

Integrated Impact Assessment (IIA)

Stage 1 Scoping and Assessing for Relevance

Section 1 Details of the Proposal

A. Title of Proposal:	Local Housing Strategy 2023-2028
B. What is it?	A new Policy/Strategy/Practice
C. Description of the proposal: (Set out a clear understanding of the purpose of the proposal being developed or reviewed (what are the aims, objectives and intended outcomes, including the context within which it will operate))	<p>The Housing (Scotland) 2001 Act makes it a statutory requirement for all Scottish local authorities to prepare and submit a Local Housing Strategy (LHS) to Scottish Ministers. The LHS sets the strategic direction to tackle housing need and demand in the Scottish Borders and informs future investment in housing and related services across the Scottish Borders. The LHS is regularly reviewed and updated every five years.</p> <p>The LHS is Scottish Borders Council’s primary strategic document on housing. The new Local Housing Strategy (LHS) sets out how Scottish Borders Council and its partners plan to address the housing and housing related opportunities and challenges over the five year period 2023 – 2028. This new plan will build on the significant progress made on the issues identified in the current LHS 2017-2022 and will address newly arising housing matters particularly in response to the publication of new LHS Guidance, Housing to 2040 and the Covid-19 pandemic.</p> <p>The Vision for the LHS 2023-2028 is: “Everyone in the Scottish Borders has access to a home that meets their needs and is part of a sustainable community”.</p> <p>To deliver this vision successfully and contribute to the six outcomes in the Scottish Borders Council Plan, as well as the Scottish Government’s National Outcomes, National Health and Wellbeing Outcomes and Housing to 2040; the following 5 LHS outcomes have been defined:</p> <ul style="list-style-type: none"> • Strategic Outcome 1: More homes in well designed, sustainable communities that increase opportunity for all and support our economy to thrive. • Strategic Outcome 2: People have access to homes which promote independence, health and wellbeing.

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	<ul style="list-style-type: none"> • Strategic Outcome 3: Improved energy efficiency of homes and a reduction in fuel poverty while supporting a Just Transition to Net Zero through decarbonising domestic heating and energy. • Strategic Outcome 4: Communities are regenerated through improving the quality and condition of housing and the built heritage. • Strategic Outcome 5: Homelessness is prevented wherever possible, and a range of housing options are provided so people can secure a suitable and sustainable housing outcome as quickly as possible.
D. Service Area:	Infrastructure & Environment
Department:	Housing Strategy
E. Lead Officer: (Name and job title)	Donna Bogdanovic – Lead Officer (Head of Housing Strategy and Development) Lindsey Renwick – Principal Officer - Housing Strategy, Policy and Development
F. Other Officers/Partners involved: (List names, job titles and organisations)	<p>While Scottish Borders Council has statutory responsibility for the development of the strategy, its implementation is dependent on partnership working with a whole range of external organisations. Key partners include housing associations (RSLs), housing developers, private and voluntary sector service providers including information and advice providers, Care and Repair, housing support providers, estate agents, letting agents and private landlords. Through the development of the LHS a group has been established to oversee the development. Members of this group include:</p> <ul style="list-style-type: none"> • Officers in the Housing Strategy, Policy and Development Team • Homelessness Team Manager and Officers • Planning • RSLs • Health and Social Care • Social Work • Community Safety Team • Place Making Team • Locality Team leaders <p>The Borders Housing Alliance is overseeing the development of the LHS, this group includes senior officers at SBC and chief executives of the four local Registered Social Landlords (RSLs).</p>
G. Date(s) IIA completed:	22 nd October 2021 27 th February 2023 26 th October 2022 27 th September 2023

Section 2 Will there be any impacts as a result of the relationship between this proposal and other policies?**Yes****If yes, - please state here:**

The LHS is not a standalone strategy, it links to a number of other inter-agency strategies, policies and planning structures, including:

