

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.

| | |
|---|---|
| Name or Brief Description of Proposal | Affordable Homes Framework – Approval to the first phase of sites to transfer |
| Brief Service Profile (including number of customers) | |
| <p>In March 2022 Cabinet approved the development of an Affordable Homes Framework to increase the provision of Affordable homes in the city.</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 (based on current land availability). This will lead to a shortfall of 10,912 homes on the existing supply provision.</p> <p>Southampton City Council has set a target to increase the supply of affordable housing by 8,000 homes by 2040.</p> <p>As at October 2022 there were a total of 7508 households on the housing register.</p> <p>Currently there is limited mechanism to deliver new affordable housing, other than through S.106 requirements for new build private developments. However, in the last 10 years there have only been 663 affordable homes delivered through s.106 requirements. In the year 2021/22 there have been 153 additional affordable homes developed in the city, comprising 148 rented homes, and 5 shared-ownership.</p> <p>This report will seek approval to the first tranches of land to be transferred as part of the Affordable Homes Framework. These sites will enable Affordable Housing Providers to contribute towards Affordable Housing target using Council land.</p> | |
| Summary of Impact and Issues | |
| The impact of this proposal is that many council sites that have been vacant for a | |

number of years or part of a decommissioning plan will be able to be taken forward by Affordable Housing providers for the delivery of Affordable Homes.

Due to the number of providers that will be part of the Affordable Homes Framework, their capacity, funding and track record, this will result in the development of new homes at a greater rate than the council would be currently able to deliver.

It will enable the council to secure nomination rights to these homes so that those waiting on the Housing Register will be able to apply for tenancies.

Those that become tenants in these new properties will not have the Right to Buy in the same way that Council tenants will have.

Potential Positive Impacts

This framework will increase the number of Affordable homes in the city including Social, Shared Ownership and Affordable.

There will be homes delivered as part of this framework that will be available for rent and also Shared Ownership for those who wish to take their first step on the housing ladder and own a share of their own home.

As these properties will be developed and managed by Affordable Housing Providers the council will not have responsibility for development, management, maintenance, or repair.

| | |
|------------------------------------|-----------------|
| Responsible Service Manager | David O Neill |
| Date | 23/11/2022 |
| Approved by Senior Manager | Tina Dyer-Slade |
| Date | 24/11/2022 |

Potential Impact

| Impact Assessment | Details of Impact | Possible Solutions & Mitigating Actions |
|---------------------------------------|--|---|
| Age | N/A | |
| Disability | There are residents on the Councils housing register that will need good quality accessible homes. | All future developments will be built to comply with current building regulation standards for accessibility. |
| Gender Reassignment | N/A | |
| Marriage and Civil Partnership | N/A | |
| Pregnancy and | N/A | |

| Impact Assessment | Details of Impact | Possible Solutions & Mitigating Actions |
|-------------------------------|--|--|
| Maternity | | |
| Race | N/A | |
| Religion or Belief | N/A | |
| Sex | N/A | |
| Sexual Orientation | N/A | |
| Community Safety | Currently there are several vacant sites across the city which have the potential to attract anti-social behaviour such as fly tipping that would benefit from redevelopment and have the opportunity to provide more homes. | <p>Development of these sites will reduce the opportunity for potential anti-social behaviour issues.</p> <p>The design of new sites including landscaping and quality homes will improve the appearance of the local environment.</p> <p>The properties will also need to adhere to design principles which will focus on the safety and security of the homes and also the local environment.</p> |
| Poverty | There may be a concern that rent levels on the sites proposed to be transferred may have homes with rent levels that may not be affordable to those on low incomes. | <p>New development will not only provide new homes for those on the housing register but will also create employment opportunities during construction phase.</p> <p>There will be a mix of different tenures on the sites including social, Affordable and Shared Ownership Properties.</p> <p>The council will be requiring homes which are energy efficient to minimise the costs to residents moving into these new homes.</p> |
| Health & Wellbeing | The health and wellbeing of residents is important to the council, and without sufficient homes for those in the city residents will continue to live in homes which may be too small and not reflect their needs. | New good quality energy efficient housing can improve residents' health and wellbeing. |

