

Integrated Impact Assessment Form

Promoting Equality, Human Rights and Sustainability

Title of Policy/ Proposal	Midlothian Strategic Housing Investment Plan 2020/21 – 2024/25
Completion Date	October 2019
Completed by	Stephen Clark
Lead officer	Stephen Clark

Type of Initiative:

Policy/Strategy

Programme/Plan

New or Proposed

Project

Changing/Updated

Service

Review or existing

Function

Other

Statement of Intent

1. Briefly describe the policy/proposal you are assessing.

Set out a clear understanding of the purpose of the policy being developed or reviewed (e.g. objectives, aims) including the context within which it will operate.

The main purpose of the SHIP is to set out investment priorities for affordable housing in Midlothian over a five year period 2020/21 – 2024/25 while seeking to achieve the outcomes set out in the Council's Local Housing Strategy. Essentially, the SHIP focuses on the delivery of affordable housing in Midlothian.

The SHIP

- sets out key investment priorities for affordable housing
- demonstrates how these will be delivered
- identifies the resources required to deliver these priorities
- enables the involvement of key partners

Within the SHIP examples of affordable housing include the following:

- New housing provision
- Replacement housing
- Rehabilitation (including both physical improvement and bringing empty homes back into use)
- Re-modelling existing housing stock
- Housing provided or assisted by other Scottish Government initiatives
- Housing provided by Local Authorities

The SHIP also takes into account the particular housing needs of the different equality strands within Midlothian.

What will change as a result of this policy?

This Strategic Housing Investment Plan will address housing needs in Midlothian by supporting ambitious plans for investment in new affordable housing.

2. Do I need to undertake a Combined Impact Assessment?

High Relevance	Yes/no
The policy/ proposal has consequences for or affects people	Yes
The policy/proposal has potential to make a significant impact on equality	Yes
The policy/ proposal has the potential to make a significant impact on	Yes

the economy and the delivery of economic outcomes	
The policy/proposal is likely to have a significant environmental impact	Yes
Low Relevance	
The policy/proposal has little relevance to equality	No
The policy/proposal has negligible impact on the economy	No
The policy/proposal has no/ minimal impact on the environment	No
<p>If you have identified low relevance please give a brief description of your reasoning here and send it to your Head of Service to record.</p> <p>N/A</p> <p>If you have answered yes to high relevance above, please proceed to complete the Integrated Impact Assessment.</p> <p>Completed</p>	

3. What information/data/ consultation have you used to inform the policy to date?

Evidence	Comments: what does the evidence tell you?
Data on populations in need	<ul style="list-style-type: none"> - The need for social rented housing in Midlothian continues to grow with over 4,500 applicants on the Housing List. - Household size is reducing which means that demand for smaller housing has increased. - The population of Midlothian continues to increase. - Demographic change means that the number of older people living in Midlothian is increasing. - Midlothian is the fastest growing council area in Scotland. The population in 2018 was 90,090. By 2026, it will be 100,410.
Data on service uptake/access	<ul style="list-style-type: none"> - A range of data is published on investment by area, lettings analysis and equalities groups.

Data on quality/outcomes	<ul style="list-style-type: none"> - Regular Tenant Satisfaction Surveys are conducted and published and Reports on Data Indicators are published.
Research/literature evidence	<ul style="list-style-type: none"> - Periodic Housing Need and Demand Assessments are undertaken for Midlothian and the SESplan Area. - Demand analysis is undertaken by the Housing Service to determine the level of need in each settlement.
Service user experience information	<ul style="list-style-type: none"> - Consultation Report published. - Midlothian Tenant Panel involved in consultation process.
Consultation and involvement findings	<p>Consultation on the development of affordable housing was included as part of consultation on the Rent Setting Strategy for 2019/20-2021/22. The Rent Setting Strategy allowed the opportunity to consult over whether a further phase of new housing should be built. Considerable effort was made to engage with all sections of the community in order that their views formed the development of the Rent Setting Strategy.</p> <p>The Rent Setting Survey was circulated to groups for feedback which included:</p> <ul style="list-style-type: none"> • Community Groups, including Registered Tenants Organisations, tenant and resident groups and the Midlothian Tenants Panel. • Midlothian Council tenants, all tenants were sent the survey and information newsletter • Midlothian Council Housing List Applicants, all applicants were sent the survey and information newsletter <p>These groups were also invited to either complete the rent setting survey (online or on paper) or attend the four drop in events which were held across Midlothian in January 2018. During these drop-ins, attendees were asked to consider future rent levels and whether further affordable housing should be built in</p>

	<p>Midlothian.</p> <p>Additional information was also obtained from other sources including:</p> <ul style="list-style-type: none"> • SESPlan (South East Scotland) Housing Need & Demand Analysis 2 • Housing Waiting List Survey • Council Housing New Build Survey • Registered Tenant Organisations feedback • Registered Social Landlords feedback • Feedback from Local Housing Strategy Working Group and Community Planning Partnership Groups • Midlothian Council Tenant Survey 2019 • Midlothian Local Housing Strategy <p>Housing applications and allocations are also monitored for:</p> <ul style="list-style-type: none"> • Age • Gypsy Travellers • Minority Ethnic Households • Households with Disabilities <p>The above areas of research and engagement provide the Council and partners with relevant knowledge on the housing needs of equality groups which are then incorporated into future investment plans which includes specialist provision to meet identified needs.</p>
Good practice guidelines	- Scottish Government Guidance is provided on the development of Strategic Housing Investment Plans.
Other (please specify)	N/A
Is any further information required? How will you	N/A

gather this?	
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4. How does the policy meet the different needs of and impact on groups in the community?

