

Dinnington Compulsory Purchase Order Equality Impact Assessment

1. Introduction

In Spring 2023 Rotherham Metropolitan Borough Council was awarded funding from the then Department for Levelling Up, Homes and Communities Capital Regeneration Programme, in recognition of its bid into the Levelling Up Round 2 capital programme. The resultant scheme will see the delivery of an improved focal point on the Dinnington high street (known as Laughton Road) with improved public realm, space for an outdoor market and new and refurbished commercial units. The proposed scheme having gained Planning permission in September 2024.

Since August 2023 the Council has been negotiating to acquire the necessary land interests, however it has not been possible to reach agreement on some sites and therefore the Council seeks to make a Compulsory Purchase Order to acquire the remaining sites necessary to bring this regeneration scheme forward.

The decision to make the order, which was taken at Cabinet in October 2024, would principally result in:

- land/interests in land being compulsorily acquired from specific individuals
- potential extinguishment for some businesses or business relocation for others; and
- the facilitation of the delivery of the CPO scheme, which is the scheme for which planning permission is sought.

This Equalities Impact Assessment has been undertaken to demonstrate that the Council has fulfilled its obligations under the Equality Act 2010, specifically Section 149 which states:

A public authority must, in the exercise of its functions, have due regard to the need to:

- a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;*
- b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;*
- c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.*

In all its endeavours in relation to the development and delivery of the Dinnington scheme, in the making of the CPO and any related decision-making the Council has shown due regard to the aims of the public sector equality duty and the defined considered the impact of such on individuals with the protected characteristics as set out in the Equality Act 2010;

Protected Characteristics being defined as:

- Age
- Disability
- Gender Reassignment

- Marriage and Civil Partnership (not assessed for the purpose of PSED)
- Pregnancy and Maternity
- Race
- Religion or Belief
- Sex
- Sexual Orientation

Reflecting that the provision in Section 149 does not specify a particular process for considering the likely effects of projects on different sections of society the Council has undertaken its own Equality Impact Assessments at various times during the project as set out below and summarises the various impacts in Section 4 of this assessment.

- Dinnington Capital Regeneration Project – May 2023
- Dinnington Town Centre Redevelopment Consultation – September 2023
- Dinnington Capital Regeneration Project (Implementation) – April 2024
- Approval of the use of Compulsory Purchase Powers – August 2024

Each of the above documents demonstrate that the Council has complied with the duty by providing a written record and taking into account equality considerations and ensuring that decision-making includes a consideration of actions that would help to avoid or mitigate any negative impacts on particular protected groups

They do this by;

- assessing whether one or more groups could experience disproportionate or differential effects as a result of the proposal being implemented;
- assessing both potential positive and negative effects; and
- Considering ways in which any negative effects could be removed or mitigated.

2. Scheme Summary

The purpose of the Order is to facilitate the demolition or refurbishment of disused, derelict aging and declining town centre buildings to pave the way for a town centre redevelopment which comprises modern commercial space, landscaped town square including a demountable market offer, with associated storage unit, car parking, and servicing capable of meeting the demands of a 21st Century local retail environment.

In recent years the land and buildings have been left to deteriorate to significant proportions, with major repair requirements which are not forthcoming while the site is in private ownership. While the rest of the high street is fairly well populated and footfall is relatively high the area around the development site is subject to anti-social behaviour, vacancies, poor accessibility and aging stock which detracts from the overall potential of the high street.

Delivery of the scheme, for which Planning has been obtained will include:

- Demolition of:
 - 36-44 Laughton Road, Dinnington

- The former indoor market building 34, Laughton Road, Dinnington
- The structures associated with the operation of the open market, off Constable Lane, Dinnington
- Number 32 Laughton Road, Dinnington
- Construction of a block of 6 retail/commercial units and a secure storage unit for the market stalls at the southern end of the site and a separate commercial/community building with associated parking and servicing areas.
- Refurbishment of 6 existing retail units 46-56 Laughton Road.
- Construction of a new Town Square that will accommodate the open market.
- Associated public realm improvements to improve pedestrian links between the High Street (Laughton Road) and the bus interchange and public car parks on Constable Lane.

3. Consultation and Engagement

To help inform the development of the Dinnington high street and market scheme, a series of public consultation and engagement events were undertaken with key stakeholders including local residents, businesses and community representatives. The aim of the engagement was to provide a clear understanding of the proposals and encourage stakeholders to participate and provide tangible feedback.

