

Sustainability Appraisal - Recording Sheet

Document name:	Providing for Housing Choice
Policy:	Draft SPD policy within Providing for Housing Choice
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Date:	Monday 19 th November 2007 and Friday 29 th November 2007

Codes	
Impacts types:	Positive: ✓ Negative: ✗ Neutral: ○ Uncertain: ?
Timescale codes:	Short-term (0-5 years): S Mid-term (5-15 years): M Long-term (15+ years): L (Record timescale for both 'commencement of effect' and 'duration of effect')
Geographic scale codes:	Local: L City: C Greater Manchester: GM Regional: NW National: UK International: I Global: G

SA Objective	SA Sub-objective	Likely impact	Likely timescale of impact (Commencement & Duration)	Likely geographic scale of impact	Reasons/ Comments [Nature of effects; impact on baseline; cumulative/synergistic effects; justification/support (e.g. expert advice) for view taken]
S1 Reduce poverty (include)	Reduce multiple deprivation: <ul style="list-style-type: none"> Income deprivation (covered by S3) Employment deprivation (covered by S3) Health deprivation & disability (covered by S4) Education, skills & training deprivation (covered by S5) Barriers to housing and services (covered by S6, S4 & S9) 	+ive	Medium	Citywide/GM	<p>[Summary of likely impacts on S3, S4, S5, S6, S7, S9, and En1]</p> <p>The SPD will have a more positive impact on some aspects of multiple deprivation than others (the impact on 'barriers to services', 'crime', and 'living environment – effects of traffic' were considered to be negligible/less direct/less certain that the impact on the other aspects of multiple deprivation, but the overall impact on poverty should be positive.</p>

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	<ul style="list-style-type: none"> • Crime (covered by S7) • Living environment deprivation (covered by S6 & En1) 				
S2 Increase Manchester's population to help sustain better services and amenities to support Neighbourhoods of Choice <i>(include)</i>	Increase general population	+ive	Medium	Citywide, GM	The SPD should lead to an increase in population, and this is positive because we need a sustainable core within GM, and also this will take the pressure off adjacent boroughs in terms of people looking for affordable housing outside the City.
	Increase population with higher level qualifications	?+ive	Medium	Citywide	Uncertain, because it depends on who affordable housing is targeted at, in terms of economic groups.
S3 Reduce economic exclusion <i>(include)</i>	Increase employment rates/reducing worklessness	+ive ?+ive	Medium	Citywide	Employment rates should increase because good quality affordable intermediate housing should attract economically active people to the City. Worklessness will only be addressed in conjunction with other policies.
	Increase employment rates for Limiting Long Term Illness, disabled people, lone parents, BME groups	?+ive	Medium	Citywide, hopefully with hotspots	By enabling economically disadvantaged people to access housing in the City, employment and training opportunities will be more accessible. This impact could be made more positive by focussing affordable housing on employment hubs such as the airport, major employers (such as the NHS), district centres, etc. as highlighted in SRFs.
	Reduce unemployment	+ive	Medium	Citywide	By increasing economic mobility and therefore employment aspirations, it should have a positive impact on unemployment.

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	Reduce low-income households especially those with children	+ive	Medium	Citywide	Because of the above, employment <i>rates</i> should increase and therefore low-income households decrease <i>proportionately</i> .
S4 Improve health of the population (include)	Encourage healthy lifestyles	O			<i>NB. if a significant impact on health is likely, the need for a Health Impact Assessment (HIA) should be considered.</i> By improving social mobility and reducing housing pressure it will improve general well-being. The Draft SPD (5.35) includes requirements relating to good design.
	Improve access for all, including disabled people, to high quality health facilities/services	O			
	Improve access to healthy affordable food	O			
	Reduce health inequalities	+ive	Medium	Citywide	
	Improve availability of healthy, safe and warm homes	+ive	Medium	Citywide	
S5 Improve the qualifications and skills of the resident population (include)	Improve qualifications and skills of young people	+ive	Medium	Citywide	It should stabilise existing populations and therefore lead to less disruption to <i>children's</i> education; also it should help retain families in the City that would otherwise move outside to access affordable owner- <i>occupied housing</i> .
	Improve qualifications and skills of adults	?+ive	Medium	Citywide	In conjunction with other policies, it should help to retain residents with higher qualifications and skills (graduates from the universities, etc).

