

Integrated Impact Assessment – Summary Report

Please state if the IIA is interim or final - **FINAL**

1. Title of proposal

Housing for Ukrainian Displaced People

2. What will change as a result of this proposal?

The proposal is to apply for Scottish Government Capital Funding for both bringing more challenging void properties to letting standard, initially for use by Ukrainian Displaced People for the duration of their visa; and to purchase additional properties to increase Council stock either by renovation or conversion.

This would bring up to 100 currently void properties back into use, that require significant work due to fire, water and structural damage, and that Scottish Government funding will enable us to accelerate work on.

Additionality to the Council housing stock may be possible through accessing Scottish Government Capital Funding to purchase key strategic sites across the City to renovate and convert into additional Council stock. Again, these properties would be made available to Ukrainian Displaced People once available, and for the duration of their visa.

Once visa entitlement has expired the properties, or a proportion of them, would be returned to Council stock for the benefit of the Housing Revenue Account.

3. Briefly describe public involvement in this proposal to date and planned

There has been no public involvement in this proposal. Edinburgh is currently home to around 3000 Ukrainian Displaced People, and there has been no significant community tension noted since their arrival.

4. Is the proposal considered strategic under the Fairer Scotland Duty?

Yes. Securing funding through this route would provide a significant economic benefit to the Council as a landlord, with the potential of up to 500 homes of varying size added to the stock over the next two years, this would, in future years, increase the capacity of Council homes to meet the needs of those on Edindex including vulnerable groups with priority for housing. Funding criteria sets out that these would be initially open to Ukrainian Displaced People for the duration of their visa.

The Council and Scottish Government have mutually agreed allocation considerations as follows:

- A household member is at a key stage of education where relocation from Edinburgh would be unreasonably disruptive.

- Ongoing health treatment where re-location from Edinburgh would be impractical or unreasonably disruptive and potentially result in harm for the family member.
- Ongoing social work/safeguarding or Police involvement where relocation from Edinburgh would be counter-productive.
- A household member is in receipt of special education needs provision which cannot be replicated elsewhere.
- Households need a property of a particular configuration (eg adapted or large property given numbers/ages of children) which is available in Edinburgh but not elsewhere; and
- Household members have employment needs (or a combination of employment and childcare needs) which aren't capable of being replicated elsewhere.

When no longer required to accommodate Ukrainian displaced people, these properties will be returned to Council stock. The funding provided for these sites is seen as providing additionality to the Housing Revenue Account Business Plan if 100% of the capital costs are met from the Fund, and therefore the rental income generated from the additional homes can support future Council borrowing for investment through the approved HRA Capital Programme.

The medium – long term strategic economic benefits to the city are projected to help mitigate the five key areas of socio-economic disadvantage identified in the Fairer Scotland Duty.

5. Date of IIA

2nd May 2023

6. Who was present at the IIA? Identify facilitator, lead officer, report writer and any employee representative present and main stakeholder (e.g. Council, NHS)

Name	Job Title	Date of IIA training
Derek McGowan	Service Director – Housing and Homelessness	
Elaine E Scott	Head of Housing Strategy & Development	
Sarah Burns	Head of Housing Operations	
Nicky Brown	Head of Homelessness and Housing Support	
Gavin Sharp	Service Manager	
Alistair Dinnie	Refugee and Migration Programme Manager	

Name	Job Title	Date of IIA training
Karen Allan	Access to Housing and Support Services Lead Officer	
George Norval	Housing Operations Manager	

7. Evidence available at the time of the IIA

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal																																
Data on populations in need	<p>Edindex Housing Register</p> <p>Homelessness presentations</p> <p>Homelessness journey times</p> <p>Ukrainian data across Edinburgh</p>	<p>Total number of applicants on Edindex 23,236 (April 2023)</p> <p>Total number awarded gold priority 439 (April 2023)</p> <table border="1" data-bbox="517 524 1431 853"> <thead> <tr> <th></th> <th>Active</th> <th>Not active</th> <th>Sum:</th> </tr> </thead> <tbody> <tr> <td>1. Gold</td> <td>326</td> <td>118</td> <td>444</td> </tr> <tr> <td>2a. Silver - Homeless</td> <td>3524</td> <td>2002</td> <td>5526</td> </tr> <tr> <td>2b. Demo & Officer Panel</td> <td>163</td> <td>64</td> <td>227</td> </tr> <tr> <td>2c. Overcrowding</td> <td>580</td> <td>457</td> <td>1037</td> </tr> <tr> <td>2d. Underoccupation</td> <td>66</td> <td>76</td> <td>142</td> </tr> <tr> <td>3. Waiting Time</td> <td>6541</td> <td>9346</td> <td>15887</td> </tr> <tr> <td>Sum:</td> <td>11200</td> <td>12063</td> <td>23263</td> </tr> </tbody> </table> <p>Average number of bids for social rented homes advertised for let on Edindex is 186 (March 2023)</p> <p>Projected to be 3500 for 23/24</p> <p>Homelessness case length currently average 613 days</p> <p>2,884 individuals made up of 1,592 households in temporary accommodation</p>		Active	Not active	Sum:	1. Gold	326	118	444	2a. Silver - Homeless	3524	2002	5526	2b. Demo & Officer Panel	163	64	227	2c. Overcrowding	580	457	1037	2d. Underoccupation	66	76	142	3. Waiting Time	6541	9346	15887	Sum:	11200	12063	23263
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Data on service uptake/access	<p>Cause of homelessness</p> <p>Homelessness demographics</p>	<p>Household dispute (non violent) 50%</p> <p>Landlord Termination 20%</p> <p>Household dispute (violent/abusive) 15%</p> <p>57% one or more support needs</p>																																
Data on socio-economic disadvantage e.g. low income,	<p>Cause of homelessness / Homelessness demographics</p>	<p>As above</p> <p>6,000 + open homeless cases with statutory rights to temporary accommodation and settled housing</p>																																

