

## Equality and Safety Impact Assessment

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.

<b>Name or Brief Description of Proposal</b>	The Development of a Framework of Housing Providers to deliver affordable housing in Southampton.
<b>Brief Service Profile (including number of customers)</b>	
<p>The procurement and implementation of a framework of preferred Housing Provider partners to deliver affordable housing within the City as part of a new programme to enable the delivery of homes on Council land.</p> <p>As at 16th December 2021 there were 7,647 live applications for social/affordable housing</p>	
<b>Summary of Impact and Issues</b>	
<p>The Corporate Plan Southampton: City of Opportunity - 2021-2025 states ‘Bringing forward a plan for regeneration in our districts and promote home ownership’ is a priority element of the strategy.</p> <p>Current estimates suggest that overall housing need throughout the City by 2040 will require the addition of 26,391 homes of all tenure types (including private sale), with a current homes achievable figure of 15,479. This will lead to a shortfall of 10,912 homes based on existing supply provision.</p> <p>Between 2012 and the end of 2022 there will be an estimated loss of 1,148 properties owned by Southampton City Council as of a result of the Right to Buy (RTB) sales outpacing delivery of new affordable housing.</p>	
<b>Potential Positive Impacts</b>	
The proposed framework will increase the number of affordable homes within	

Southampton including social rent, affordable rent and shared-ownership, allowing the Council the opportunity to negotiate nomination rights for residents on the housing register to be housed in the properties developed.

Additionally, it will provide an opportunity for those who wish to take a step on the housing ladder and own a share of their own home.

As the properties will be owned/managed by registered providers their will be no financial responsibility by the council to repair or maintain them.

<b>Responsible Service Manager</b>	David O'Neill
<b>Date</b>	17/02/2022
<b>Approved by Senior Manager</b>	Tina Dyer-Slade
<b>Date</b>	21/02/2022

### Potential Impact

<b>Impact Assessment</b>	<b>Details of Impact</b>	<b>Possible Solutions &amp; Mitigating Actions</b>
<b>Age</b>	None	
<b>Disability</b>	There are residents on the Councils housing register that will need good quality accessible homes.	All properties built will need to adhere to Building Regulations for accessible housing. The demand for accessible homes on the housing register will be considered and may be an influencing factor affecting the requirements of building on council land.
<b>Gender Reassignment</b>	None	
<b>Marriage and Civil Partnership</b>	None	
<b>Pregnancy and Maternity</b>	None	
<b>Race</b>	None	
<b>Religion or Belief</b>	None	
<b>Sex</b>	None	
<b>Sexual Orientation</b>	None	
<b>Community</b>	Currently there are some vacant	Development of these

Impact Assessment	Details of Impact	Possible Solutions & Mitigating Actions
<b>Safety</b>	sites across the city which have the potential to attract anti-social behaviour such as fly tipping which would benefit from redevelopment and have the opportunity to provide more homes.	sites will address the potential anti-social behaviour issues occurring, as well as improving the local environment. Properties delivered through the framework will need to adhere to Secure by Design principles both for individual properties and the wider community.
<b>Poverty</b>	There may be a concern that rent levels on the sites proposed to be transferred to Housing Providers may have homes with rent levels that may not be affordable to those on low incomes.	The Council will be requiring a mix of different tenures on these sites including social, affordable and shared ownership. The council may also wish to influence energy efficiency through the development of appropriate criteria when procuring developers for each site. These criteria will be recommended as part of the report that will come forward to Cabinet or Council later in the year.
<b>Health &amp; Wellbeing</b>	The health and wellbeing of residents is important to the council, and without sufficient homes for those in the city, residents will continue to wait on the housing register potentially in homes that are too small and do not reflect their needs. This can have a negative impact on the health and wellbeing of residents and tenants.	The framework offers the opportunity to regenerate areas of poor quality housing to provide more efficient and sustainable accommodation. The framework approach will provide an opportunity for the council to spread the delivery of new homes across a number of Housing Providers in the city potentially increasing the numbers delivered
<b>Other</b>	None	

Impact Assessment	Details of Impact	Possible Solutions & Mitigating Actions
Significant Impacts		

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