

EQUALITY SCREENING

Equality Impact Assessment guidance should be considered when completing this form.

POLICY/FUNCTION/ACTIVITY	LEAD OFFICER
Affordable Housing Supplementary Planning Document (SPD)	Judith Orr

A. What is the aim of this policy, function or activity? Why is it needed? What is it hoped to achieve and how will it be ensured it works as intended? Does it affect service users, employees or the wider community?

The aim of the Affordable Housing Supplementary Planning Document (SPD) is to seek to ensure the effective and consistent implementation of affordable housing policies in the Borough.

The Affordable Housing SPD aids the effective implementation of the Council's Spatial Development Strategy and the Affordable Housing Policies in the adopted Runnymede 2030 Local Plan (July 2020) notably, policies:

- **SL19: Housing Mix and Size Requirements**
- **SL20: Affordable Housing**

and as such, it is a fundamental part of the planning policy 'toolkit'.

The SPD sets out in detail, how affordable housing will be delivered through the planning application process. It provides detailed guidance on the mix, size and tenure of affordable housing units and how this should be calculated; design considerations for affordable housing schemes; viability appraisals and how these should be conducted and what should be contained in legal agreements involving affordable housing. The SPD also includes a template for a s106 agreement for affordable housing and worked examples of affordable housing calculations, where practicable.

The document will be adopted as a supplementary planning document and will be an important material consideration for the determination of planning applications.

The SPD will not affect any employees or service users on the basis of (a) protected characteristic(s) they have. Any effects it has on the wider Borough community, including those groups with protected characteristics are likely to be beneficial in that the SPD will result in more effective delivery of Affordable Housing and ensuring that it is secured in perpetuity through the planning system.

B. Is this policy, function or activity relevant to equality? Does the policy, function or activity relate to an area in which there are known inequalities, or where different groups have different needs or experience? Remember, it may be relevant because there are opportunities to promote equality and greater access, not just potential on the basis of adverse impacts or unlawful discrimination. The Protected Characteristics are: Sex, Age, Disability, Race, Religion and Beliefs, Sexual Orientation, Marriage and Civil Partnership, Gender Reassignment, Pregnancy and Maternity.

It is not considered that there will be any potential negative impacts on any protected characteristics if the Affordable Housing SPD were to be adopted. The SPD aims to make the housing market more affordable for both renting and other forms of low-cost affordable home ownership. As such, this is likely to bring positive impacts to those with the protected characteristics of race, disability, sex and age.

It is however, anticipated that there will be positive impacts on anyone seeking housing within the Borough particularly those with the protected characteristics of race, disability, gender and age. The Affordable Housing SPD is therefore likely to have a positive impact on health and well-being, including mental health and the well-being of lower paid Runnymede residents.

Continued monitoring of the Affordable Housing SPD will take place after it is adopted which may reveal any positive or negative impacts that exist and will assist officers in providing measures that seek to mitigate any negative impacts on any of the protected characteristics. In this respect the SPD would be reviewed within 5 years of adoption if monitoring reveals any negative impacts on protected characteristics.

If the policy, function or activity is considered to be relevant to equality then a full Equality Impact Assessment may need to be carried out. If the policy function or activity does not engage any protected characteristics then you should complete Part C below. Where Protected Characteristics are engaged, but Full Impact Assessment is not required because measures are in place or are proposed to be implemented that would mitigate the impact on those affected or would provide an opportunity to promote equalities please complete Part C.

C. If the policy, function or activity is not considered to be relevant to equality, what are the reasons for this conclusion? Alternatively, if there it is considered that there is an impact on any Protected Characteristics but that measures are in place or are proposed to be implemented please state those measures and how it/they are expected to have the desired result. What evidence has been used to make this decision? A simple statement of 'no relevance' or 'no data' is not sufficient.

It is not considered that a full EqIA is required for the following reasons:

- **It is not anticipated that the implementation of the SPD will have a negative impact on any of the nine protected characteristics.**
- **The SPD is likely to have positive impacts on the protected characteristics of race, disability, gender and age, by ensuring that future developments will make increased provision for affordable housing. This is likely to have a positive impact on health and well-being, including mental health and the well-being of lower paid Runnymede residents.**
- **The SPD will provide detailed guidance and advice to ensure effective and consistent implementation of the relevant affordable housing policies. It is fully consistent and complementary to the adopted Runnymede 2030 Local Plan, which has had a detailed EqIA undertaken at each stage of Plan preparation. The Affordable Housing SPD provides detailed guidance to help implement the requirements of Policies SL19 and SL20 and the site allocation policies of the Runnymede Local Plan which has already been assessed under EqIA to have either positive or neutral impacts on protected characteristics of the population.**

Date completed: 21/03/2021

Sign-off by senior manager: Georgina Pacey