-year lease for the provision of affordable housing.
- That, having not been required for the development of the new medical centre in Arbourthorne, the smaller Errington Road site shown hatched at Appendix A and separately at Appendix B, is included in the land for disposal to Sanctuary Housing Group.
- That the Director of Property and Facilities Management in consultation with the Director of Housing, Enterprise and Regeneration be authorised to negotiate and agree terms for the disposals of the sites on the terms and for the purposes mentioned above and to instruct the Director of Legal Services to complete the necessary legal documentation.

Background Papers:

- Cabinet Report dated 22 October 2008
- Band A report dated 9 September 2010

Category of Report:

Main report – open

Appendices C and D are closed because they contain exempt information under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended). The reason for their exemption is that they contain information relating to the financial or business affairs of any person.

Statutory and Council Policy Checklist

Financial Implications
YES Cleared by: Paul Schofield
Legal Implications
YES Cleared by: Andrea Simpson
Equality of Opportunity Implications
YES Cleared by: Ian Oldershaw
Tackling Health Inequalities Implications
NO
Human rights Implications
NO
Environmental and Sustainability implications
YES
Economic impact
NO
Community safety implications
NO
Human resources implications
NO
Property implications
YES
Area(s) affected
East Community Assembly
Relevant Cabinet Portfolio Leader
Cllr Harry Harpham
Relevant Scrutiny Committee if decision called in
Safer and Stronger Communities
Is the item a matter which is reserved for approval by the City Council?
NO
Press release
YES

Disposal of land at East Bank Road/ Errington Road for affordable housing

1.0 SUMMARY

- 1.1 Appointment of Sanctuary Housing Group (Sanctuary) as Preferred Bidder and disposal of the land to Sanctuary on the terms recommended in this report would result in the development of new, affordable, high quality, energy efficient homes designed specifically for the needs of older people.
- 1.2 The Council's Housing Market Area Profile for this area identifies a need to diversify housing tenure and stock whilst ensuring affordability. The report also highlights the poor condition of existing housing in the area, with a relatively high number of residents saying their home is no longer adequate for them. This combined with a growing aging population and a high number of households in the area with a disabled occupant, leads the report to recommend the delivery of more good quality homes built to Lifetime Homes and Wheelchair Accessible Housing standards.
- 1.3 City wide, increasing the city's stock of affordable and older person's housing is a key priority, and in a time of market uncertainty this represents an opportunity to bring forward new housing.

2.0 WHAT DOES THIS MEAN FOR SHEFFIELD PEOPLE

- 2.1 This scheme will deliver approximately 50 new, energy efficient apartments and bungalows for older people in Sheffield. The new homes will add to the choice of good quality homes for older people, enabling more of them to remain in their local area close to family and social support networks, and to live more independently in older age.

3.0 OUTCOME AND SUSTAINABILITY

- 3.1 The scheme will help to deliver the objectives of the 2005 Wybourn, Arbourthorne and Manor Park Masterplan (WAMP Masterplan) by providing greater housing choice and making Arbourthorne a more attractive place to live. It will also introduce a new landlord, tenure and housing type to the area.
- 3.2 All units on the development will be built to the Lifetime Homes standard, enabling the properties to be easily adapted should the needs of residents change. This will help residents to live independently and for longer in their own home, improving community cohesion and the long term sustainability of the neighbourhood by reducing turnover and ensuring an established community retains a stake in the area.

- 3.3 The provision of Wheelchair Accessible Housing will improve quality of life for residents with mobility needs, with new bungalows representing a valuable addition to the area's housing stock.
- 3.4 Officers have considered the feasibility of the site being connected to the city centre district energy network, however the site is over 1km from the existing network and is unlikely to be viable at this stage. However a more comprehensive energy strategy for the development will be required in order to meet the planning policies of the Council and the requirement to meet the Code for Sustainable Homes Level 3.
- 3.5 Sanctuary are proposing to incorporate a number of sustainability features into the development, including sedum green roofs, low energy heating, SUDS and renewables. Sanctuary will manage the scheme in a way that facilitates a sustainable lifestyle amongst residents, for example by encouraging communal gardening and providing composting bins, water butts and recycling facilities.
- 3.6 Residents of the development will benefit from the site's close proximity to local amenities, open space and transport links. This favourable neighbourhood context means sustainability will extend beyond the physical design of the development.
- 3.7 The community engagement work currently being carried out by the Council and Sanctuary gives the local community a stake in the development by enabling them to directly influence the final design and management of the scheme.
- 3.8 Sanctuary would be required by the Council and the Homes and Communities Agency (HCA) to maximise opportunities for local labour created through the construction process, so there would be a boost to employment and training prospects too.

4.0 BACKGROUND

- 4.1 The WAMP Masterplan was approved by Cabinet on 11 May 2005. The Masterplan proposed extensive redevelopment of the Arbourthorne Fields area, of which the development of older persons' housing was part.
- 4.2 The provision of older persons' housing at Arbourthorne Fields was a key recommendation of the Masterplan, necessitated by a local and city wide need for older persons' housing and the desire to exploit the favourable topography and local amenities of the Arbourthorne neighbourhood. This included the close proximity to the new medical centre on East Bank Road, the local centre at Northern Avenue, and the high frequency bus route to Manor Top

and the city centre.

