

Customer First Analysis – Proposals for Disposal of Land on the West Side of Grimshaw Street, Accrington

1. Purpose

What are you trying to achieve with the policy / service / function?

The proposals are outlined in the Cabinet Report

To summarise the Council is helping to promote the development of improved mosque and community facilities in West Accrington through the sale of land

Who defines and manages it?

The request had been made by Cabinet / Controlling Group. The disposal is being led by Mark Hoyle, Head of Regeneration and Housing in conjunction with Corporate Management Team.

Who do you intend to benefit from it and how?

Members of the West Accrington community and members of the Raza Jamia Masjid and Islamic Centre ('RZM') through improved mosque and community facilities.

What could prevent people from getting the most out of the policy / service / function?

Improved mosque and community facilities should take place, subject to the disposal of the site as set out in the report. Should the disposal not proceed the Council will explore alternative options with the RJM.

How will you get your customers involved in the analysis and how will you tell people about it?

Proposals for improved mosque and community facilities in West Accrington were originally consulted upon and reported to Cabinet on 12th June 2009. Subsequently, we have been assured by RJM that they have continued to consult extensively with their members on matters outlined within the Cabinet report. New and improved mosque and community facilities are likely to require a planning application that will be subject to statutory consultation has the plans have brought forward.

2. Evidence

How will you know if the policy delivers its intended outcome / benefits?

Disposal of the land to RJM will provide additional land to RJM to help it provide improved mosque and community facilities. Subject to the disposal proceeding a planning application will indicate progress in RJM's plans. We will expect to get feedback initially via the planning process, and later via the RJM, its membership, local councillors and the West Accrington Community.

What existing data do you have on the people that use the service and the wider population?

No detailed data has been taken although local equality information will be available from the 2011 Census when published.

Are you using partners, Stakeholders, and Councillors to get information and feedback?

We expect to get feedback via the RJM and councillors.

3. Impact

Are some people benefiting more – or less than others? If so, why might this be?

The proposals will directly benefit predominantly the Asian / Muslim community of West Accrington through improved mosque facilities, although the wider community is expected to benefit from improved community facilities.

Decisions made by Cabinet on the 12th June 2009 made the Steiner Street area the original, preferred site for improved mosque and community facilities subject to conditions. Should the disposal of the Grimshaw Street Site proceed as proposed in the Cabinet report and the decision of the 12th June 2009 subsequently set aside this should free up the Steiner Street site area for alternative development with potential benefit for the wider West Accrington community.

4. Actions

If the evidence suggests that the policy / service / function benefits a particular group – or disadvantages another – is there a justifiable reason for this and if so, what is it?

The land disposal, if it proceeds, will benefit the Asian / Muslim community. However, nobody else should be disadvantaged.

Is it discriminatory in any way?

No, although if evidence emerges to suggest that it is, the proposal will be reviewed.

Is there a possible impact in relationships or perceptions between different parts of the community?

None are envisaged. There has been some concern expressed by parts of the wider West Accrington community about the development of a mosque on the Steiner Street area site. The proposed disposal is for land adjacent to the existing RJM and therefore perceptions and concerns should be significantly reduced, subject to the disposal proceeding and decisions in relation to the Steiner Street area being set aside.

What measures can you put in place to reduce disadvantages?

These proposals should not create any disadvantage.

Do you need to consult further?

Should the disposal proceed, new mosque and community facilities will be subject to statutory planning consultation.

Should the Cabinet decision of the 9th June 2009 Cabinet be set aside any future proposals for the Steiner Street project area will be subject to further consultation.

Have you identified any potential improvements to customer service?

Not directly. The proposals aim to continue with good relations with the RJM, its membership and the wider West Accrington community.