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S6 Extend quality and choice of housing opportunities (include)	Reduce homelessness	+ive	Medium	Citywide	Together with a number of other strategies, <i>it will improve homeless people's expectations of housing;</i> It should also help <i>the</i> hidden homeless <i>and</i> people who are likely to be made homeless by <i>the</i> current economic situation in <i>the</i> housing market; <i>and</i> people who might otherwise become homeless through family break-up.
	Increase range of housing for all social groups and household types	++ive	Medium	Citywide	This is one of the central aims of the SPD.
	Increase range of housing suitable for disabled people	+ive	Medium	Citywide	By making housing cheaper, it makes it more available to those that might otherwise not be able to afford it (in conjunction with design <i>policies</i> that ensure accessibility).
	Ensure sufficient supply of affordable housing	+ive	Medium	Citywide	It will increase the supply, but might not deliver a <i>sufficient</i> number of units; the Needs Study identified a need for 30% affordable <i>housing</i> , but a figure of 20% has been included instead, because the Council is taking a cautious approach initially, having not previously had an affordable housing <i>policy, in an attempt to direct but not destroy the buoyancy of the housing market.</i>
	Reduce number of unfit or empty properties in private sector	+ive	Medium	Citywide	Commuted sums (para. 5.49) might be used to turn empty stock or existing stock into affordable housing provision.
	Increase amount of housing development of good quality design that enhances the urban character (<i>as defined in Manchester's Guide to Development 2 ??</i>)	+ive	Medium	Citywide	Para. 5.35 should ensure that affordable housing is built to a high standard of design and amenity.
S7 Reduce crime and perceptions of crime	Reduce incidence of crime and anti-social activity against individuals, communities, businesses and property	?+ive	Medium	GM	Encourages mixed-tenure schemes, to achieve better social cohesion, in the supporting text (policy guidance) under 5.32; the SPD will have to conform to adopted SPD on Design which requires adherence to Secure by Design;

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(include)	Reduce fear of crime and anti-social activity	?+ive	Medium	GM	SPD could be made more positive by turning the above 'box' into SPD policy, linked to H1.2/H1.5 including a reference to Secure by Design in the Contacts and Reference section.
S8 Encourage a sense of community well-being and engagement (include)	Promote formal and informal local community networks and organisations	O			The ability to afford a home, to have a stake in your home, a reduced fear of crime, socially mixed neighbourhoods should all contribute to this objective. It will encourage more socially-mixed and more stable neighbourhoods.
	Provide opportunities and support for engagement and role in decision-making	O			
	Encourage a feeling of well-being	+ive	Medium	Citywide	
	Encourage strong and positive relationships between people from different backgrounds and communities	+ive	Medium	Citywide	
S9 Ensure people's needs are met locally (include)	Improve the ability of local residents, including disabled people, to get to their nearest local and district centre	O			
	Improve availability of services and facilities in local and district centres	O			
S10 Improve provision and use of efficient, inclusive and affordable transport systems	Encourage efficient travel patterns	O			
	Improve provision and use of public transport	O			

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(include)	Improve access to public transport by disabled people	0			Because this SPD should help to create more socially-mixed neighbourhoods with lower crime levels this could encourage more cycling and walking.
	Improve provision for and participation in walking and cycling	?+ive	Medium	Citywide	
S11 Ensure inclusion and equality of opportunity for all, whilst embracing differing needs, values, and customs (include)		++ive	Medium	Citywide	It will help to increase the opportunity for various groups who tend to be more likely to be disadvantaged to access good quality housing. The Equality group will look in more detail at the likely impacts on different groups.
ENVIRONMENT					
En1 Reduce the effects of traffic on the environment (include)	Reduce motorised traffic	?	Medium	Citywide/GM	It may result in people living closer to employment and services and therefore more likely to use sustainable modes <i>of transport</i> , on the other hand it could release the finance needed for the purchase of private <i>vehicles</i> .
	Reduce traffic-related emissions	?	Medium	Citywide/GM	
	Improve road safety for all users, particularly children and other vulnerable groups including disabled people	0			

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You can now go back and consider S1, based on S3, S4, S5, S6, S7, S9, and En1					
En2 Improve air quality (include)	Reduce levels and emission of air-borne pollutants from any source	?	Medium	Citywide/GM	Due to uncertainty over impact on motorised traffic levels
En3 Improve water quality (Exclude)	Improve quality of rivers, canals, surface water, groundwater (with regard to pollutants and nutrients)	O			
En4 Maintain and enhance the quality of the environment (Include)	Reduce the amount of derelict, underused and neglected (DUN) land	?	Medium	Citywide	<p>Whilst the requirement for affordable housing could lead to less profit and therefore greater reluctance to develop contaminated sites, the impact upon development should be reduced by the provisions made in para. 5.53 which allows the affordable housing element to be waived if this can be justified by excessive costs incurred by developers.</p> <p>There needs to be a clear reference in the SPD to the appendix relating to financial appraisal. Developers should provide a full and open initial appraisal, to ensure that the exception clause under 5.53 is only invoked where clear criteria are met.</p> <p>These potential impacts partly depend on availability of uncontaminated pdl.</p>
	Increase percentage of homes built on previously developed land	?	Medium	Citywide	
	Increase percentage of other development on previously developed land	?	Medium	Citywide	
	Reduce no. of sites of potential concern with respect to contamination	?	Medium	Citywide	
	Maintain and enhance formal and informal open spaces and improve access to them	O			

