

# Housing Strategy 2015/16 and beyond

## Integrated Impact Assessment

### Section 1: Aims and demographics

<p>a. Is this a new policy or a review of an existing policy or service?</p>
<p>This is a review of the existing housing strategy that was written in 2011 that requires updating.</p>
<p>b. What are the aims and purpose of this proposal?</p>
<p>The new Housing Strategy sets out how the Council, together with its partners and stakeholders, plans to meet the housing needs of residents in the borough both now and into the future. It is shaped by local, regional and national policy drivers.</p> <p>To ensure that the strategy is responsive to the influencing factors, including the Council's wider aims for its community, we have developed a vision for housing, which is to create "A community in which the housing needs of all households are met now and in the future". This vision is underpinned by five key priorities. These are to:</p> <ol style="list-style-type: none"> <li>1. Increase the supply of affordable housing</li> <li>2. Invest in and make best use of the borough's existing housing stock</li> <li>3. Promote excellent housing management standards across all types of housing</li> <li>4. Provide housing options advice and address homelessness</li> <li>5. Provide housing support and improve the health and wellbeing of residents</li> </ol>
<p>c. Which of the geographic areas does this proposal affect? (insert any specific wards or state all borough)</p>
<p>Borough-wide</p>

### Section 2: Equality and diversity

<p>a. Which stakeholder group or groups does this proposal affect? (e.g. Staff at LBS, residents, third and voluntary sector)</p>
<p>All borough residents irrespective of their housing tenure.</p>
<p>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),</p>

In our role as strategic enabler we have developed this housing strategy to identify a range of goals and objectives, some relate to residents in specific tenures e.g. decent homes impacting on Council tenants and others that relate more broadly to the borough population e.g. the provision of housing advice and the prevention of homelessness. Below are examples of objectives that have been identified for delivery within the housing strategy:

- Maximize affordable housing provision and achieve sustainable communities through the application of planning policies.
- Achieve and improve upon the decent homes standard across the Council's stock and investment in its long-term future.
- Improve energy efficiency in the borough's housing stock across all tenures.
- Work with landlords and tenants to ensure good standards of management in the private rented sector.
- Provide effective and comprehensive housing advice services across all tenures to ensure that people are aware of their housing options
- Support vulnerable households (including older people, people with disabilities and long-term conditions, people with a learning disability, people with mental health issues etc.) to find and keep a home in the community and reduce the need for care and nursing home placements.

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

Data available internally – Number of people occupying supported housing, supported living accommodation and care homes

Data from ONS and GLA - population projections.

Data from POPPI and PANSI - population projections for older people, older people with dementia, people with physical and sensory disabilities, people with learning difficulties and with Autistic Spectrum Disorder have been recorded in the Housing Strategy Evidence Base that accompanies and supports the Housing Strategy

Housing Diversity Monitoring report 2013/14 - Diversity monitoring of housing service delivery and outcomes.

Strategic Housing Market Assessment – population trends, the estimated level of housing need, house prices, affordability trends etc.

Consultation with key stakeholders e.g. voluntary sector groups representing particular client groups have provided some feedback on the needs of particular client groups e.g. older people, people with a history of crime, violence and alcohol/substance misuse.

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.)

See Housing Strategy Evidence Base

See response to Housing Strategy consultation

A comprehensive diversity monitoring report is conducted annually to monitor who is accessing housing services and to enable plans for improvement.

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, religion/belief or social class.

In view of the current financial climate and the challenge of budget cuts, objectives identified in the housing strategy may require that resources are invested in one area at the cost of another. Service managers will determine how resources are prioritised in line with the aims and objectives as part of their business planning process.

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

Promoting equality of opportunity, in terms of service delivery to residents and to staff working for the Council and amongst our partners, is embedded within the culture, aims and objectives and the policies and procedures of the organisation.

The Housing Strategy is supported by an evidence base that highlights client groups and household circumstances that are particularly affected by e.g. financial difficulties as a result of changes to welfare benefits and difficulty accessing housing. This will enable services to respond to the needs identified.

### 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 objectives identified in the Housing Strategy will result in improved access to housing and housing related services as well as support to remain independent, which may indirectly benefit in terms of their general well being.

Work carried out in partnership with others, e.g. related to a reduction in fuel poverty, via initiatives to reduce unemployment and through the provision of good quality temporary accommodation in the borough all have proven positive impacts on mental and physical health.

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?

The housing strategy identifies new initiatives that are being developed e.g. a joint project with the Council and Sutton Housing Partnership to enable people with mental health issues to gain employment, to contribute to their general health and well being as well as the sustainability of their tenancy. Additionally, accessible housing advice, improved access to suitable housing (both temporary accommodation) supported accommodation and schemes to maintain independent living will also contribute to this outcome and present greater choice as well as improved self reliance.

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?

No negative impacts have been identified.

The strategy will have a positive impact on older people and people with dementia via the proposed remodelling of existing social housing sheltered housing scheme to meet the needs of the older residents of the borough. It will enable the provision of suitable housing that will enable older people to remain independent. (Further research is being carried out to inform this work)

The continued provision of supported housing will enable vulnerable client groups e.g. older people, people with learning disabilities, mental health problems, single homeless people, people with substance misuse problems, young people etc. to develop skills and confidence to live independently and in some cases to avoid having to move into more institutionalised care settings.

**Section 4: Local Economy**

Is this section relevant to your proposal? Yes			
a. Will this proposal affect the local job market, local business or local inward investment to the borough?			
It is not possible at this stage to determine the full affect that this strategy will have on the local economy in terms of job opportunities and inward investment. However, investment in the local authority stock and delivery of new affordable housing may impact positively on the local job market and on local businesses.			
b. Does this proposal impact upon employment opportunities for residents in Sutton?			
As above (a)			
c. Does this proposal provide opportunities for the third sector organisations and or local businesses in Sutton?			
This strategy will require a partnership approach to its delivery. Integral to its delivery is the input of the voluntary sector, to support vulnerable clients.			

**Section 5: Sustainability**

Is this section relevant to your proposal? Yes			
a. Is this proposal sustainable medium or long term for improving services in Sutton?			
The Council will continue to seek opportunities to deliver new affordable housing that will contribute to a reduction in housing need as well as using existing resources to raise the standard of existing local authority stock and housing management standards across the rented sector.			

b. Is this proposal a cost – effective use of resources?

Yes.

Prior to the delivery of any new initiatives concerning the use of resources, extensive studies into the feasibility of this approach has and will be carried out – see the HRA Business Plan and the Market Position Statement.

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).

Where the delivery of the priorities and objectives contained in the Housing Strategy are anticipated to impact upon the environment, these will be minimised by having regard to the Council's One Planet Sutton principles and targets as well as relevant regional and national guidance.

## Section 6: Actions and Publications

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

1. **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.)

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

None

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

Six monthly monitoring and review of the Housing Strategy will be overseen by the Housing Strategy Group. Updates from service managers will be collated and reviewed by the Housing Strategy Group and reported to the Housing, Economy and Business Committee.

d. Sign- off

Simon Latham

Executive Head of Community Living and Strategic Commissioning