

Appendix B

Housing Revenue Account Business Plan 2017/18 to 2046/47 Integrated Impact Assessment

Section 1: Aims and demographics

a. Is this a new policy or a review of an existing policy or service?

This report recommends approval of a revised Housing Revenue Account (HRA) Business Plan covering the period 2017/18 to 2046/47. It updates the document produced in March 2017 with the latest financial and stock investment positions, and now includes the modelling of a programme of property acquisitions.

Essentially the HRA Business Plan is the tool used for the long-term planning of the Council's landlord or housing management service. It operates at a 'high level', with more detailed planning of works programmes being produced by Sutton Housing Partnership (SHP) as the Council's housing management provider.

b. What are the aims and purpose of this proposal?

The HRA Business Plan aims to set out how the Council, working with SHP, will manage and maintain its housing stock over the medium to long term. Its fundamental purpose is to ensure the efficient use of the Authority's housing assets.

The Business Plan is shaped by a number local, regional and national policy drivers. To ensure that the plan is responsive to the Council's wider aims for its community we have developed an overarching aim for our landlord service, which is to:

"Deliver excellent, cost effective housing management services that improve the quality of life of Sutton's tenants and leaseholders and provide a decent home for all".

This aim is underpinned by a number of more specific objectives. These are:

1. To bring all homes up to the decency standard and continue to improve and maintain them as an asset for the future
2. To regenerate homes where required and develop and acquire new local authority housing subject to funding and land availability
3. To invest in and improve estate grounds and the communal areas of flatted blocks
4. To provide high quality responsive repairs and cyclical maintenance services
5. To provide excellent tenancy management and leaseholder services and create neighbourhoods where people feel safe and want to live
6. To ensure all customers have access to services and that the diverse needs of tenants and leaseholders are fully met
7. To promote and maximise the opportunities for customer involvement with service delivery

- c. **Which of the geographic areas does this proposal affect? (insert any specific wards or state all borough)**

Borough-wide

Section 2: Equality and diversity

- a. **Which stakeholder group or groups does this proposal affect? (e.g. Staff at LBS, residents, third and voluntary sector)**

Principally council tenants and leaseholders

- b. **Whose needs is the proposal designed to meet? (e.g. include any specific impact on protected group members e.g. older people, disabled people, BME)**

The investment provided from the Housing Revenue Account is designed to meet the needs of council tenants and leaseholders, which vary according to age, disability, race, gender, sexual orientation and religion/belief. In particular, the services provided are of benefit to those whose social class and/or economic status may disadvantage them.

- c. **What evidence has been collected to inform this proposal?**

Sutton Housing Partnership (SHP), as the Council's managing agent, has been collating information about the diversity of Council tenants and leaseholders, and now holds this for the large majority of its customers. This data is being used progressively to shape and tailor the way services are delivered to reflect the particular needs of residents.

SHP delivers the housing management service on behalf of the Council, this including the investment programme of major works and improvements. Details of day to day services are covered in SHP's delivery plans and its asset management strategy, which themselves are subject to equality impact assessments.

- d. **What equality-related information, for example through consultation with stakeholders, has been gathered on this proposal? (Indicate the type of information gathered and ensure you address ethnicity, disability, gender, age, religion and sexual orientation. You can also include people with caring responsibilities. Attach a summary or refer to where the evidence is held.)**

As above

- e. **In what ways might the proposal impact positively or negatively on some groups of people? (Please ensure you address ethnicity, disability, gender, age, religion and sexual orientation. You can also include people with caring responsibilities.)**

No negative impacts have been identified to date in respect of race, disability, gender age, sexual orientation or religion/belief or indeed social class. However, the impact of potential investment prioritisation needs to be assessed in more detail as part of SHP's annual delivery planning process agreed the Council in order to identify more precisely the potential for both negative and positive impacts on specific groups. SHP conducts ongoing consultation exercises with residents on major works investment choices and priorities.