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	Maintain and enhance waterways and their environment and improve access to them	O			Any tendency to cut corners on design and amenity to reduce development costs is addressed by 5.35 and 5.55. Planning Applications will need to conform to the policies within the Guide to Development. Any potentially negative impact on density is prevented by other planning policies
	Contribute to high quality sustainable design for buildings and spaces	O			
	Maintain and enhance townscape character, local distinctiveness and sense of place	O			
	Increase woodland cover and the urban tree stock	O			
En5 Maintain and enhance landscapes and biodiversity, including habitats and species (Include)	Conserve and enhance the natural environment including important landscape features	O			<i>NB. if a significant impact on a European Site (Rochdale Canal candidate SAC) is likely, the need for an Appropriate Assessment (AA), to comply with the Habitats Directive, should be considered.</i>
	Conserve and enhance habitats, and in particular avoid harm to protected and priority habitats	O			
	Conserve and enhance species diversity, and in particular avoid harm to protected and priority species	O			
En6 Protect and enhance sites, features and areas of historical, archaeological and	Protect and enhance listed buildings	O			

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archaeological and cultural value (Exclude)	Protect and enhance conservation areas	O			
	Protect and enhance registered historic parks and gardens	O			
	Protect and enhance sites of archaeological importance	O			
En7 Ensure the prudent use of natural resources (Include)	Increase energy efficiency in domestic households	+ive	Medium	Citywide/GM/NW	Commuted sums might be used to turn empty stock or existing stock into affordable housing provision (para. 5.49); this could include improving the stock in relation to energy efficiency (possibly including renewables) and water efficiency.
	Increase energy efficiency in Local Authority buildings	O			
	Increase energy efficiency in other buildings	O			
	Increase proportion of energy needs being met from renewable sources, domestic households	?+ive			
	Increase proportion of energy needs being met from renewable sources, Local Authority buildings	O			
	Increase proportion of energy needs being met from renewable sources, other buildings	O			

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	Reduce water consumption <i>per capita</i>	+ive	Medium	Citywide/GM	
	Increase proportion of building materials from sustainable sources	O			
En8 Reduce contribution to climate change (Include)	Minimise greenhouse gas emissions, particularly carbon dioxide and methane	?+ive	Medium	G	Uncertain impact on motorised traffic levels; positive impacts because of improvements in energy efficiency, as above
En9 Reduce impact of climate change (Include)	Minimise risk of flooding & increase use of Sustainable Urban Drainage Systems (SUDS)	O			
En10 Minimise the production of waste, manage waste sustainably, and increase re-use, recycling and recovery rates (Include)	Maximise the amount of waste diverted from landfill through recovery and recycling	O			
	Reduce household waste going to landfill	O			

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ECONOMY					
Ec1 Encourage a strong and stable economy (Include)	Improve the resilience of business and the economy (survival rates/change in VAT registered businesses)	+ive	Medium	Citywide	<i>The provision of affordable housing will have positive impacts on population levels and employment levels.</i>
Ec2 Encourage a growing economy (Include)	Improve business development and enhance competitiveness	O			<i>Affordable housing will encourage the development of more sustainable mixed neighbourhoods with lower crime levels.</i>
	Increase Manchester's role as a visitor destination	?+ive	Medium	Citywide/GM	
Ec3 Encourage and accommodate both indigenous and inward investment (Include)	Encourage indigenous business	O			By increasing the range of housing on offer this will help to retain and attract more skilled workers.
	Encourage inward investment	O			
	Encourage additional skilled workers to the area	+ive	Medium	Citywide	
	Enhance the image of the area as a business location	O			
Ec4 Encourage socially and environmentally responsible business in the private, public and voluntary sectors	Encourage ethical trading	O			
	Encourage good employee relations and management practices	O			

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(Exclude)	Encourage companies to use environmental management systems	O			
	Encourage companies to have robust diversity policies and procedures (re. BME groups, older people, disabled people)	O			
Ec5 Enable businesses and communities to benefit from the opportunities offered by ICT (Exclude)		O			