4.3 On 22 October 2008, Cabinet approved the implementation of the WAMP Masterplan and amongst others, made decisions specific to this site. These were:

- That this site be declared surplus to requirements
- That the Director of Housing, in consultation with the Head of the Corporate Property Division, the Assistant Chief Executive, Legal and Governance and the Cabinet Member for Housing and Safer, Sustainable Communities be authorised to procure a development partner for the redevelopment scheme
- That the arrangements for selecting a development partner should, wherever legally possible, involve representatives of the local community

On 22 October 2008, Cabinet also approved the disposal of land at Errington Road for the development of a new medical centre. This report now seeks approval from Cabinet to dispose of part of the medical centre site, which is no longer required and has been left undeveloped (shown hatched at Appendix A and separately at Appendix B), to Sanctuary to facilitate the older persons' housing scheme. This issue is addressed in more detail in section 5 of this report.

5.0 THE SITE

- 5.1 The sites proposed for the development of older persons housing by Sanctuary are those now shown at Appendix A. This includes approximately 1 hectare of land bordering East Bank Road, which used to contain 36 T-Type flats and 29 Finnegan '5M' houses, and a smaller site on Errington Road that used to contain 8 garages. Both sites are fully cleared.
- 5.2 The Masterplan originally proposed that the older persons' housing be positioned next to Berners Road. However the outcome of further consultation, combined with the plan for the new Medical Centre on Errington Road, led to the proposal that the older persons housing should be developed on the opposite side of East Bank Road, closer to local facilities and on more level ground. This change in location was approved by Cabinet on 22 October 2008.
- 5.3 The smaller Errington Road site, shown hatched at Appendix A and separately at Appendix B, was originally included within a larger parcel of land approved for disposal by Cabinet on 22 October 2008 for the development of a new medical centre.

However, the development footprint of the medical centre changed during the Planning process, meaning this site was not required and thus not included in the final land disposal for the medical centre.

- 5.4 It is now proposed to include this site in the disposal to Sanctuary, for the provision of bungalows. The report to the Director of Housing, Enterprise and Regeneration in September 2010 proposed that the site be included in the procurement for the older persons' housing development but noted that approval for the disposal would need to be sought from Cabinet in the current report.

6.0 PROCUREMENT PROCESS

- 6.1 In accordance with the authority delegated by Cabinet on 22 October 2008, the Director of Housing, Enterprise and Regeneration made the decision in September 2010 in consultation with the Cabinet Member for Housing, Regeneration and Planning to procure a developer for the older persons' housing scheme.
- 6.2 The opportunity was advertised as a Subsidised Housing Scheme Works Contract, in the Official Journal of the European Union (OJEU) on 20 September 2010, and stipulated that prospective developers had to be, or be an Investment Partner in a consortium with, a Registered Provider of Social Housing.
- 6.3 Developers were invited to tender for this opportunity, subject to passing an initial Pre-Qualification Questionnaire (PQQ). Of 35 submissions, five developers were short-listed at PQQ stage and issued with an Invitation to Tender. The Council received three tenders for evaluation.
- 6.4 Following this evaluation process, Sanctuary were recommended as Preferred Bidder after gaining the highest overall score.
- 6.5 More detail about the tender evaluation process and scoring can be found at Appendices C and D. These appendices are closed due to the commercially sensitive nature of their contents.

7.0 COMMUNITY ENGAGEMENT

- 7.1 Since May 2010 the Council has been working closely with a community steering group. As representatives of the target users of the development, the role of the steering group was to assist the Council in the procurement of a developer partner and then work alongside the developer, having input into the detailed designs for the scheme and establishing how the new development will be managed.

- 7.2 The key involvement of the group was to form a panel during presentations from short-listed developers, giving scored feedback on the presentations and developers' responses to questions from the panel. These scores formed part of the formal evaluation of the tenders. Members of the steering group were also given the opportunity to view and give feedback on the written tenders, however this did not form part of the formal evaluation process.
- 7.3 The steering group were impressed by both Sanctuary's presentation and their written submission. They felt Sanctuary were honest, knowledgeable and could speak to residents' on their level, with a genuine commitment to working with the community. They also had confidence in Sanctuary's approach to housing management and felt their design proposals were well thought out and appropriate for the user group.
- 7.4 The steering group has continued to work with Sanctuary on the detailed design proposals, with the aim of bringing their local knowledge to the project and ensuring the final designs and Sanctuary's management approach are right for the community.

8.0 SANCTUARY'S PROPOSALS AND THE PLANNING PROCESS

- 8.1 Sanctuary are proposing to build approximately 50 units of older persons' housing, comprising of apartments and bungalows. The apartments will be age-banded for those aged 55 and over. The bungalows will not be age-banded, but offered as a priority to those with mobility need, in line with the Council's Lettings Policy. This is to ensure those with greatest need can benefit from these properties. The bungalows will be positioned on the smaller Errington Road site, set apart from the main over 55's development.
- 8.2 The scheme would be 100% affordable housing with the majority of units for Affordable Rent and a number of shared ownership units if there is demand for them. The final tenure mix will be agreed in negotiation with Sanctuary.
- 8.3 Affordable Rent is the new rented tenure being funded by the HCA, instead of social rent. Affordable Rents are 80% of the market rent for the property. The Affordable Rent figure includes any service charges.
- 8.4 The Council will have 100% nomination rights on the first let. The proportion of Council nominations on future lets will be agreed in negotiation with Sanctuary however it is likely to be in the region of 50%, with the agreement forming a term of the lease between the Council and Sanctuary.

