

Bristol City Council Equality Impact Assessment Form

(Please refer to the Equality Impact Assessment guidance when completing this form)



Name of proposal	Airport Road Dispersal Strategy
Directorate and Service Area	Growth and Regeneration Housing Delivery Service
Name of Lead Officer	Abigail Stratford

Step 1: What is the proposal?

Please explain your proposal in Plain English, avoiding acronyms and jargon. This section should explain how the proposal will impact service users, staff and/or the wider community.

1.1 What is the proposal?

To put in place arrangements to deliver new homes in partnership with Boklok and authorise the necessary action to implement this approach, including negotiating terms of the disposal of the Airport Road site in accordance with Section 123 LGA 1972 achieving best consideration.

Step 2: What information do we have?

Decisions must be evidence-based, and involve people with protected characteristics that could be affected. Please use this section to demonstrate understanding of who could be affected by the proposal.

2.1 What data or evidence is there which tells us who is, or could be affected?

Data sources:

- The Wider Bristol HMA Strategic Market Housing Assessment¹ (updated January 2019)
- Bristol Homes Choice Housing Demand survey
- Statistical Ward Profiles 2019
- Bristol Census Data 2011
- Bristol Quality of Life Survey 2018-19

¹ https://www.jointplanningwofe.org.uk/gf2.ti/-/845730/47550981.1/PDF/-/WED_011_Wider_Bristol_HMA_Volume_2_Update.pdf

Airport Road site is on the border of Hengrove & Whitchurch Park and Filwood Wards of Bristol.

	Hengrove & Whitchurch Park	Filwood	Bristol average
Black and Ethnic Minority Ethnicity	4.2%	9.9%	16%
Age 0-15	19.1%	25.9%	18.6%
Age 65+	20.8%	11.8%	13%
With illness or health condition which limits day-to-day activities	32%	35%	28%
Satisfied overall with their current accommodation	87%	78%	84%

Hengrove & Whitchurch Park, and Filwood Wards have an average household size, but a higher than average number of residents who live in 3 or more bedroom property and lower than average who live in 1 bedroom or less properties.

Filwood Ward has a significantly higher percentage of residents living in social housing (41.3% compared to 20.3% for Bristol overall), and Hengrove & Whitchurch Park has a high number of residents living in Owned Tenure property (78.8% compared to 54.8% for Bristol overall).

2.2 Who is missing? Are there any gaps in the data?

We do not have accurate local diversity data for some protected characteristics e.g. sexual orientation.

2.3 How have we involved, or will we involve, communities and groups that could be affected?

Early engagement with the Knowle West Alliance and the Hengrove Whitchurch Neighbourhood planning groups will ensure both communities are involved at pre-application stage.

Full public consultation will take place prior to any planning applications being submitted. Local residents will have the opportunity to view and comment on the proposed layouts at consultation events.

A Statement of Community Involvement will form part of the planning applications and will set out details of how people have been consulted, their responses and how the proposals have been influenced by stakeholders.

Step 3: Who might the proposal impact?

Analysis of impacts on people with protected characteristics must be rigorous. Please demonstrate your analysis of any impacts in this section, referring to all of the equalities groups as defined in the Equality Act 2010.

3.1 Does the proposal have any potentially adverse impacts on people with protected characteristics?

Whilst we have not identified any negative impacts from this proposal we need to ensure that any housing development at Airport Road site meets the differing needs of local citizens included those related to their protected characteristics.

From the current data available we know there are existing inequalities for people in both wards which this proposal seeks to address.

In particular children and young people, older people and disabled people are likely to be impacted by the physical redevelopment of the site and loss of public open space.

A range of dwellings including affordable homes will be developed, so that a wide range of people of differing needs and resources will be able to access housing.

There is a requirement to provide housing which is accessible for disabled people including wheelchair users and as well as the less-mobile elderly. This to meet Policy DM4 Development and Management Policy 2014 that 2% of new homes comprising a development of more than 50 residential units shall be wheel chair accessible

It is important to ensure a robust consultation process to allow for all members

of the community to comment on the emerging design proposals.

3.2 Can these impacts be mitigated or justified? If so, how?

See above (include any mitigations in table above)

The city council is working with contractors that have knowledge of Equalities legislation, good practices and awareness of different community groups.

The consultation process can log the community's concerns and provide a response from the team demonstrating how the project has responded to the comments.

3.3 Does the proposal create any benefits for people with protected characteristics?

The proposal to pilot the construction of 197 Boklok dwellings, 30% to be affordable homes, is expected to positively impact upon citizens with protected characteristics. A wider choice of new homes constructed to modern methods of construction, environmental and access standards in accordance with Bristol Development Framework Core Strategy and Building Regulations requirements

Successful planning application will lead to the delivery of a scheme that will provide the City with much needed new housing, for people and improving the local facilities around the area for residents and benefitting all types of people.

3.4 Can they be maximised? If so, how?

See above

Step 4: So what?

The Equality Impact Assessment must be able to influence the proposal and decision. This section asks how your understanding of impacts on people with protected characteristics has influenced your proposal, and how the findings of your Equality Impact Assessment can be measured going forward.

4.1 How has the equality impact assessment informed or changed the proposal?

The assessment has highlighted how residents with protected characteristics could be affected by the pilot that will seek to secure planning consent on

Council owned land.

It has shown that some protected groups should be communicated with earlier i.e. persons who require disabled or adapted accommodation to enable the partners to be aware of and, if possible, respond to their needs at the outset of the project.

4.2 What actions have been identified going forward?

A Statement of Community Involvement will form part of the planning application and will set out details of how people have been consulted, their response, and how the proposals have been influenced by stakeholders.

The planning conditions will set out the requirement for a Construction management plan which details the hours of operation, construction traffic routes etc.

Post planning consent and going forward, Boklok will be expected to engage with the local community during the works.

4.3 How will the impact of your proposal and actions be measured moving forward?

Lessons Learned Log will be compiled as the project progresses, noting areas that could have been dealt with differently/better.

Number of respondents to consultation event and how the demographics of respondents compare to the current demographics.

Planning approval will show the model is replicable and can be measured against benchmarks

Service Director Sign-Off:



Zoe Willcox, Director
Development of Place

Equalities Officer Sign Off:

*Reviewed by Equalities and
Community Cohesion Team*

Date: 17/9/2019

Date: 16/9/2019