A database of stakeholders was established which included protected characteristic groups and consideration was given to how communications could be adapted to meet the stakeholders needs. This included offering one to one meetings although no requests were made.

Stakeholders:

- Older People's Forum
- Disability Access Group
- AccessAble
- Rotherham Sight and Sound
- Rotherham Ethnic Minority Alliance (REMA)
- Rotherham Parent & Carers Forum
- Rotherham Pensioners Action Group
- All Saints C Of E Primary School
- Laughton Junior and Infant School
- Dinnington Community Primary School
- St Joseph's Catholic Primary School
- Dinnington High School
- Newman Special School
- Elements Academy
- Dinnington Children's Centre
- Dinnington Colliery Old Boys
- CEAD (Supporting adults with learning disabilities)
- The History group
- JADE Centre Youth and Community Centre
- St Joseph's RC Church

- St Leonards Church
- The Bridge New Life Church
- Methodist Church Lunch Club
- St Johns Church
- Royal British Legion Dinnington District
- The Rainbow Project (LGBTQ+ charity)
- RMBC Participation Voice & Influence Coordinator
- United Multicultural Centre
- Rotherham Adult Neurodiversity Support Service
- Barnsley & Rotherham MIND
- LGBTQ+ Youth Group

Methods of communication were locally focused and included:

- Email – To Ward Members, MPs, Business Growth Board and Town Board
- Newsletters – Dinnington ward newsletter and the Council's Rotherham Roundup
- Press releases to local media outlets
- Newspaper adverts – Half page adverts in two local newspapers
- Social media – Council social media channels used to promote the consultation and engagement and encourage residents to participate
- Neighbourhood Coordinators – Posters, leaflets and general information distributed to neighbourhood coordinators for sharing in their wards
- Internal communications – Council staff newsletters and briefings
- Printed content - Posters and leaflets distributed throughout Dinnington and displayed in prominent locations including community buildings, shops, café's, surgeries and churches.

Consultation and engagement activity:

Date and location	Audience	Purpose	Attendance
Thursday 26 th October 2023, Dinnington High School, 5.30pm to 6.30pm	Key stakeholders in the Dinnington area	To share information on the project proposals and current site plan and timescales and gather feedback gathered for the public realm plans.	30 stakeholders
Thursday 26 th October 2023, Dinnington High School, 6.45pm to 7.45pm	Businesses affected by the redevelopment	To share information on the project proposals and current site plan and timescales and answer any queries.	7 businesses
Friday 27 th October 2023, Laughton Road	Residents, shoppers, businesses and visitors	Public information event to share details of the proposals and the current site plan and timescales and to gather feedback on public realm.	Approx 150 members of the public

Thursday 2 nd November 2023, Dinnington Resource Centre	Residents, shoppers, businesses and visitors	Public information event to share details of the proposals and the current site plan and timescales and to gather feedback on public realm.	26 people attended
Monday 18 March 2024, Lyric Theatre, 5pm to 6pm	Key stakeholders	In-person information event to show the updated plans, gather feedback and answer any queries.	19 key stakeholders
Monday 18 March 2024, Lyric Theatre, 5.30pm to 7pm	Businesses on Laughton Road affected by the redevelopment	In-person information event to show the updated plans, gather feedback and answer any queries.	4 businesses
Monday 18 March 2024, Lyric Theatre, 7pm to 8pm	Residents and general public	In-person public information event to show the updated plans and gather feedback.	60 people

Full details of the scheme were hosted on the Council's website which was displayed in an accessible format as part of standard Council practice.

At-a-glance findings:

Over 230 members of the public attended four in-person engagement events and from the feedback received, respondents were generally very supportive of the plans and felt it would be a benefit to the community

• Other feedback included:

- Need some provision for young people
- Access to public toilets
- Need a banking hub
- Would be good to see a community facility included
- Pack away market welcome
- Great to have a pocket park for summer

4. Assessment of Impacts

The following assessment examines the impact of the CPO and its direct consequences ie on those with property interests. As well the indirect consequences of the new scheme versus the existing provision on the wider population of Dinnington as users of the high street.

The data is informed by the Dinnington Ward Profile, Census data and a questionnaire targeted specifically at those affected directly by the CPO.