- 8.5 All properties will be built to the Lifetimes Homes standard, with a significant proportion being Wheelchair Accessible Homes. In line with Planning and HCA requirements, the development will meet level 3 of the Code for Sustainable Homes, ensuring the properties are energy efficient and sustainable in the long term. Sanctuary and HTA Architects will incorporate design best practice to ensure the development enables independent living in an attractive environment that is appropriate to the age group.
- 8.6 The disposal of this site to Sanctuary is subject to Sanctuary being granted Planning Permission for this site. The submission of the Planning Application is anticipated in October 2011.
- 8.7 Both Sanctuary and HTA Architects are currently engaged in pre-planning discussions with Development Management and are receiving an enhanced service from the Forward and Area Planning team. This should ensure that planning policy and landowner requirements are met and that the Council are broadly happy with the content of the Planning Application before it reaches Planning and Highway Committee.

9.0 FINANCIAL IMPLICATIONS

- 9.1 The total development value for the scheme is approximately £5M. This would be funded by Sanctuary supplemented by funding from the HCA's Affordable Homes Programme 2011/15. Sanctuary have been allocated grant funding from the HCA in several regions across England including the HCA North region. Within this allocation, Arbourthorne has been identified as a key project and it is anticipated that specific funding for the project will be confirmed once Sanctuary has signed the HCA's Funding Development Agreement which is currently anticipated to be in September 2011.
- 9.2 However, HCA grant rates are insufficient to allow Registered Providers to purchase land at market value and keep rents at affordable levels. Particularly in the current climate, the HCA requires local authorities to maximise the use of their own assets to provide affordable housing and will not support schemes which generate a capital receipt for the local authority. Sanctuary's proposal to the HCA, therefore, assumes the provision of the site at nil consideration.
- 9.3 The current open market valuation that the Council would have to forgo for this site is £785,000. The latest Property advice is that this value might be realised if the site was to be marketed for a reasonable period of time, defined as a minimum of six months. However taking into account the specific context and timescale for development, and an absence of recent comparable market sales, there is uncertainty as to the precise income the sale of this site

would generate at this time; however it is likely to be substantially less than £785,000.

- 9.4 However, disposal at nil value would enable the city to benefit from approximately £5M of investment from the HCA and Sanctuary, to develop a scheme that will increase the supply of affordable older persons housing, reducing housing need and representing a valuable addition to the city's housing offer.

10.0 LEGAL AND PROPERTY IMPLICATIONS

- 10.1 The Council has the power to dispose of land held for the purposes of Part II of the Housing Act 1985 under section 32 of that Act but the Secretary of State's consent is needed. The disposal of this site to Sanctuary at a discount from market value would constitute an assistance in connection with property privately let as housing accommodation and would require the Secretary of State's consent under Section 25 Local Government Act 1988. The Secretary of State has issued a general consent for the disposal of land to registered providers of social housing which is likely to apply to this disposal; if not, specific consent will be sought. If consent is given under that section no further consent is necessary under Section 32 Housing Act 1985 or Section 123 Local Government Act 1972.
- 10.2 When deciding whether to dispose of a site at a discount to its market value it must be considered whether the proposed disposal would be in the interests of the local electorate and council tax payers and would be consistent with the effective, economic and efficient discharge of the Council's functions and the need for the scheme and its merits should be balanced against the potential loss of capital receipt.
- 10.3 To ensure that the Council is able to exert some control over the use of the land Sanctuary will be granted a 250 year lease of the site with provisions on use which reflect the Council's requirements and enable it to share any profits resulting from an agreed change of use.

11.0 EQUALITY OF OPPORTUNITY IMPLICATIONS

- 11.1 An Equality Impact Assessment (EIA) has been completed and is attached at Appendix E.
- 11.2 The EIA concludes that the equality impacts are entirely positive in nature. The proposals will particularly benefit:
- Older people aged 55 and over – Lifetime Homes
 - Disabled people – Lifetime Homes, Wheelchair Accessible Housing

- Socio economic needs – affordable housing
- Community Cohesion

No negative equality impacts have been identified.

12.0 HUMAN RESOURCES IMPLICATIONS

12.1 There are no Human Resources implications arising from the recommendations of this report.

13.0 ALTERNATIVE OPTIONS CONSIDERED

13.1 Do nothing

If the Council were not to proceed with the disposal to Sanctuary, it could hold on to the sites and release them at a later date. This would have the potential advantage of generating a capital receipt at some point in the future.

However, there would be no regenerative benefit to the city for the foreseeable future if this option was pursued. There is an expectation of delivery amongst the local community, who are aware of the proposals.

The scheme has a major delivery partner on board in the form of Sanctuary. If the scheme did not proceed, the Council would risk losing this investment for the city. Moreover it would undermine the Council's relationship with the HCA and Sanctuary, alienating two major partners and potentially impeding future delivery of the affordable housing the city needs.

Pursuing this option would require Cabinet to reconsider its decisions of May 2005 and October 2008, both of which specifically recommended the inclusion of older persons' housing on this site.

13.2 Re-advertise scheme as mixed tenure development

This option would have the potential advantage of generating a capital receipt at some point in the future, however due to the development capacity of the site some provision for affordable housing would have to be made, which would mean some reduction from the full market value for the site.