- Registered Social Landlord Business Plans and Strategies
- Community Planning Partnership
- Scottish Borders Health and Social Care Integration Strategic Plan
- Integrated Strategic Plan for Older People’s Housing, Care and Support Needs 2018-28
- Housing Needs and Aspirations of Borders Young People Study
- Scottish Borders Local Development Plan
- Local Outcome Improvement Plan
- Local Housing Strategy 2017-2022
- SESplan Housing Need and Demand Assessment 3
- Rapid Rehousing Transition Plan 2019 – 2014
- Scottish Borders Economic Strategy 2023
- Affordable Warmth and Home Energy Efficiency Strategy 2019-2023

Section 3 Legislative Requirements

3.1 Relevance to the Equality Duty:	
<p>Do you believe your proposal has any relevance under the Equality Act 2010? <i>(If you believe that your proposal may have some relevance – however small please indicate yes. If there is no effect, please enter “No” and go to Section 3.2.)</i></p>	
Equality Duty	Reasoning:
<p>A. Elimination of discrimination (both direct & indirect), victimisation and harassment. <i>(Will the proposal discriminate? Or help eliminate discrimination?)</i></p>	<p>Yes. The implementation of the LHS will have an impact on the whole population of the Scottish Borders as everyone needs a home</p>
<p>B. Promotion of equality of opportunity? <i>(Will your proposal help or hinder the Council with this)</i></p>	<p>Yes. The development and implementation of the LHS and the action plan will identify and promote equality of opportunity</p>
<p>C. Foster good relations? <i>(Will your proposal help to foster or encourage good relations between those who have different equality characteristics?)</i></p>	<p>Yes. The implementation of the LHS is dependent on partnership working and requires engagement with a wide range of stakeholders. Through implementation there is also the potential to engage further and to build new relationships</p>

3.2 Which groups of people do you think will be or potentially could be, impacted by the implementation of this proposal? (You should consider employees, clients, customers / service users, and any other relevant groups)				
Please tick below as appropriate, outlining any potential impacts on the undernoted equality groups this proposal may have and how you know this.				
	Impact			Please explain the potential impacts and how you know this
	No Impact	Positive Impact	Negative Impact	
Age Older or younger people or a specific age grouping		✓		<p>The LHS is inclusive to all individuals regardless of age. Supply of new affordable housing that meets the needs of the communities should provide a range of choice of housing for families, which in turn should benefit the health and well-being of children, young people and older people. There are a number of actions set out in the Rapid Rehousing Transition Plan to tackle youth homelessness and to support young people to sustain their tenancies.</p> <p>The Scottish Borders has an aging population with the projected growth of people over 75 is expected to increase by 30% over the period 2018-2028. This means older people are a key group identified in the LHS under strategic outcome 2: People have access to homes which promote independence, health and wellbeing. The Integrated Strategic Plan for Older People’s Housing, Care and Support 2018-2028 continues to be one of the main strategies for delivery housing services for older people with key links to the new LHS. It identifies actions which should help meet the housing needs of older people. This will require effective joint working with Health and Social Care, NHS Borders, RSLs and other private and voluntary sector organisations.</p>
Disability e.g. Effects on people with mental, physical, sensory impairment, learning disability, visible/invisible, progressive or recurring		✓		<p>The LHS is inclusive to all individuals regardless of disability. There are numerous plans linked to the LHS that focus on disability.</p> <ul style="list-style-type: none"> • The SESplan Housing Need and Demand Assessment 3 identify the need for specialist housing and a specific section of work was carried out on specialist housing provision • Housing Contribution Statement – sets out how work by the council’s housing department as well as RSLs will contribute to the delivery of the Health and Social Care Partnership Strategic Plan. • Wheelchair Housing Study 2020 – identified a wheelchair housing target of 20 wheelchair accessible new build properties per annum • Strategic Housing Investment Plan 2024-2029
Gender Reassignment/ Gender Identity anybody whose gender identity or gender expression is		✓		<p>There is no impact on gender in new housing supply and investment in existing housing. The LHS improves access to housing for all and so there is likely to be a positive impact. This will be monitored throughout the life of the LHS.</p>

