

# Equality Impact and Needs Assessment Form



## A) Description

Name of service, function, policy (or other) being assessed

Affordable housing policy statement [Executive Report 30.4.08]

Directorate or organisation responsible (and service, if it is a policy)

Corporate responsibility

Date of assessment (DD/MM/YY)

April 2008

Date next assessment due (3 years)

April 2011

Names and/or job titles of people carrying out the assessment

Pauline Warner Regional and Strategic Planning Officer

Accountable person (e.g. Head of Service)

Phil Norrey, Chief Executive

Date EINA Form approved by accountable person (e.g. Head of Service)

30 April 2008

1. What are the aims or main purpose of the service, function or policy? What does it provide and how does it provide it?

Policy formalises existing working practices relating to:

- strategic housing enabling
- use of financial resources to support affordable housing outcomes
- partnership working on affordable housing issues

And, sets out an intention to:

- review the use of DCC land and premises for affordable housing
- secure financial resources for affordable housing work – particularly to deliver LAA outcomes relating to housing
- align statutory responsibilities with housing objectives

The proposed policy will provide an improved operating context for strategic housing enabling, better integration of services and secure financial support for the work. It offers an outward facing statement of the County Council's intention to work positively alongside other Local Authorities to achieve improved housing outcomes for Devon's residents.

2. Location or any other relevant information

[www.dsp.org.uk](http://www.dsp.org.uk) for LAA housing related priorities and outcomes  
[www.dshg.org.uk](http://www.dshg.org.uk) for existing housing partnership arrangements

3. List any key policies or procedures to be reviewed as part of this assessment.

- Approach to identification of surplus assets and premises and options for disposal
- Settlement infrastructure requirements and s106 obligations
- Bid in medium term financial strategy for additional resources

4. Who is intended to benefit from the service, function or policy?

Residents of Devon needing housing especially those who cannot access open market housing by reason of its cost.

5. Who are the stakeholders? What is their interest?

Those requiring housing, for example:

- Households resident in Devon eg the young, elderly, families etc. Increased provision of affordable housing will benefit households by offering improved choice and access to good quality homes. beneficiaries of additional affordable housing – improved choice
- Future residents of Devon – in-migrants; those new households arising from population change; key workers
- Gypsies and travellers and other migrant populations

Local Authorities – as statutory Housing & Planning Authorities

Registered Social Landlords and other affordable housing providers/managers

Housing Corporation – as a funder of affordable housing

Development Industry – as builders of the product

Land owners – in both the public and private sectors

6. Are there any concerns at this stage which indicate the possibility of negative impacts? For example: complaints, comments, research, outcomes of a scrutiny review.

Inadequate provision of housing may result in poor health outcomes and life chances for current and future residents of Devon

The Government's current policy to increase housing delivery to address the affordability crisis could provoke public objection to development locally [NIMBYism]

## B) Relevance

Select <b>all</b> that apply:		Scale of relevance	
7. Front line service or facility for people.	<input type="checkbox"/>	Low	Section C applies
8. Discretion is exercised, or potential for people to experience different treatment or level of satisfaction with the service.	<input type="checkbox"/>	Medium	
9. Employment policy – where discretion is not exercised.	<input type="checkbox"/>	Medium	Sections C & E apply
10. Employment policy – where discretion is exercised (e.g. recruitment or disciplinary process).	<input type="checkbox"/>	High	
11. Evidence at a local, regional or national level of discrimination/inequalities.	<input checked="" type="checkbox"/>	High	
12. Major change such as the closure, removal or transfer of a service/provision.	<input type="checkbox"/>	High	
13. Community and regeneration strategies, local area agreements and organisational or directorate/partnership strategies/plans.	<input checked="" type="checkbox"/>	High	

**(Note: if not relevant, do not complete this form)**

Mark 'X' to confirm which strands are relevant to the review:

Age	<input type="checkbox"/>	Disability	<input type="checkbox"/>
Gender (men and women)	<input type="checkbox"/>	Race/ethnicity	<input type="checkbox"/>
Trans-gender	<input type="checkbox"/>	Religion/belief	<input type="checkbox"/>
Sexual orientation	<input type="checkbox"/>	Other (state below)	<input checked="" type="checkbox"/>

Any other (such as Human Rights, people on low incomes and specific sub-strands requiring particular focus such as Travellers and Gypsies, Deaf people):

All groups are potentially affected. In addition to lack of affordable housing the groups listed above may experience discrimination and restricted access to housing/gypsy and traveller sites.

## C) Information

14. What information (monitoring or consultation data) have you got and what is it telling you? *Required where relevance is Medium or High.*

[www.dsp.org.uk](http://www.dsp.org.uk) contains the full evidence base relating to housing  
[www.dshg.org.uk](http://www.dshg.org.uk) contains housing market assessment information relating to the Exeter and Torbay areas  
[www.plymouth.gov.uk](http://www.plymouth.gov.uk) contains housing market assessment information relating to the Plymouth sub region and the Devon Gypsy and Traveller Housing Needs Assessment

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## D) Assessment

15. Describe any NEGATIVE impacts (actual or potential):

Strand/community	Impact ( <i>how they may be affected</i> ). Include assessment of risk (likelihood and severity).
Vulnerable client groups	Potential impact: Need to ensure that financial resources requested to support improved affordable housing delivery is not at the expense of funding identified for vulnerable client groups with special needs. The recommendation seeks to find additional resource for 2008/09 through the 2007/08 budget out-turn process to minimise this risk.

16. Describe any POSITIVE impacts:

Strand/community	Impact ( <i>how they may be affected</i> )
	The policy, if successful in improving housing delivery should increase the availability of housing for those who currently cannot afford it.

17. Provide any information about NEUTRAL impacts that have been identified (there is neither a positive or negative impact):

Strand/community	Why there is 'no differential impact'

## E) Consultation

18. Did you carry out any consultations? *Required where relevance is High.*

YES/NO The policy is the result of two Executive Member seminars and draws on the submitted evidence base and consultation associated with the Devon Community Strategy.

19. Who was consulted? Include your findings in 15, 16 and 17 above.

In addition to the above, the report draws on information from the Devon Strategic Housing Group and the Rural Housing Partnership.

20. Describe other research, studies or information used to assist with the assessment and include your findings above:

Exeter and Torbay Housing Market Assessment  
Plymouth Housing market Assessment  
Emerging Northern Peninsula Housing Market Assessment  
Devon wide Gypsy and Traveller Housing Needs Assessment

**F) Conclusions**

	<b>Action/objective/target OR Justification</b>	<b>Resources required</b>	<b>Timescale</b>	<b>I/R/S/O</b>
a)	Resources required to support rural housing delivery	£46,000	2008/09	R
b)	Resources required to support umbrella community land trust proposal	£25,000	2008/09	R
c)	Strategic housing enabling	Existing staff resource; existing financial commitment for Devon Affordable Housing Coordinator	Ongoing until 2011-2012	I/R
d)	Financial support for affordable housing schemes promoted by Districts	Resources already identified from Second Homes Council Tax	Ongoing	I
e)	Infrastructure frameworks for settlements	Spatial planning and transport team – staff resource	Ongoing	S
f)	Review of processes for disposal of land and premises	Corporate Asset Group/NPS	Ongoing	R

(I) Taking immediate effect.

(R) Recommended to Council/Directors through a Committee or other Report\*.

(S) Added to the Service Plan.

(O) Added to the Fair for All Programme (as an organisational improvement)\*\*