Pursuing this option would mean compromising the Council's current relationship with Sanctuary and the HCA, and exposing itself to the risks set out in Section 13.1 of this report. The risks regarding community expectation would also be valid.

The scheme would have to be revisited as a mixed tenure

development and re-advertised through OJEU, which would be a time consuming and resource-heavy process. Moreover, the current unfavourable market conditions mean there is no guarantee that the Council would receive compliant bids, especially on sites such as this that are less lucrative for the development of private housing.

This option would not deliver as many affordable units, and therefore contribute less to the Council's ambition to deliver new, affordable homes which are in short supply. In particular, there is a shortage of affordable homes for older people.

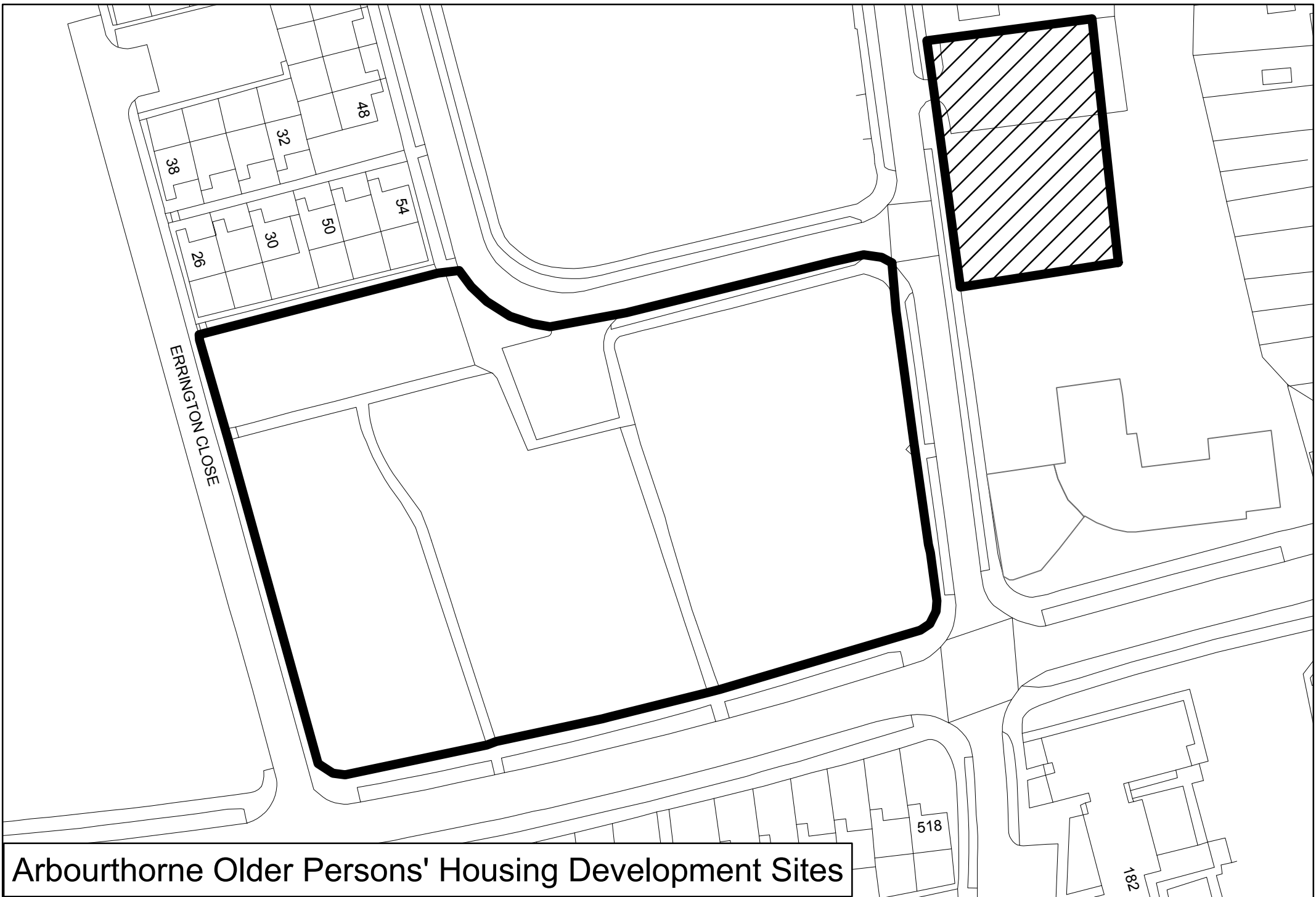
Pursuing this option would require Cabinet to reconsider its decisions of May 2005 and October 2008, both of which specifically recommended the inclusion of older persons' housing on this site.