In communicating the CPO, the scheme and its impacts the Council has made every endeavour to ensure those directly affected are able to contact the Council and its representatives with ease and that adequate information about the scheme and its impact is made available in under friendly formats and accessibly, by offering

translation services, numerous consultation events as well as 121 sessions providing named officer contact details and providing information in written and spoken form in person and via other means eg website, letter.

In summary the CPO and the resultant scheme is thought to, overall, offer benefit to the wider community and on an individual basis to those with protected characteristics. The scheme itself creates a safer and more accessible environment with the potential to attract new operators capable of delivering more services to improve social cohesion.

Regarding existing operators each has the opportunity to relocate nearby or within the scheme without business interruption. Investors and operators are offered compensation above statutory requirements to ensure they are adequately compensated for any loss of investment.

Characteristic	Indirectly Affected (Ward Profile)		Directly Affected	Potential Impacts	Mitigation
Age	16-24	1,206	1 property owner identified as being over the age of 65. Negotiations with this owner have been via their appointed agent	<p><i>Positive</i></p> <p>New business opportunities created to encourage social interaction.</p> <p>Refurbishment or creation of new buildings allows for modern premises which take into account new building standards for accessibility.</p> <p>Improved public realm creates safer spaces.</p> <p>Improved accessibility across the whole site increases surveillance and feelings of safety.</p> <p><i>Neutral</i></p> <p>The opportunity to relocate into the new scheme is open to all occupiers thus retaining existing services.</p> <p><i>Negative</i></p> <p>Where current businesses provided a sense of community or a source of social interaction, the redevelopment may disproportionately affect isolated, elderly populations before completion.</p>	<p>Ensuring older individuals operating businesses are offered needs-met relocation options, for example ground floor or mobility friendly designs.</p> <p>The new development should be designed to discourage antisocial behaviour creating a safer user experience for all ages and ensuring young people are provided with a social space.</p> <p>Offering businesses the option to relocate within close vicinity of their current premises or within the new scheme, aiming to prevent a loss of connection that elderly people might face.</p> <p>Owners and occupiers are offered compensation to enable relocation or reinvestment.</p> <p>Ensuring businesses do not close, unless through their own volition by providing the opportunity to relocate within</p>
	25-44	3,032			
	45-64	3,416			
	65+	2,433			

			<p>Where businesses accept compensation but choose not to relocate, customers with accessibility requirements may have to travel an increased distance to continue to access specific products or services.</p> <p>Loss of social space for young people potentially leading to antisocial behaviour.</p>	<p>close proximity or temporarily during scheme development.</p>
Disability	21.4%	<p>1 property owner identified as having a disability. Negotiations with this owner have been via their appointed agent who can ensure their needs are met</p>	<p><i>Positive</i></p> <p>New business opportunities created to encourage social interaction.</p> <p>Refurbishment or creation of new buildings allows for modern premises which take into account new building standards for accessibility.</p> <p>Improved public realm creates safer spaces.</p> <p>Improved accessibility across the whole site increases surveillance and feelings of safety.</p> <p><i>Neutral</i></p> <p>The opportunity to relocate into the new scheme is open to all occupiers thus retaining existing services.</p> <p><i>Negative</i></p>	<p>Ensuring individuals with relevant disabilities operating businesses are offered needs-met relocation options.</p> <p>Undertaking significant public realm improvements designed to meet the needs of this protected characteristic, improving safety and accessibility and removing the existing dangerous surfacing and hard to access areas.</p> <p>Offering businesses the option to relocate within close vicinity of their current premises or within the new scheme.</p> <p>Ensuring businesses do not close, unless through their own volition by providing the opportunity to relocate within</p>

			<p>Individuals with disabilities face more barriers to securing employment, therefore the potential risk of unemployment due to the relocating or closing down of their place of work due to the exercising of the CPO, could disproportionately affect disabled people.</p> <p>Where businesses accept compensation but choose not to relocate, customers with accessibility requirements may have to travel an increased distance to continue to access specific products or services.</p>	close proximity or temporarily during scheme development.
Gender Reassignment	The is a lack of available data on this characteristic	NA	<p><i>Positive</i></p> <p>New business opportunities created to encourage social interaction.</p> <p>Improved public realm creates safer spaces.</p> <p><i>Neutral</i></p> <p>The opportunity to relocate into the new scheme is open to all occupiers thus retaining existing services.</p> <p><i>Negative</i></p> <p>Where current businesses provided a sense of community or a source of social interaction, the redevelopment</p>	<p>The new development should be designed to discourage antisocial behaviour creating a safer user experience.</p> <p>Offering businesses the option to relocate within close vicinity of their current premises or within the new scheme.</p> <p>Ensuring businesses do not close, unless through their own volition by providing the opportunity to relocate within close proximity or temporarily during scheme development.</p>