- f. **What will be done to promote equality of opportunity as part of this proposal?**

Promoting equality of opportunity, in terms of both service delivery to residents and to staff working for SHP, is embedded within the culture, aims and objectives and the policies and procedures of the organisation and will remain an ongoing process.

Section 3: Health and well being

Please note: Data from the Joint Strategic Needs Assessment can be used to fill in this section of the form, which can be accessed here: <http://www.suttonjsna.org.uk/>

- a. **In what way could this proposal positively or negatively impact on the physical and/or mental wellbeing of residents? If there is a negative impact what action will be taken to mitigate this? What evidence has been or will be collected?**

Various elements of the investment in existing homes, as planned for, will improve their energy efficiency and thus indirectly may be of benefit in terms of preventing health issues arising from cold/damp properties. Improvements to tenants' homes overall are also likely to have beneficial effects on their wellbeing as satisfaction with the home and estate environment increases.

- b. **In what way could this proposal have a positive or negative impact on an individual's opportunity to improve their own health and wellbeing? If there is a negative impact what action will be taken to mitigate this? What evidence has or will be collected?**

No specific impacts identified

- c. **In what way could this proposal positively or negatively impact disproportionately on the health and wellbeing of one or more different communities? (e.g. improve the lives and health of a vulnerable group such as people with learning disabilities). If there is a negative impact what action will be taken to mitigate this?**

A large proportion of tenants are from disadvantaged background as well as minority groups. These groups will all benefit from the programme of major works which is being carried out across the whole housing stock.

Section 4: Local Economy

Is this section relevant to your proposal?	Yes		No	
<p>a. Will this proposal affect the local job market, local business or local inward investment to the borough?</p>				
<p>As part of its wider role within the community SHP seeks to take all opportunities to ensure that its activities, including the contracts it manages for repairs and major works, have a positive beneficial impact on the local economy in terms of job opportunities for local people, training and apprenticeships for young people.</p>				
<p>b. Does this proposal impact upon employment opportunities for residents in Sutton?</p>				
<p>Yes, as above.</p>				
<p>c. Does this proposal provide opportunities for the third sector organisations and or local businesses in Sutton?</p>				
<p>SHP engages with a variety of local third sector groups in carrying out its functions. It also provides opportunities for local businesses to contribute to the services it delivers through contractual arrangements.</p>				

Section 5: Sustainability

Is this section relevant to your proposal?	Yes		No	
<p>a. Is this proposal sustainable medium or long term for improving services in Sutton?</p>				
<p>The HRA Business Plan contains proposals for investment covering the period 2017/18 to 2046/47 all of which are considered to be deliverable.</p>				
<p>b. Is this proposal a cost – effective use of resources?</p>				
<p>Yes</p>				

- c. **If applicable; does this proposal have any impact on the environment and One Planet Living Principles in Sutton? (e.g. does it impact upon reducing waste, encourage the use of carbon neutral modes of transport conserve the environment or encourage the efficient use of water? Please see guidance for further details if this is relevant to your policy or review).**

Works to be carried out to the Council's housing stock (e.g. new windows and boilers, improved insulation etc) will be of direct benefit to the environment, both in terms of improving thermal efficiency of homes and reducing CO₂ emissions. The major works contractors are geared to ensuring that adverse environmental impacts in terms of waste, transport etc are minimised.

Section 6: Actions and Publications

1. **Please rate the overall impact identified through this assessment with the level of action that needs to be taken (delete as appropriate):**

No major change required (when the assessment has not identified any potential for discrimination or adverse impact and all opportunities to advance equality have been taken.)

- a. **What actions are going to be taken as a result of this IIA to address negative impacts or previously met unidentified needs?**

The impact of these actions will be evaluated through SHP's routine equality and diversity monitoring.

- b. **What data monitoring or evaluation activity has been put into place to monitor the impact of this proposal?**

N/A

- c. **Sign- off (Your completed IIA must be signed off by a Head of Service)**

Simon Latham

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