14.0 REASONS FOR RECOMMENDATIONS

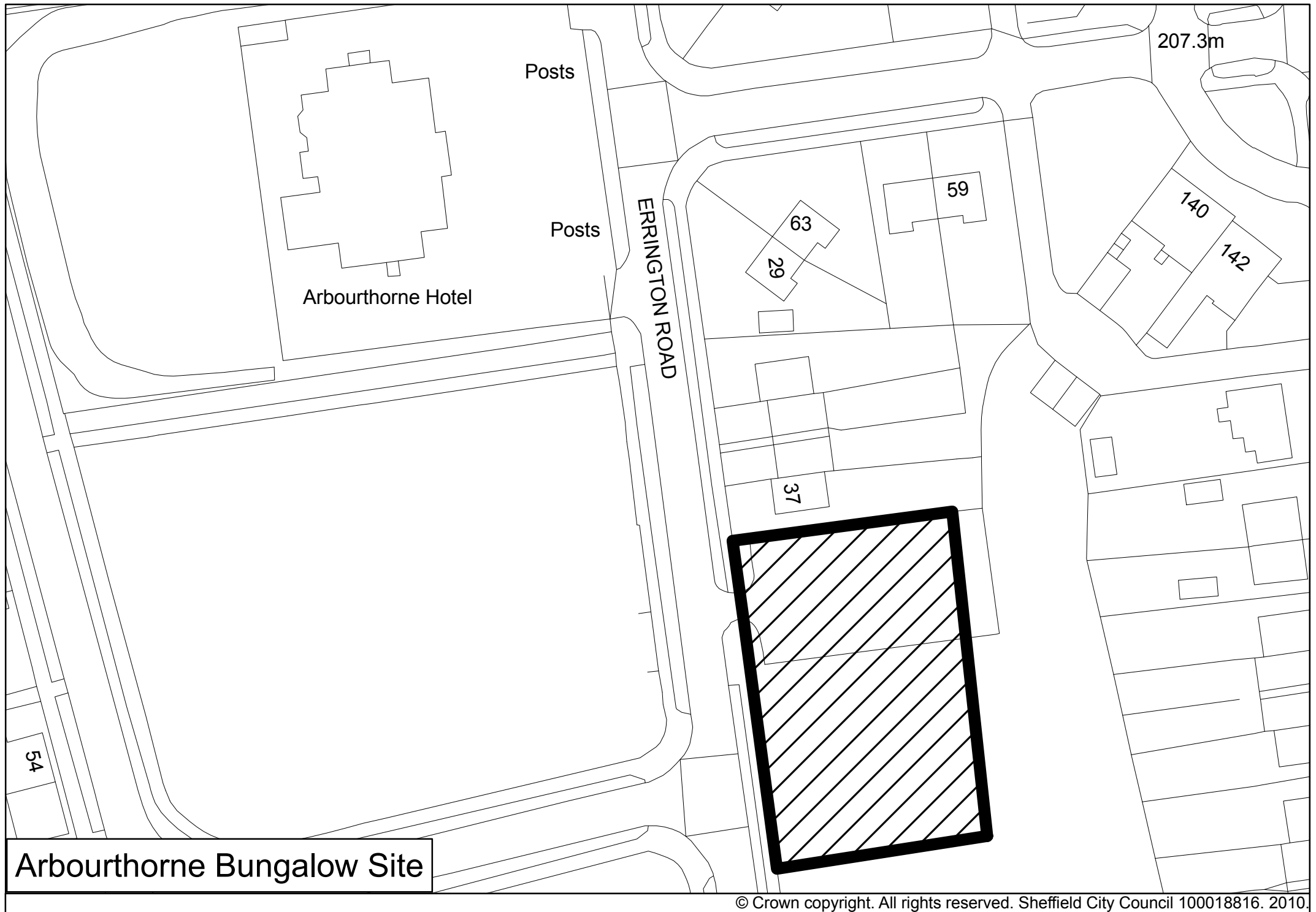
- 14.1 An evaluation panel consisting of Council officers and members of a local community steering group selected Sanctuary Housing Group (Sanctuary) as Preferred Bidder. Sanctuary were the highest scoring bidder overall, demonstrating the financial capability to deliver a scheme of this kind, as well as their expertise in design excellence, housing management and community engagement.
- 14.2 Sanctuary have existing housing stock in Sheffield, including older persons and Extra Care housing, and are one of the country's largest Registered Providers of Social Housing with a proven track record in the delivery of affordable housing and neighbourhood regeneration.
- 14.3 Sanctuary will deliver innovative, attractive, affordable and energy efficient homes for those aged 55 years and over. These homes will represent a valuable addition to the city's stock of affordable housing and older persons' housing, both of which are in ever greater demand.
- 14.4 The scheme will contribute to the long-term transformational change of the Arbourthorne neighbourhood, as set out in the 2005 Wybourn, Arbourthorne and Manor Park (WAMP) Masterplan.
- 14.5 The scheme will act as a benchmark for quality and deliverability in a time of market uncertainty, with the aim of attracting investment into later development phases of the Arbourthorne Fields Redevelopment Scheme.

15.0 RECOMMENDATIONS

- 15.1 That Sanctuary Housing Group are approved as Preferred Bidder for the Arbourthorne older persons' housing development, following an Official Journal of the European Union (OJEU) restricted procurement process
- 15.2 That subject to Planning Permission for the scheme being granted and the Secretary of State's consent, the land now shown for identification at Appendix A, at East Bank Road/ Errington Road, Arbourthorne, be disposed to Sanctuary Housing Group at nil consideration on a 250-year lease for the provision of affordable housing.
- 15.3 That, having not been required for the development of the new medical centre in Arbourthorne, the smaller Errington Road site shown hatched at Appendix A and separately at Appendix B, is included in the land for disposal to Sanctuary Housing Group.
- 15.4 That the Director of Property and Facilities Management in consultation with the Director of Housing, Enterprise and Regeneration be authorised to negotiate and agree terms for the disposals of the sites on the terms and for the purposes mentioned above and to instruct the Director of Legal Services to complete the necessary legal documentation.