			<p>may disproportionately affect this characteristic.</p> <p>Where businesses accept compensation but choose not to relocate, customers may have to travel an increased distance to continue to access specific products or services.</p>			
Pregnancy and Maternity	The is a lack of available data on this characteristic	NA	<p><i>Positive</i></p> <p>New business opportunities created to encourage social interaction.</p> <p>Improved public realm creates safer spaces.</p> <p>Refurbishment or creation of new buildings allows for modern premises which take into account new building standards for accessibility.</p> <p><i>Neutral</i></p> <p>The opportunity to relocate into the new scheme is open to all occupiers thus retaining existing services.</p>	<p>The new development should be designed to discourage antisocial behaviour creating a safer user experience.</p> <p>Offering businesses the option to relocate within close vicinity of their current premises.</p> <p>Ensuring businesses do not close, unless through their own volition by providing the opportunity to relocate within close proximity or temporarily during scheme development.</p>		
Race	<table border="1"> <tr> <td>Asian, Asian British, Asian Welsh</td> <td>0.8%</td> </tr> </table>	Asian, Asian British, Asian Welsh	0.8%	NA	<p><i>Positive</i></p> <p>New business opportunities created to encourage social interaction.</p> <p><i>Neutral</i></p>	<p>Translation offered to all stakeholders who do not speak English as their main language.</p>
Asian, Asian British, Asian Welsh	0.8%					

	Black, Black British, Black Welsh, Caribbean, African	0.9%		The opportunity to relocate into the new scheme is open to all occupiers thus retaining existing services. <i>Negative</i> Where businesses accept compensation but choose not to relocate, customers may have to travel an increased distance to continue to access specific products or services.	
	Mixed or Multiple ethnic	1.4%			
	White	96.7%			
	Other	0.2%			
Religion of belief	Buddhist	0.30%	NA	<i>Positive</i> New business opportunities created to encourage social interaction. No aspects of the CPO or future redevelopment of the site will prevent individuals from practicing their religion or faith. <i>Neutral</i> The opportunity to relocate into the new scheme is open to all occupiers thus retaining existing services. <i>Negative</i> Where current businesses provided a sense of community or a source of social interaction, the redevelopment	Stakeholders were provided with the opportunity to provide information regarding their religion/beliefs to minimise disruption and ensure any existing connections to places of worship can be maintained through the exercising of Compulsory Purchase Order powers and any subsequent future arrangements.
	Christian	46.70%			
	Hindu	0.10%			
	Jewish	0.00%			
	Muslim	0.30%			
	No religion	44.60%			
	Not answered	4.60%			
	Other religion	0.30%			
	Sikh	0.10%			

			<p>may disproportionately affect religious groups.</p> <p>Where businesses accept compensation but choose not to relocate, customers may have to travel an increased distance to continue to access specific products or services.</p>	
Sex	Male	48.8%	NA	<p><i>Positive</i></p> <p>New business opportunities created to encourage social interaction.</p> <p>Improved public realm creates safer spaces.</p> <p>Improved accessibility across the whole site increases surveillance and feelings of safety.</p> <p>The new development will feature increased safety measures which will minimise disadvantage for women, who are more vulnerable to gender-based violence.</p> <p><i>Neutral</i></p> <p>The opportunity to relocate into the new scheme is open to all occupiers thus retaining existing services.</p> <p><i>Negative</i></p> <p>Similarly, is there likely to be job losses in service or business which</p>
	Female	51.2%		

			are likely to employ one sex more than the other, leading to disproportionate job losses.	
Sexual Orientation	The is a lack of available data on this characteristic	NA	<p><i>Positive</i></p> <p>New business opportunities created to encourage social interaction.</p> <p>Improved public realm creates safer spaces.</p> <p>Improved accessibility across the whole site increases surveillance and feelings of safety.</p> <p><i>Neutral</i></p> <p>The opportunity to relocate into the new scheme is open to all occupiers thus retaining existing services.</p> <p><i>Negative</i></p> <p>Where businesses accept compensation but choose not to relocate, customers may have to travel an increased distance to continue to access specific products or services.</p>	