different to the sex assigned to them at birth			Access to social rented housing by gender is recorded by RSLs and is monitored by the SHR. The Council has no enforcement powers over RSL access and housing management policies. The Council delivers the homelessness service and records access and outcomes by gender – the strategy includes an assessment of the incidence of homelessness by male/female, but as yet no needs assessment has been undertaken by transgender/transsexual people. Private sector services and housing support services delivered by the Council record applications and outcomes by gender including transgender and transsexual people. However, there is scope to record this information at the Homeless assessment stage, prior to referral to support services and this has been identified.
Marriage or Civil Partnership people who are married or in a civil partnership		✓	The LHS is fully inclusive to all people who are married or in a civil partnership). The LHS improves the range and supply of affordable housing and access to housing and support services to all. There is likely to be a positive impact on these groups, and outcomes will be monitored through the life span of the LHS and through the delivery of specific housing and support services.
Pregnancy and Maternity (refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth),		✓	The LHS improves the range and supply of affordable housing and access to housing and support services to all. There is likely to be a positive impact on these groups, and outcomes will be monitored through the life span of the LHS and through the delivery of specific housing and support services. The Homelessness Service has specific working procedures in place for expectant mothers and those with children.
Race Groups: including colour, nationality, ethnic origins, including minorities (e.g. gypsy travellers, refugees, migrants and asylum seekers)		✓	<p>The LHS improves the range and supply of affordable housing and access to housing and support services to all. There is likely to be a positive impact on these groups, and outcomes will be monitored through the life span of the LHS and through the delivery of specific housing and support services.</p> <p>Access to social housing is recorded by the RSLs and monitored through the Scottish Social Housing Charter. The Homelessness Service records ethnicity through data collection systems. All information and advice is available in alternative formats or translated upon request as is Council policy.</p> <p>There is limited data available on some ethnic groups and to quantify the level and type of housing required to meet specific housing needs. There needs to be better understanding of these groups and a need to strengthening the evidence base to measure the housing need and demand of particular groups and/ or for specialist housing provision.</p>

				<p>The LHS provides information the Resettlement Programme which has seen an increase in the demand for housing in the Scottish Borders. There will be some actions in the LHS to reflect this.</p> <p>During the early engagement part of the LHS it was identified that some work needed to be carried out to identify the housing needs and requirements of the Gypsy Traveller community in the Scottish Borders. This exercise included a desk base study on the available data and a number of engagement events (including face to face surveys and an online survey). This information has been used to inform the LHS</p>
Religion or Belief: different beliefs, customs (including atheists and those with no aligned belief)		✓		<p>The LHS is fully inclusive to all religions and beliefs (including non-belief). The LHS improves the range and supply of affordable housing and access to housing and support services to all. There is likely to be a positive impact on these groups, and outcomes will be monitored through the life span of the LHS and through the delivery of specific housing and support services.</p>
Sex women and men (girls and boys)		✓		<p>The LHS is fully inclusive to all irrespective of a person's identity. The LHS aims to increase the supply of housing across all tenures which will benefit all genders. Women-headed households are likely to earn less over the duration of their lifetimes and are often the main predominant carers of children and vulnerable adults. The LHS includes measures for the provision of housing for those on a range of incomes and needs.</p> <p>There is also a difference between men and women in relation to homelessness and domestic abuse, which is often a reason for women applying as homeless. This experience is further exacerbated as the woman experiencing abuse is often forced to leave their home, rather than the male perpetrator. On average 64 women presented as homeless following incidences of domestic abuse each year in the Scottish Borders (over a ten year period). In 2021/2022, 43 women presented as homeless due to domestic abuse within the household.</p> <p>The LHS improves access to housing and support services for all and there is likely to be a positive impact on these groups through its implementation. Outcomes on specific equality groups will be monitored throughout delivery of the LHS and associated services.</p>
Sexual Orientation , e.g. Lesbian, Gay, Bisexual, Heterosexual		✓		<p>The LHS is fully inclusive to all irrespective of a person's sexual orientation. The LHS improves access to housing and support services for all and there is likely to be a positive impact on these groups through its implementation. Outcomes on specific equality groups will be monitored throughout delivery of the LHS and associated services.</p>