Arbourthorne Older Persons' Housing Development Sites



Arbourthorne Bungalow Site

Equality Impact Assessment Form

Older Person's Affordable Housing Scheme, Arbourthorne Fields

2011

Please refer to the guidance when filling in this form which can be found by clicking on the link below

<http://sheffield.net/managers/equalitydiversity/equality-impact-assessments>



INVESTOR IN PEOPLE



Sheffield City Council Equality Impact Assessment (EIA) Form

PART 1: Details and purpose of function/policy/procedure/ procurement/strategy/project (to be referred to collectively as “policy or project” in this form). This section must be completed

Policy or Project title: Older Persons’ Affordable Housing Scheme, Arbourthorne Fields	Portfolio/s: Place Service Area/s: Housing, Enterprise and Regeneration
Is this policy or project: Existing	
Person responsible for the policy or project: Ruth Wilson Person responsible for completing a full EIA if appropriate: Ruth Wilson	
Are there any other people involved in the EIA – for example, as part of peer review/external challenge? Adele Donnellan, Ian Oldershaw, the local steering group, the affordable homes team, the urban design team, the access liaison group/officers, etc.	
What are the main aims, purpose and outcomes of the policy or project, how do these fit in with the wider aims of the Council? Disposal of land at East Bank Road / Errington Road, Arbourthorne, to Sanctuary Housing Group for the provision of Affordable Housing. Outcomes: <ul style="list-style-type: none"> • Address demand for ‘fit for purpose’ housing for older people in Sheffield • Set a high quality standard which will influence future housing developments on cleared sites in Arbourthorne • Provide homes to high standards including lifetime homes and wheelchair accessible • Affordable, high quality, energy efficient homes designed specifically for the needs of older people • Create vibrant, safe and strong communities • Support people to be healthy and independent in older age 	
Will this policy or project have any implications on other procedures/projects/strategies etc of the City Council? e.g. The Corporate Plan http://sheffield.net/performance--statistics/a-city-of-opportunity-corporate-plan-2008-11	
WAMP Masterplan: http://www.sheffield.gov.uk/planning-and-city-development/planning-documents/background-reports/beyond-city-	

[centre/wybourn-arbourthorne-manor-park-masterplan](#)

Are there any implications on our statutory duties? e.g. social care or homeless eligibility criteria (see [guidance.](#))

- No

Will the aims identified above have workforce implications, either for existing members of staff e.g. additional training requirements or involve the recruitment of additional staff? (see [guidance](#))

- No

PART 2: Initial Impact Assessment

Complete this part to evaluate whether you should proceed to a full EIA. If you know your policy or project will have any significant impact whether positive or negative on communities of interest, please fill in Part 2 and Part 3.

A. Will the aims identified in Part 1 affect our statutory equality or human rights duties (please refer to both positive and negative changes) to:

a) Advance equality of opportunity?	e) Eliminate discrimination?
b) Encourage involvement & participation in public life	f) Eliminate harassment or victimisation?
c) Consider reasonable adjustments for disabled people?	g) Foster good relations?
d) Promote understanding & tackle prejudice	
l) Include measures to promote equal pay, ensure fair promotion, development opportunities and tackle occupational segregation	

If so, please comment:

No. However, the project will have positive benefits on many of the above including c) considering reasonable adjustments for disabled people, b) encouraging participation and involvement, g) fostering good relations, etc.

B. Are the particular communities/ groups below likely to have different needs, experiences in relation to the project? Is there any significant cohesion or social inclusion issues for the project? (*please tick as appropriate)

Fundamentally this project is of universal benefit to all local people. But it should particularly benefit the following groups and take their considerations into account.

Race	Disabled x	Women or Men (inc pregnancy and maternity) x	People of different
Ages x	Religion/ Belief	Sexual Orientation	Socio Economic Status/Inclusion x
Transgender	Community Cohesion x	Voluntary/com faith sector	Other
		Carers x	

C. Will your project/policy have any impact on workforce implications? If so, how might they impact workforce diversity?

Sanctuary Housing Group had to satisfy conditions for workforce development as per SCCs Developer Manual, Silver Standard. This was met as part of the competition requirements.
There will be no workforce implications within Sheffield City Council.

Please briefly detail any evidence you have used to reach your assessments:

- Best practice documents: Homes for our Old Age, CABE; HAPPI, Housing our Aging Population; Designing for Older People, Transform South Yorkshire.
- Work with a local steering group throughout the procurement process to select Sanctuary Housing Group
- Advice and guidance from SCC Affordable Homes team
- Advice and guidance from SCC Urban Design Team (including involvement in the selection process)
- Market Brief for Arbourthorne Older Persons Housing Development
- Sheffield City Council Developer Manual

If the EIA is not being done at the start of the policy or project please give reasons for the delay:

n/a

Date for review: Ongoing throughout implementation

If you have identified any significant impacts under sections 2A or 2B then you will need to proceed to a full EIA in PART 3.

If you have not identified any significant impact you do not need to conduct a full EIA.

Please note - this decision still needs to be cleared (signed off) by the officer in your Portfolio responsible for signing off EIAs.

