

The **Public Sector Equality Duty** (Section 149 of the Equality Act) requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations between different people carrying out their activities.

The Equality Duty supports good decision making – it encourages public bodies to be more efficient and effective by understanding how different people will be affected by their activities, so that their policies and services are appropriate and accessible to all and meet different people’s needs. The Council’s Equality and Safety Impact Assessment (ESIA) includes an assessment of the community safety impact assessment to comply with Section 17 of the Crime and Disorder Act and will enable the Council to better understand the potential impact of proposals and consider mitigating action.

Name or Brief Description of Proposal	Allocations Policy																																																													
Brief Service Profile (including number of customers)																																																														
<p>The Allocations Policy sets out Southampton City Council’s (the council) approach to allocating social housing homes in Southampton pursuant to Section 166A of the Housing Act 1996. It sets out how the council determines priorities and the procedure for allocating housing accommodation in Southampton.</p> <p>There is a huge demand for affordable rented homes in Southampton and this demand continues to considerably outstrip supply, with waiting times of 7-8 years now common for some types of property. In September 2017 there were approximately 8,191 live applications for housing in Southampton compared to approximately 1,188 lets available. The table below shows the total number of lets by size against housing demand of live applications:</p> <p><i>Figure 3.3.13: Housing register – total number of lets by property size and snapshot of housing demand of live applications and eligible to bid for property size</i></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #003366; color: white;"> <th colspan="6">Total number of lets</th> <th colspan="2">Demand of live applications</th> </tr> <tr style="background-color: #003366; color: white;"> <th>Type</th> <th>2012/2013</th> <th>2013/2014</th> <th>2014/2015</th> <th>2015/2016</th> <th>2016/2017</th> <th colspan="2">Sep-17</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>67</td> <td>60</td> <td>68</td> <td>62</td> <td>73</td> <td rowspan="2">Studio/1 bed</td> <td rowspan="2">4928</td> </tr> <tr> <td>1 bed</td> <td>482</td> <td>531</td> <td>549</td> <td>586</td> <td>524</td> </tr> <tr> <td>2 bed</td> <td>417</td> <td>482</td> <td>518</td> <td>537</td> <td>413</td> <td>2 bed</td> <td>1677</td> </tr> <tr> <td>3 bed</td> <td>173</td> <td>239</td> <td>267</td> <td>154</td> <td>166</td> <td>3 bed</td> <td>1232</td> </tr> <tr> <td>4 bed</td> <td>7</td> <td>25</td> <td>45</td> <td>16</td> <td>12</td> <td>4+ bed</td> <td>354</td> </tr> </tbody> </table> <p>Source: Southampton City Council</p>									Total number of lets						Demand of live applications		Type	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	Sep-17		Studio	67	60	68	62	73	Studio/1 bed	4928	1 bed	482	531	549	586	524	2 bed	417	482	518	537	413	2 bed	1677	3 bed	173	239	267	154	166	3 bed	1232	4 bed	7	25	45	16	12	4+ bed	354
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<p>In order to ensure that resources are being allocated effectively and efficiently</p>																																																														

the council must have an Allocations Policy which defines a consistent framework, which can be used to allocate the limited number of vacancies that are available.

The council aims to:

- provide affordable housing, for local residents, in housing need;
- ensure homes are allocated fairly and efficiently, taking into account the applicant's individual needs;
- make best use of all the available social housing homes; and
- give people the opportunity to express preferences about housing accommodation to be allocated to them.

Summary of Impact and Issues

The Allocations Policy has not been reviewed since 2016 and, therefore, does not reflect the council's latest position in terms of regulation and processes. The updated policy does not represent any fundamental changes to the policy or service, but instead clarifies what the council is already doing. The policy has also been updated to reflect the latest legislation in terms of the allocation of social housing.

This policy does not include applications in respects of homelessness or lets of caravan pitches to gypsies and travellers. However, this is dealt with under different legislation and policies.

The council recognise that there is far more demand for social housing than current supply can meet and that social housing providers in the city will look to a range of housing options in response to this. The council will support measures to introduce innovative arrangements which make best use of scarce resources. The council also encourage our housing partners, wherever possible, to provide accommodation which is both sustainable and secure and contributes to long-term community stability.

Potential Positive Impacts

As a social landlord the council has a number of objectives to shape the way in which housing services are delivered. Meeting the greatest possible degree of housing demand is a key objective but to do this in a way which supports individual households, enhances community stability and recognises the difficulties parts of our community face.

The council will also use its role as the largest landlord in the city to improve the lives of our residents wherever possible. This includes not only paying attention to the physical environment but also taking action to address issues affecting our residents.

The Allocations Policy will allow the council to continue to allocate the city's social housing stock and ensure it is used to its best effect so that homelessness is avoided wherever possible and allow the council maximise the opportunity for Southampton residents to access housing suitable for their needs.

Responsible Service Manager	Nick Bryant, Allocations Manager
Date	29 August 2019
Approved by Senior Manager	Liz Slater, Service Lead, Assessment, Planning and Options Housing, Adults and Communities
Date	29 August 2019

Potential Impact

Impact Assessment	Details of Impact	Possible Solutions & Mitigating Actions
Age	No identified impact	
Disability	No identified impact	The council have specialist officers that assess whether applicants require urgent re- housing on disability, medical or welfare grounds. They will also assess the type of housing needed and the urgency of any need. A very small proportion of applicants are assessed as having an urgent need to move because of disability, medical or welfare grounds.
Gender Reassignment	No identified impact	
Marriage and Civil Partnership	No identified impact	
Pregnancy and Maternity	No identified impact	
Race	No identified impact	
Religion or Belief	No identified impact	
Sex	No identified impact	
Sexual Orientation	No identified impact	
Community Safety	No identified impact	
Poverty	No identified impact	Applicants with a priority need, who have not contributed to their

Impact Assessment	Details of Impact	Possible Solutions & Mitigating Actions
		homelessness and meet the main homelessness duty within the meaning of Part 7 of the Housing act 1996/ Homelessness Act 2002 (S193).
Health & Wellbeing	No identified impact	
Other Significant Impacts	No identified impact	<p>The law requires Local Authorities to give extra help to certain categories of armed forces personnel. The council meet this requirement through allowing relevant applicants to join the Housing Register and to be treated as if they were 'qualifying' applicants under the scheme.</p> <p>Applicants meeting one or more of the following criteria will be admitted to the Housing Register and awarded the 90 housing need (reasonable preference) points to bring them in line with other qualifying applicants.</p>