

Equality Impact Assessment: APPRAISAL - WORKS TO ANGUS COUNCIL HOMES FEATURING REINFORCED AUTOCLAVED AERATED CONCRETE (RAAC) IN MILTON STREET, MONIFIETH

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Date of Submission : 10/04/2025 09:53 - EIA-704627054

Is this proposal a high-level strategy? No

Type of proposal : consultation;

What type of assessment is required? full

Overview

Directorate or service. If the proposal involves more than one directorate or service, name the lead one : Infrastructure & Environment

Give details of any legislation relevant to this proposal : Not applicable

What is being proposed? The report proposes that options for addressing RAAC within 25 council homes in Milton Street, Monifieth are noted, and if in agreement with the preferred option, approval is given to engage with tenants and owners in the area to investigate mutually beneficial means to address RAAC.

Is this a new consultation or a review of an existing consultation? New proposal -

Impact

All the group(s) of people your proposal involves or affects : Employees, Service users, Members of the public

What internal data, such as customer satisfaction surveys, equality monitoring data

and customer complaints, have you gathered to discover what impact (positive or negative) your proposal will have on people? Not applicable.

What internal consultation, for example with staff, trade unions and affected services, have you gathered to discover what impact (positive or negative) your proposal will have on people? Briefing for Elected Members on proposals was held on 06/03/25.

What external data, such as census data, equality reports, equality evidence finder, performance reports, research and statistics have you gathered to discover what impact (positive or negative) your proposal will have on people? Not applicable.

What external consultation have you done, with partner organisations, national organisations, other councils, community groups and others, to discover what impact (positive or negative) your proposal will have on people? Consultation will follow if report is approved

What other consultation (if any) has been conducted that was not included above?
Not applicable

Gaps

Are there any gaps in the equality information you currently hold? No

Groups

Are there potential differential impacts on particular age groups? Neutral
Reason(s) for your answer : There may be different impacts for any group whose financial circumstances vary, such as a negative impact of elderly/retired people who may have a reduced income. The potential positive impact on the same group may be outright ownership of the property with no rent or mortgage commitments and therefore the ability to meet the cost of repairs. Further positive impacts are increasing the current value of property, removing potential difficulties selling property or re-mortgaging and removing the psychological impact of having RAAC in property

The disruption of decanting to temporary accommodation while works are carried out may have more of a negative impact on the elderly, however measures will be put in place to reduce the impact as much as possible.

Decanting to temporary accommodation may also have a negative impact on children and young people if, for example, the temporary accommodation is not in the local area. To mitigate the disruption, works would be programmed to ensure, where possible, that

temporary accommodation is in the same area and if not, other measures put in place such as transport to school if necessary.

Are there potential differential impacts on people with a disability? Negative

Reason(s) for your answer : The disruption of decanting to temporary accommodation while works are carried out may also have more of a negative impact on people with a disability, however measures will be put in place to reduce the impact as much as possible.

Are there potential differential impacts on people with a gender reassignment?

Neutral

Reason(s) for your answer : Neutral impact for all.

Are there potential differential impacts on people with a marriage or civil partnership status? Neutral

Reason(s) for your answer : Neutral impact for all.

Are there potential differential impacts on people due to their race? Negative

Reason(s) for your answer : If any language barriers are identified during the engagement process, translation services will be used to address this.

Are there potential differential impacts on people due to their sex? Neutral

Reason(s) for your answer : Neutral impact for all.

Are there potential differential impacts on people due to pregnancy/maternity?

Negative

Reason(s) for your answer : The disruption of decanting to temporary accommodation while works are carried out may also have more of a negative impact on women who are pregnant, however measures will be put in place to reduce the impact as much as possible.

Are there potential differential impacts on people due to religion or belief? Neutral

Reason(s) for your answer : Neutral impact for all.

Are potential differential impacts on people due to their sexual orientation? Neutral

Reason(s) for your answer : Neutral impact for all.

UNCRC

Which of the general principles apply to your proposal? Best interest of the child (Article 3) ;

What impact will your proposal have on children's rights? Article 3 - Best interests of the child.

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How will the proposal give better effect to the UNCRC in Scotland? Not applicable.

How will the impact be monitored? Not applicable.

How will you communicate to children and young people the impact of the proposal on their rights? Any impact to children and young people will be communicated as part of the engagement with residents of the area.

Consultation

Have you consulted with any of the protected characteristic groups who are potentially negatively affected by the proposal? No

What are your reasons for not consulting with any of the protected characteristic groups who are potentially negatively affected by the proposal? Consultation will follow if report is approved. Conversations will take place with any protected characteristics groups who are potentially negatively affected. Any specific circumstances will be taken into account, and measures put in place where possible to reduce negative impact.

How did you do this?

What were the results?

Negative Impacts

What steps will you take to reduce or remove potentially negative impacts? If the report is approved engagement will take place with council tenants and other residents of the area and the individual circumstances of all, including those in any of the protected

characteristic groups will be taken into consideration. Measures such as assisting with decanting to temporary accommodations, planning the programme of works in order to minimise disruption and providing advice where appropriate, will be put in place.

Justification

If your proposal will have a negative impact, what is your justification for taking it forward? Although there are positive and negative impacts with this proposal, it is considered that the positives outweigh the negatives, such as the increase in value to properties and removing the psychological burden on residents of having RAAC in their homes. It is also considered that there are measures that can be put in place, such as assistance to minimise the disruption of decanting to temporary accommodation, will reduce negative impact where possible.

Public Sector Equality Duty

Does this proposal contribute to any, or all, of the public sector equality duty to? Yes

We need to know how your proposal does this : Foster good relationships: Subject to consultation there would be early and transparent engagement with residents and inclusion with the impacted residents in the planning process. Good relationship would be fostered by building trust in a community with potentially diverse needs “ for example age, education, language barriers, disability.

Advance equalities of opportunity: Depending on the outcome of the consultation, removing the RAAC if the roofs of the properties concerned improves safety and housing conditions in the long term, which otherwise could disproportionately benefits groups people with protected characteristics and have a socio-economic impact.

Is there anything that could be done to advance equalities in relation to this proposal? Not applicable.

Fairer Scotland Duty: Not Applicable

Monitoring

How will you monitor and review your assessment in line with your proposal? Review of the assessment will be based on the outcome of engagement with tenants and owners and will address any specific circumstances identified.

Will this equality impact/fairer Scotland Duty/Children's Rights assessment be included with a committee report? Published with committee report

Approvers

Reviewer Approval : Pauline McKay - McKayP@angus.gov.uk

Review Date : 10/04/2025 10:05

Manager Approval : - Director of Infrastructure Environment

Approval Date : 14/04/2025 12:37