I have now considered the equality implications of my policy or project and **I will** proceed to carry out a Full Impact Assessment

Date of EIA form (Parts 1 and 2) completed:

Signed (Officer completing the form): Adele Donnellan/Ruth Wilson

Date: 28/06/2011

Signed (EIA Responsible Officer): Ian Oldershaw

Date: 29/06/11

Once you've completed the Full EIA

- The officer responsible for signing off EIAs in your Portfolio will need to see a final copy of the EIA and any associated reports (e.g. Cabinet Reports) which it refers to, so that they can formally approve and sign it off. For Cabinet reports, Band As/Bs and other projects requiring reports - bring together a very brief summary of the most important aspects of the EIA and add it to the report in the section titled 'Equality of Opportunity Implications'.

- Please keep the completed EIA form and monitor actions appropriately. Portfolio / equality representatives/officers may ask you to provide evidence that you have done this.
- Make sure that everyone who needs a copy of the EIA has one (e.g. Members, officers working towards action points; project steering groups; other Portfolios, or services (if the EIA concerns from outside your own Portfolio or service)

Signed (Officer completing the form): Ruth Wilson/Adele Donnellan

Date: 28/06/11

Signed (EIA Responsible Officer for Portfolio) : Ian Oldershaw

Date: 29/06/11

PART 3: Full EIA

1. Identify what impact the policy or project has on particular Communities of Interest

It may be helpful to refer to the Equality Pages on the Internet by [clicking here](#).

Group or issue (Click on the each stand to reach the relevant internet pages)	Note - Impact positive or negative for the following groups	Note evidence used to support your statement? E.g. satisfaction survey; national research	Note consultation, who, when, how and results	Note actions to limit the negative impact or increase the positive impact?
<u>Race</u>	Neutral: Not aware of any reason why this development would discriminate or favour people of different race or ethnicity			Work with Sanctuary Housing Group to agree an acceptable marketing strategy for lettings and re-lets in the development to ensure homes go to those with the most need.
<u>Disabled People</u>	Positive: 100% of dwellings will be built to lifetime homes standards, all units are therefore able to be lived in, and visited, by people with mobility impairments. Plans also had to include 50% wheelchair accessible housing Sanctuary Housing Group has an Access Champion as part of this development.	<ul style="list-style-type: none"> • Sanctuary Housing Group's tender. • Market Brief • Developer Manual • Wheelchair Housing Design Guide 2006 • Practice Guides; 		Pre application advice and meetings between SCC and Sanctuary Housing Group and their architects to ensure these standards are maintained throughout the planning process.

		Wheelchair Accessible Housing, 2007		
<u>Women and Men</u> (Include pregnancy & maternity issues)	Positive: Gender related issues related to old age (privacy, dignity etc) will be provided for as the scheme enables people to continue living independently and adapt their homes to their needs rather than having to move for care specific accommodation often in communal living arrangements.	Advice of EIA officer.		Pre application advice and meetings between SCC and Sanctuary Housing Group and their architects to ensure 100% lifetime home standards are maintained throughout the planning process.
Sexual Orientation	Neutral: Not aware of any reason why this development would discriminate or favour people of different sexual orientations			Work with Sanctuary Housing Group to agree an acceptable marketing strategy for lettings and re-lets in the development to ensure homes go to those with the most need.
<u>Transgender People</u>	Neutral: Not aware of any reason why this development would discriminate or favour transgender people			Work with Sanctuary Housing Group to agree an acceptable marketing strategy for lettings and re-lets in the development to ensure homes go to those with the most need.
<u>Religion and Belief Groups</u>	Neutral: Not aware of any reason why this development would discriminate or favour people of different religions/faiths	Initial tender plans by Sanctuary		Work with Sanctuary Housing Group to agree an acceptable marketing strategy for lettings and re-lets in the development to ensure homes go to those with the most need.
<u>People of different ages</u>	Positive: Lifetime Homes standards will enable more people to live independently in their own homes, adapting them as necessary. This should result in a wider range of older people being provided	<ul style="list-style-type: none"> • HAPPI report • Homes for our Old Age • Older Person's Accommodation 		Work with Sanctuary Housing Group to agree an acceptable marketing strategy for lettings and re-lets in

	<p>for rather than just the 'young-old'.</p> <p>The WAMP Masterplan identified that provision for over 55s was essential. The new development addresses this.</p>	<p>Design Guide</p> <ul style="list-style-type: none"> • Towards Lifetime Neighbourhoods • Lifetime Homes, Lifetime Neighbourhoods • 2005 WAMP Masterplan 		<p>the development to ensure homes go to those with the most need.</p>
Socio Economic Status	<p>Positive:</p> <ul style="list-style-type: none"> • All homes in the new scheme will be 'affordable' • Sustainable design construction should help keep fuel bills affordable 			<p>Work with Sanctuary Housing Group to agree an acceptable marketing strategy for lettings and re-lets in the development to ensure homes go to those with the most need.</p>
Workforce Diversity	<p>Positive:</p> <p>As part of the tender process, Sanctuary Housing Group needed to satisfy Developer Manual standards for their workforce.</p>	<p>Developer Manual, Silver Standard</p>		<p>As part of the conditions for Homes and Communities Funding (which Sanctuary are applying for this build), Sanctuary must demonstrate their approach to creating a diverse workforce</p>
Voluntary/Com Faith Sector	<p>Positive:</p> <p>Sanctuary already have established relationships in Sheffield including one with Green Estate, a local environmental not for profit group. Local groups will form part of the consultation process and workforce plan.</p>	<p>Sanctuary Tender</p>		<p>Community consultation with a variety of stakeholders is an essential part of the pre planning process and the regeneration team will evaluate this at the end of the process.</p>
Other issues e.g. cohesion, social inclusion, carers	<p>Positive:</p> <p>Plans of new site were responsive to the wider development area, ensuring the new development was not cut-off from the rest of Arbourthorne</p> <p>The tender from Sanctuary also had to demonstrate opportunities for integration between new and existing communities which we</p>	<p>Tender document</p> <p>Community Engagement meetings</p>		<p>The Regeneration Team will continue to work with Sanctuary Housing Group to ensure the steering group, local residents and stakeholders are positively engaged</p>