Equality Groups	Comments – positive/ negative impact
Older people, people in the middle years,	A significant proportion of new affordable housing is proposed for older people, such as extra care housing and amenity housing.
Young people and children	It is recognised that the provision of affordable housing can alleviate child poverty as household expenditure is often reduced for families moving into affordable accommodation. In addition, children and young people may be given additional priority if they have medical needs or to help alleviate poor housing circumstances such as overcrowding.
Women, men and transgender people (includes issues relating to pregnancy and maternity)	The provision of affordable housing will support a range of households to have their housing needs addressed.
Disabled people (included physical disability; learning disability; sensory Impairment; long term medical conditions; mental health problem)	The provision of affordable housing will support a range of households to have their housing needs addressed. A significant proportion of new build plans provide for specialist provision, including a target for wheelchair housing. In addition modern homes which aren't built for specialist needs are better suited to cater for households as their needs change, such as level access

	and ease of adaptation.
Minority ethnic people (includes Gypsy/Travellers migrant workers non-English)	The provision of affordable housing will support a range of households to have their housing needs addressed.
Refugees and asylum seekers	The provision of affordable housing will support a range of households to have their housing needs addressed.
People with different religions or beliefs (included people with no religion or belief.	The provision of affordable housing will support a range of households to have their housing needs addressed.
Lesbian; gay bisexual and heterosexual people	The provision of affordable housing will support a range of households to have their housing needs addressed.
People who are unmarried; married or in a civil partnership	The provision of affordable housing will support a range of households to have their housing needs addressed.
Those vulnerable to falling into poverty	
Unemployed	The provision of affordable housing will support a range of households to have their housing needs addressed.
People on Benefits	
Single Parents and vulnerable families	The provision of affordable housing will support a range of households to have their housing needs addressed.
Pensioners	
Looked after Children	
Those leaving care settings ((including children and young people and those with illness)	
Homeless People	The provision of affordable housing will support a range of households to have their housing needs addressed.

Carers (including young carers)	The provision of affordable housing will support a range of households to have their housing needs addressed.
Those involved in the criminal justice system	
Those living in the most deprived communities (bottom 20% SIMD areas)	
People misusing services	N/A
People with low literacy/numeracy	The provision of affordable housing will support a range of households to have their housing needs addressed.
Others e.g. veterans, students	The provision of affordable housing will support a range of households to have their housing needs addressed.
Geographical Communities	
Rural/ semi-rural Communities	Some sites and open market acquisitions are located in rural communities.
Urban Communities	Most new affordable housing opportunities are located within these communities as is the majority of the existing population. Urban communities have the highest need for housing.
Costal Communities	N/A

5. Are there any other factors which will affect the way this policy impacts on the community or staff groups?

Communities have the ability to comment or make an objection to any site identified for development through the planning process.

6. Is any part of this policy/ service to be carried out wholly or partly by contractors?

If yes, how have you included equality and human rights considerations into the contract?

Not applicable.

7. Have you considered how you will communicate information about this policy or policy change to those affected e.g. to those with hearing loss, speech impairment or English as a second language?

The Strategic Housing Investment Plan can be made available in different formats to suit the needs of specific groups.

8. Please consider how your policy will impact on each of the following?

Objectives Equality and Human Rights	Comments
Promotes / advances equality of opportunity e.g. improves access to and quality of services, status	The provision of affordable housing will support a range of households to have their housing needs addressed.
Promotes good relations within and between people with protected characteristics and tackles harassment	
Promotes participation, inclusion, dignity and self- control over decisions	Consultation opportunities are available via the Planning Process and Rent Setting Strategy process.
Builds family support networks, resilience and community capacity	The provision of affordable housing will support a range of households to have their housing needs addressed.
Reduces crime and fear of crime	The provision of affordable housing will support a range of households to have their housing needs addressed.
Promotes healthier lifestyles including Diet and nutrition Sexual Health Substance Misuse	Poor housing conditions, including homelessness, are linked to poorer health circumstances for households.

Exercise and physical activity Life Skills	
Environmental	
Reduce greenhouse gas (GHG) emissions in Midlothian (including carbon management)	Modern developments generally include renewable technology which support a reduction in use of fossil fuels.
Plan for future climate change	
Pollution: air/ water/ soil/ noise	N/A
Protect coastal and inland waters	N/A
Enhance biodiversity	N/A
Public Safety: Minimise waste generation/ infection control/ accidental injury /fire risk	N/A
Reduce need to travel / promote sustainable forms of transport	N/A
Improves the physical environment e.g. housing quality, public and green space	The provision of affordable housing can significantly improve the physical environment.
Economic	
Maximises income and /or reduces income inequality	Income is maximised for many tenants who pay the lower housing costs as a result of increased affordable housing.
Helps young people into positive destinations	Access to suitable housing can improve health, wellbeing and employment prospects.
Supports local business	N/A
Helps people to access jobs (both paid and unpaid)	N/A
Improving literacy and numeracy	N/A
Improves working conditions, including equal pay	N/A
Improves local employment opportunities	N/A

9. Is the policy a qualifying Policy, Programme or Strategy as defined by The Environmental Impact Assessment (Scotland) Act 2005?

N/A

10. Action Plan

Identified negative impact	Mitigating circumstances	Mitigating actions	Timeline	Responsible person

11. Sign off by Head of Service/ NHS Project Lead

Name *Simon Bain* , Housing Services Manager / Acting Head of Housing Services

Date 9th December 2019