<p>3.3 Fairer Scotland Duty This duty places a legal responsibility on Scottish Borders Council (SBC) to actively consider (give due regard) to how we can reduce inequalities of outcome caused by socioeconomic disadvantage when making <u>strategic</u> decisions.</p> <p>The duty is set at a strategic level - these are the key, high level decisions that SBC will take. This would normally include strategy documents, decisions about setting priorities, allocating resources and commissioning services.</p>				
<p>Is the proposal strategic? Yes</p>				
<p>If yes, please indicate any potential impact on the undernoted groups this proposal may have and how you know this:</p>				
	<p>Impact</p>			<p>State here how you know this</p>
	<p>No Impact</p>	<p>Positive Impact</p>	<p>Negative Impact</p>	
<p>Low and/or No Wealth – enough money to meet basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future.</p>		<p>✓</p>		<p>Delivering affordable housing Fuel poverty work Empty homes/ properties grant Disabled adaptations</p>
<p>Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure and hobbies</p>		<p>✓</p>		<p>Delivering affordable housing Fuel poverty and energy efficiency measures through ESS:ABS</p>
<p>Area Deprivation – where you live (e.g. rural areas), where you work (e.g. accessibility of transport)</p>		<p>✓</p>		<p>Delivering affordable housing in the community (including rural areas) Links with work on young people study Key workers survey and summary report Empty homes work Town centre links</p>
<p>Socio-economic Background – social class i.e. parents' education, employment and income</p>		<p>✓</p>		<p>-</p>
<p>Looked after and accommodated children and young people</p>		<p>✓</p>		<p>Work on young people's study Homelessness links – Rapid Rehousing Transition Plan (RRTP)</p>
<p>Carers paid and unpaid including family members</p>		<p>✓</p>		<p>Specialist housing and particular needs section of the LHS Housings Contribution in the Draft Health and Social Care Strategic Framework</p>

Homelessness		✓		Strategic Outcome in the LHS
Addictions and substance use		✓		Work on specialist housing Homelessness - RRTP Housing Support
Those involved within the criminal justice system		✓		Homelessness - RRTP Housing Support

3.4 Armed Forces Covenant Duty (<i>Education and Housing/ Homelessness proposals only</i>)	
<p>This duty places a legal responsibility on Scottish Borders Council (SBC) to actively consider (give due regard) to the three matters listed below in Education and Housing/ Homelessness matters. This relates to current and former armed forces personnel (regular or reserve) and their families.</p> <p>Is the Armed Forces Covenant Duty applicable? Yes</p> <p>If “Yes”, please complete below</p>	
Covenant Duty	How this has been considered and any specific provision made:
The unique obligations of, and sacrifices made by, the armed forces;	The LHS aims to increase the supply of housing, and improve access to housing and support services for all. This includes former armed forces personnel and their families and ensures they have the option to access housing to suit their needs.
The principle that it is desirable to remove disadvantages arising for Service people from membership, or former membership, of the armed forces;	Through increasing the supply of housing it is more likely that any applications to rent or bids to purchase properties will be successful. This includes applications from people who have served, or are serving in the armed forces. Additionally, homelessness applications made by people who have served in the armed forces will have a greater likelihood of securing a home if more properties are available, which is one of the priority outcomes of the LHS.

<p>The principle that special provision for Service people may be justified by the effects on such people of membership, or former membership, of the armed forces.</p>	<p>The LHS sets the strategic direction to tackle housing need and demand in the Scottish Borders and informs future investment in housing and related services across the Scottish Borders. Key partners, including RSL's, are responsible for implementing the strategy across the authority area. RSL's and other partners have specific provisions in place for those who have served in the armed forces which includes treating their applications for housing with the appropriate level of priority.</p>
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Section 4 Full Integrated Impact Assessment Required

Select No if you have answered "No" to all of Sections 3.1 – 3.3.

Yes

If yes, please proceed to Stage 2 and complete a full Integrated Impact Assessment

If a full impact assessment is not required briefly explain why there are no effects and provide justification for the decision.

Signed by Lead Officer:	Lindsey Renwick and Donna Bogdanovic
Designation:	Principal Officer – Housing Strategy, Policy and Development Head of Housing Strategy and Development
Date:	03/03/2023 27/09/2023
Counter Signature Director:	
Date:	