	<p>were satisfied with Sanctuary have begun a process of community engagement to consult on the development.</p>			
<p>If you have identified potential negative impact for any group please discuss with your Portfolio equality rep, as this may have potential legal implications for the Council. You will then need to make immediate changes to address this.</p> <p>Did you or your Portfolio rep identify any potential adverse practices? NO (*please delete as appropriate)</p>				

2. EIA Action Plan

In the table above (section 1 of Part 3) you identified what actions you needed to take to promote positive impacts or reduce negative impacts for all groups. Please use the plan below to record these actions and to make sure that they are specific, measurable, achievable, realistic and time bound.

Group or issue	What action is required?	Who will lead?	What is the timescale?	Progress / date completed
Race	Work with Sanctuary Housing Group to agree an acceptable marketing strategy for lettings and re-lets in the development to ensure homes go to those with the most need.	Ruth Wilson (SCC)	1 year. To be agreed prior to the finished building project and ongoing as re-lets occur.	
Disabled People	Pre application advice and meetings between SCC and Sanctuary Housing Group and their architects to ensure these standards are maintained throughout the planning process: <ul style="list-style-type: none"> • Inception Meeting – (already complete, June 2011) • Revision of plans – Early July • Follow up meetings – Mid July • Present plans to Sustainable Development & Design Panel – Late July • Final pre planning meeting - August • Submission of planning application - September 	Trevor Sullivan (SCC)	May – September 2011	
Women & Men (Include pregnancy and maternity issues)	Pre application advice and meetings between SCC and Sanctuary Housing Group and their architects to ensure 100% lifetime home standards are maintained throughout the planning process. <ul style="list-style-type: none"> • Inception Meeting – (already complete, June 2011) 	Trevor Sullivan (SCC)	May-September 2011	

Group or issue	What action is required?	Who will lead?	What is the timescale?	Progress / date completed
	<ul style="list-style-type: none"> • Revision of plans – Early July • Follow up meetings – Mid July • Present plans to Sustainable Development & Design Panel – Late July • Final pre planning meeting - August • Submission of planning application - September 			
Sexual Orientation	Work with Sanctuary Housing Group to agree an acceptable marketing strategy for lettings and re-lets in the development to ensure homes go to those with the most need.	Ruth Wilson (SCC)	1 year. To be agreed prior to the finished building project and ongoing as re-lets occur.	
Transgender people	Work with Sanctuary Housing Group to agree an acceptable marketing strategy for lettings and re-lets in the development to ensure homes go to those with the most need.	Ruth Wilson (SCC)	1 year. To be agreed prior to the finished building project and ongoing as re-lets occur.	
Religion / belief groups	Work with Sanctuary Housing Group to agree an acceptable marketing strategy for lettings and re-lets in the development to ensure homes go to those with the most need.	Ruth Wilson (SCC)	1 year. To be agreed prior to the finished building project and ongoing as re-lets occur.	
People of different ages (Younger/ older etc)	Work with Sanctuary Housing Group to agree an acceptable marketing strategy for lettings and re-lets in the development to ensure homes go to those with the most need.	Ruth Wilson (SCC)	1 year. To be agreed prior to the finished building project and ongoing as re-lets occur.	
Socio Economic Status	Work with Sanctuary Housing Group to agree an acceptable marketing strategy for lettings and re-lets in the development to ensure homes go to those with the most need.	Ruth Wilson (SCC)	1 year. To be agreed prior to the finished building project and ongoing as re-	

Group or issue	What action is required?	Who will lead?	What is the timescale?	Progress / date completed
			lets occur.	
Voluntary/Com Faith Sector	Community consultation with a variety of stakeholders. Evaluation of Sanctuary's consultation process	Consultation led by Sanctuary Housing Group but evaluation led by Ruth Wilson (SCC)	Sept 2011 at end of pre planning stage. TBC at end of build stage.	
Workforce Diversity	As part of the conditions for Homes and Communities Funding (which Sanctuary are applying for this build), Sanctuary must demonstrate their approach to creating and maintaining a diverse workforce	Homes and Communities Agency	Ongoing	
Other equality issues e.g. cohesion, social inclusion, carers etc.	The Regeneration Team will continue to work with Sanctuary Housing Group to ensure the steering group, local residents and stakeholders are positively engaged : <ul style="list-style-type: none"> • Introduction to steering group – 29 June 2011 • Agree engagement timetable – 29 June 2011 • Series of public stakeholder meetings (pre application) – July to September 2011 • Series of public stakeholder meetings (post application) – September to final build 	Rob Harbourne, Sanctuary Housing Group	June to September 2011 And September 2011 until the build date.	