

Equalities Analysis in Lambeth

Proposal Title *

Approval of CIL Mandatory Social Housing Relief for 18/02597/EIAFUL (3) as varied by 20/02203/VOC Tesco Stores (Plot B: Block G) 275 Kennington Lane And 145-149 Vauxhall Street SE11 5RH.

Author

Neela Ajithkumar

Please provide name of lead author and/or those within project team who may be required to contribute to this assessment

Who will sign off the assessment?

Nabeel Khan

Please indicate who will be involved in approving this assessment. This will need to be signed off by the Director

Q1a. What is changing?

The Community Infrastructure Levy (CIL) is a Levy that Local Authorities charge on new developments and the generated funds are used to support local infrastructure and growth in the borough. CIL is governed by the CIL Regulations 2010 as amended which offer a number of possible exemptions and reliefs from paying the levy. Regulation 49 provides that social housing relief must be granted provided the relevant criteria is met. Social housing relief is a mandatory relief that applies to most social rent, affordable rent, intermediate rent properties provided by a local authority or Private Registered Provider, and shared ownership dwellings.

On 21 December 2018 planning permission 18/02597/EIAFUL was granted for Tesco Stores 275 Kennington Lane and 145-149 Vauxhall Street, London, SE11 5RH. The application seeks the demolition of existing building and redevelopment of the site to provide a mixed-use development comprising the erection of 3 new buildings (Plot A,B,C) ranging from 4-17 storeys to provide 571 residential units (Class C3), a replacement Tesco store of 4,655sqm (including sales area/back of (Class A1-A3, B1), 62 retail and 24 disabled residential car parking spaces; with associated cycle parking and landscaping/public realm improvements along Cutlers Way and Phoenix Street.

On 30 March 2021 planning permission 20/02203/VOC was granted to vary the original permission 18/02597/EIAFUL (3) for the development at Plot B (Block G). The variation sought the addition of new storey to most parts of Block G and to allow for an increase of 15 residential units and increase in flexible commercial space of 105sqm.

The decision-maker is being asked to authorise the approval of the mandatory social housing relief claim for the development at Plot B (Block G) concerning the above site.

What is the most significant or key change taking place? Can you indicate the type of change in your response (e.g. policy/decision/strategy/ service/procedural/ geographic/procurement etc.) so it is clear what is being equalities assessed? Why is this change happening? What do you aim to achieve? Can you clearly indicate what decision-makers

are being asked to take a decision on?

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Q1b. Who will be involved in approving this decision?

Eleanor Purser and Sara Waller: Strategic Directors for Sustainable Growth and Opportunity.

Who else will be involved in signing-off this decision?

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Q2a. What do we know about the people who will be impacted by this change?

CIL is an important source of funding to provide the infrastructure necessary to support the growth identified in the Council's emerging Local Plan (2015-2030), and to meet the diverse needs of existing and future residents. CIL is generally a positive tool for securing community infrastructure benefits to meet the demand placed on the community by development. As the 2013 EIA for the current CIL charging schedule states: Social housing is exempt from making CIL payments so CIL will not represent an additional barrier to the delivery of social housing and therefore may help address some overcrowding issues affecting BAME groups. Accordingly, some ethnic groups that may rely on social housing will indirectly benefit as CIL is not an additional burden on developers of social housing. Furthermore, as social housing is exempt from paying the CIL it will not represent a barrier to the development of new social housing which will be needed to support the growth and demand for affordable housing in the borough amongst various diverse groups. This will result in positive benefits for people in certain disability groups, older people and young families.

What does your information tell you about the people who will be affected by this change? Are protected groups impacted? What information do you hold on the protected characteristics of the people affected by the change? (Age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief, gender, sexual orientation, health, socio-economic, language) Are there any gaps or missing information?

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Q2b. How will they be impacted by the change?

The approval of Social housing relief will have a positive impact on the Council's protected groups by increasing the provision of social housing in the borough and will result in better living conditions and an improved quality of life. This will benefit all communities and especially households in overcrowded properties, families on low income who would not be able to afford a private home and provides suitable accommodation that meets the needs of the disabled and older residents. There will not be any adverse or negative impact.

Would you assess the impact as positive, adverse, neutral? Do you have any uncertainty about the impact of your proposal? Is there a likelihood that some people will be more impacted than others? Can you describe the ways in which they will be affected? How might this change affect our 'general duty'?

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Q3a. How do you plan to promote and deliver any positive impacts of the proposal?

The approval of the mandatory social housing relief will result in the development being commenced imminently which will trigger the payment of CIL. The CIL liability after the grant of the relief would be £2,483,274.68. The CIL income received will be made up of £529,823.66 Mayoral CIL and £1,953,451.02 Lambeth CIL. These funds received can be allocated towards projects that will support the growth and meet the needs of the local community, thereby creating a sustainable economy within the borough.

How might the principles of fairness, equality of opportunity and positive relationships be further promoted as a consequence of this proposal? How do you propose to measure your positive outcomes and the benefits outlined to find out if these have been achieved?

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Q3b How do you plan to address and mitigate any negative impacts of the proposal?

As previously stated CIL has no direct negative impacts on any of the Council's equalities protected groups.

Lambeth has identified that demand for affordable housing in the borough will remain very high over the next 15 years and increasing the amount of social housing is a priority in accordance with the housing strategy and local plan. The CIL relief for social housing will actively and positively contribute to this priority by allowing developers to provide social housing without having to pay for CIL on the social housing element.

What impact has this evidence had on what you are proposing? What can you do differently that might lessen the impact on people within the timeframes i.e. development-implementation? Who can help you to develop these solutions?

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Q4. How will you review/evaluate your proposal, mitigating actions and/or benefits? Who will be responsible for this?

The CIL regulations 2010 as amended requires the claimant to submit a commencement notice to the Local Authority prior to starting works on site. If the claimant breaches the relevant regulation, they would not qualify for the social housing relief and the relief granted must be paid back in full. Social housing relief claim granted can also be withdrawn up to seven years from the commencement if the conditions of the grant of the relief is breached. The Key performance indicators include the amount of CIL receipts collected and the amount and detail of CIL expenditure. CIL/S106 Team have effective monitoring systems for evaluating and monitoring developments to meet KPI's are met and CIL Regulations are followed.

Who will you be accountable to for the above actions/outcome? How will those responsible know these actions have worked? What performance indicators will you use to demonstrate this? Are there any other forms of evidence you can use to support this assessment of their effectiveness?

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Section to be completed by Sponsor/Director/Head of Service

Outcome of equality impact assessment

- No adverse impact, no change required
- Low adverse impact, minor adjustment required
- Significant adverse impact, further action required
- Significant impact identified unable to mitigate fully
- Unlawful in/direct discrimination, stop and rethink

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Comments from Sponsor/Director/Head of Service

Submit for approval
Submit for approval

Executive Approval
Approved

Attachments

Close