

Equality Impact Assessment

Service Area: EH&H

Head of Service: Jeremy Mann

Lead Officer: Jaimie Jeyes

Date of Assessment: 23/02/2022

Person responsible for completing the assessment: Jaimie Jeyes

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Name of policy/function/project/service area to be assessed:

Allocation of affordable housing commuted sums – Beechfield Road, Fremington

Brief description of proposal to be assessed: Allocation of s106 funds towards the provision of 2 social rents alongside grant from Homes England and NDH.

Proposed implementation date of project/proposal £10k grant to NDH if approved in April 2022 following S&R Committee; full council ratification and grant agreement to NDH. Forecasted completion of units March 2023.

Brief description of the anticipated outcomes of the proposal:

Provision	Current Arrangement	Proposed Arrangement	Comment
Affordable housing for social rent x 2 dwellings	RP has planning permission to build 2 open market dwellings	Use £10k per unit of commuted sums and national grant funding from Homes England and RP funding to convert OM units to social rent	Social rent is a genuinely affordable rent and can often be close to half the private rented sector open market rent. Will go to someone in housing need via Devon Home Choice and with a local connection.

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:

Positive impact: Provision of social rented housing ensures access to all in housing need and with local connection. At present too many homes are being diverted to the holiday let/second homes market. Devon Home Choice (DHC) through which the homes will be allocated is covered by the DHC policy. An equalities impact assessment was undertaken initially and takes place periodically following substantial revisions to the document. Each of the organisations involved in the Devon Home Choice Partnership (e.g. Registered Providers) has an Equal Opportunities Policy to ensure that: (1) Everyone has equal access to services and (2) No one is discriminated against on the grounds of ethnic origin, disability, age, gender, sexual orientation, religion, or for any other reason. This includes monitoring to review that DHC is accessible, working as fairly and effectively as possible and looking at the participation and outcomes for vulnerable groups. NDC sit on the DHC Board along with other Registered Providers and other Local Authorities. Policy available online:

[Devon home choice policy v10.0 august 2021.pdf](#)

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):

(1) Not put in funding – this would result in the very likely risk of the housing being sold to someone for an investment/holiday let/second home based on the state of the current housing market (2) Secure grant funding from Homes England for Affordable Rent with no grant input from NDC – higher rent means less accessible to households in housing need and trapping households in the benefit cycle

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 with Homes England who were keen to do social rent due to the high housing costs of North Devon – we are an area of England where social rents are allowed through national grant funding. Consultation with North Devon Homes and planning via the planning application. Consultation with ward members and internal services through the consultation checklist part of committee reporting – sent to Member Services as part of the audit trail – no issues around equality raised

Funding Considerations:

As described in consideration of alternatives above

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.

Spring 2023 following allocation of completed dwellings

Monitoring Arrangements:

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

DHC system and policy. NDC housing allocation team checks alongside NDH.

Date approved by Head of Service: 14/03/2022

Corporate and Community Services Use Only: Date of publication to NDC Website: 15/03/2022