

Equality Impact Assessment

Service Area: Environmental Health and Housing

Head of Service: Jeremy Mann

Lead Officer: Jamie Jeyes

Date of Assessment: 16/08/2021

Person responsible for completing the assessment: Jaimie Jeyes

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Name of policy/function/project/service area to be assessed: s106 funded project for affordable housing

Brief description of proposal to be assessed: Allocation of 106 affordable housing funds to change the tenure of a repossessed property from shared ownership to social rent.

Proposed implementation date of project/proposal: Autumn 2021

Brief description of the anticipated outcomes of the proposal:

Provision	Current Arrangement	Proposed Arrangement	Comment
Affordable home	Shared ownership property that has been repossessed by the lender	Grant to enable a change of tenure to social rent	Provision of a 4b social rent property immediately in a time of short supply and a genuinely affordable rent

Impact:

Summarise any positive impacts or benefits, any negative impacts (i.e. potential for discrimination, disadvantage or disproportionate treatment) and any neutral impacts and the evidence you have taken into account to reach this conclusion. Be aware that there may be positive, negative and neutral impacts within each characteristic. (NOTE: please refer to the Equality Strategy for the characteristics)

Where an impact is unknown, state so, and identify what steps will be taken to address any gaps in data:

The allocation of these section 106 monies for this purpose will have no negative impacts on any of the protected characteristics. On the ground it will have a positive impact on all groups when it comes to affordability of rent and availability of rented homes for larger families. The only negative does not concern a protected characteristic but the fact that there would be less four bed shared ownership accommodation (see below)

Consideration of Alternatives:

Describe what alternatives have been considered and/or what actions will be taken to remove or minimise any potential negative effect identified above (attach evidence or provide link to appropriate data, reports, etc):

No alternatives required. The only negative as described above is not relevant because adequate marketing has not found a buyer for this property so the alternative would be to sell on the open market and have no affordable housing whatsoever.

Consultation:

Brief description of any consultation with stakeholders and summarise how it has influenced the proposal. Please attach evidence or provide link to appropriate data or reports:

Consultation on report included ward members and lead member and comments so far are supportive. Live West has done internal consultation with all the relevant departments such as the disposals team, new development team, allocation team to ensure all aspects of the property have been covered.

Funding Considerations:

Funded S106 scheme based on viability assessments carried out by live West and current open market valuation of the property is. Costs include all repossession costs such as rent arrears, interest, legal fees and repairs to be able to rent the property.

Date approved by Head of Service: 12/08/2021

Reporting and Publication:

Equality Impact Assessments will be published on North Devon Council's website.

The completion of an Equality Impact Assessment is an ongoing process. Impacts will be continually reviewed during projects and the decision making process and the Assessment will be updated accordingly and published.

A further assessment will also be undertaken between 6 to 12 months following the implementation of the policy, project, decision or service change has been implemented.

Please also confirm the date on which you will be re-considering the project/report and submitting a further EIA if applicable.

N/A

Monitoring Arrangements:

Briefly describe the monitoring arrangements/systems that will be put in place to monitor the effects of this proposal.

Project delivery will be monitored by the responsible organisations

Date approved by Head of Service: 12/08/2021

Corporate and Community Services Use Only: Date of publication to NDC
Website: 17/08/2021