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Summary of comments on policy:					<p>The SPD was considered to perform particularly well in relation to <i>the objective</i>: ‘extend the quality and choice of housing opportunities’ (for all social groups and household types, for disabled people, and for different categories of <i>homeless people</i>. It should increase the range and amount of suitable and affordable <i>housing</i>. <i>There</i> should also be an increase in housing of good quality design, and a reduction in unfit/empty <i>stock (the</i> latter via use of commuted sums) and ‘ensure inclusion and equality of opportunity for all’ (by increasing the affordability of suitable good quality housing). The only caveats are that the initially cautious 20% requirement may not fully meet the estimated demand for affordable housing, and that other policies/strategies may be needed to maximise these positive outcomes.</p> <p>It also scored positively on:</p> <p>‘increase population’ (by enabling more people to be able to afford to live in the City);</p> <p><i>‘reduce economic exclusion’ (by increasing affordable housing, more employment and training opportunities will be accessible in the City. This should improve employment aspirations and increase economic activity rates, and reduce the proportion of low-income households);</i></p> <p>‘reduce health inequalities’ (improved social mobility and reduced housing pressure leading to greater well-being);</p> <p>‘improve availability of healthy, safe and warm homes’ (via good design of new homes, and improvement of unfit stock);</p> <p>‘improve qualifications and skills of young people’ (more sustainable and stable neighbourhoods with a better choice of affordable housing should lead to less moving, which can be disruptive to a young person’s education);</p> <p>‘encourage a sense of community well-being’ (due to the creation of more sustainable neighbourhoods with lower crime levels, with a more balanced social mix, and the chance to have a stake in your home);</p> <p>‘encourage a strong and stable economy’ (due to positive impacts on population and employment levels);</p> <p>‘encourage additional skilled workers to the area’ (by increasing the range of housing on offer); and</p> <p>‘increase energy and water efficiency’ (based on the assumption that commuted sums will sometimes be required and used to upgrade existing housing stock).</p> <p>Other objectives on which the SPD could have a positive effect, in combination with other policies, <i>are</i>:</p> <p>‘population with higher level qualifications’ (e.g. Manchester’s university graduates could be a targeted group, to help retain them in the City);</p> <p>‘improving qualifications and skills of adults’ (in conjunction with other policies it should help to retain people with higher qualifications and skills within the City);</p> <p>‘reducing worklessness’ (combined with other policies/strategies to address other reasons for worklessness), increasing employment rates for specific disadvantaged groups (in conjunction with further possible policies, such as focussing affordable housing in locations with suitable employment for these groups);</p> <p>‘reduce crime and perceptions of crime’ (by creating mixed tenure schemes that achieve better social cohesion and that conform to ‘Secure by Design’ standards);</p> <p>‘improve participation in walking and cycling’ (mainly due to the likely positive impact on crime/perceptions of crime);</p> <p>increase energy from renewables (if this is combined with energy efficiency measures);</p>

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<u>Will it make a significant contribution over and above the 'do-nothing'/UDP position?</u>					<p>The SPD links back to UDP policies H1.2 ('The Council wishes to ensure that the housing stock contains a wide enough range of housing types to meet the needs of people who want to live in Manchester', incl. 'provision of accommodation for larger households (6+) including units suitable to meet the needs of ethnic minorities with extended families', and 'provision of low cost housing for sale or rent'); H1.5 ('The Council wishes to ensure that the city's various communities remain, or become more, sustainable in economic and social terms'); H2.1 ('The Council will encourage environmental improvements to make residential areas safer and more attractive'); and R1.1 ('The Council will pursue an area-based regeneration strategy working with the local communities, public sector agencies, the private and voluntary sectors and Central Government in order to achieve a holistic approach to dealing with economic, social and environmental problems. The Council will ensure that regeneration programmes maintain and create sustainable communities'). The UDP currently does not include any policy specifically addressing the issue of 'affordable housing', although the aspiration is contained in the justification to policy H1.2.</p> <p>The SPD should definitely perform better than existing UDP policy, especially in relation to S6 - 'Extend quality and choice of housing opportunities', but also, the availability and integration of affordable housing alongside open market housing will help to create more sustainable neighbourhoods and stability for residents, which will bring added benefits in the areas of employment/unemployment, health, education, crime, and community well-being.</p>
<u>Has the need been identified for:</u> <ul style="list-style-type: none"> • A Health Impact Assessment (HIA)? • A Habitats Regulations Assessment (HRA) of a European Site? 					<p>No HIA is required, since either a positive or neutral impact is recorded against the various sub-objectives under 'Improve the health of the population'.</p> <p>A HRA screening assessment is being undertaken by the Greater Manchester Ecology Unit (GMEU); this will determine whether further more detailed assessment is needed.</p>