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low wealth, material deprivation, area deprivation.	Homelessness / waiting lists in Localities	Data suggests that 75% of the Ukrainian community in Edinburgh are now working and 85% based on the MS Victoria ship are in employment.																																																																																																												
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Research /literature evidence	<u>Rapid Rehousing</u>	Homelessness data shows that around 50% of presentations are due to family breakdown.																																																																																																												

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
	<u>Transition Plan</u>	
Public/patient/client experience information		
Evidence of inclusive engagement of people who use the service and involvement findings		No engagement has taken place as this proposal has not yet been considered by Committee. Those on the MS Victoria are aware that we are actively working to secure them accommodation.
Evidence of unmet need	Edindex	5000 people in temporary accommodation, most of who required social housing
Good practice guidelines	<u>New Scots Integration Strategy</u>	
Carbon emissions generated/reduced data		
Environmental data		
Risk from cumulative impacts		<p>There is a risk that those currently registered on EdIndex may wait longer for a house. This will be mitigated by individual assessment of high risk groups at Gold priority status.</p> <p>There is a risk that those currently assessed as homeless will wait longer to be allocated settled accommodation. This will be</p>

Evidence	Available – detail source	Comments: what does the evidence tell you with regard to different groups who may be affected and to the environmental impacts of your proposal
		<p>mitigated by achieving parity on returning these void properties to use - which would have been achieved in the longer term and are being accelerated - with those on our mainstream void path that can be returned at a faster pace.</p> <p>Equality data available on EdIndex registrations indicates that a significant number of people are not active on the system – this means they have not accessed the system in the last 6 months.</p> <p>It is not believed that this proposal presents a greater risk to any protected characteristic. Those from minority communities represent a proportionately smaller group of the overall registration number, it is not believed these communities are at a proportionately greater risk due to this proposal. Appendix 1 to this IIA demonstrates that homeless advice presentations to the Council are more likely to be male.</p>
Other (please specify)		
Additional evidence required		

8. In summary, what impacts were identified and which groups will they affect?

Equality, Health and Wellbeing and Human Rights	Affected populations
<p>Positive</p> <p>More secure, suitable housing that meets lettable standard made available to Ukrainian households / individuals in identified priority groups currently in temporary accommodation</p>	<p>Ukrainian Displaced People</p>
<p>Negative</p> <p>Longer time to secure permanent or more suitable housing for those currently experiencing homelessness, those seeking a larger / smaller tenancy, or seeking a move for other reasons.</p> <p>Longer time to secure permanent accessible homes for people with gold priority. This impact can be mitigated by ensuring that accessible and adapted homes are only let</p>	<p>People in temporary accommodation / those bidding for housing through Edindex.</p> <p>Older and disabled applicants with gold priority and urgent gold priority.</p>

Equality, Health and Wellbeing and Human Rights	Affected populations
to UDPs who have an assessed need for this type of housing.	

Environment and Sustainability including climate change emissions and impacts	Affected populations
Positive New homes are highly energy efficient and sustainable. Void homes will be brought up the Council's standard of let. Most Council homes meet the Energy Efficiency Standard for social housing.	All.
Negative None identified.	

Economic	Affected populations
Positive In line with the matching agreement between the Council and the Scottish Government detailed at Section 4 in this assessment, there is consideration of economic and educational needs of Ukrainian Displaced People relative to housing in Edinburgh. Securing Scottish Government Funding for this proposal will benefit the Housing Revenue Account.	Ukrainian Displaced People. All tenants and prospective tenants.
Negative Those currently registered on EdIndex as having housing needs may find housing is not allocated as early as hoped.	Those assessed as having housing need.

9. Is any part of this policy/ service to be carried out wholly or partly by contractors and if so how will equality, human rights including children's rights, environmental and sustainability issues be addressed?

Any contractors used will be through the agreed Repairs and Maintenance Framework.

- 10. Consider how you will communicate information about this policy/ service change to children and young people and those affected by sensory impairment, speech impairment, low level literacy or numeracy, learning difficulties or English as a second language? Please provide a summary of the communications plan.**

If approved, this decision will be publicised through post Committee communications, and with those Ukrainian Displaced People currently looking to disembark the MS Victoria.

- 11. Is the plan, programme, strategy or policy likely to result in significant environmental effects, either positive or negative? If yes, it is likely that a Strategic Environmental Assessment (SEA) will be required and the impacts identified in the IIA should be included in this. See section 2.10 in the Guidance for further information.**

No.

- 12. Additional Information and Evidence Required**

None.

- 13. Specific to this IIA only, what recommended actions have been, or will be, undertaken and by when? (these should be drawn from 7 – 11 above) Please complete:**

Specific actions (as a result of the IIA which may include financial implications, mitigating actions and risks of cumulative impacts)	Who will take them forward (name and job title)	Deadline for progressing	Review date
Operational Working Group will be established to develop process for letting and management of the homes, identify Council resource requirements and manage communications. This will ensure that the priorities for allocations agreed with Scottish Government are aligned with approved Council policies and processes.	Gavin Sharp, Service Manager	10 th May 2023	Monthly

- 14. Are there any negative impacts in section 8 for which there are no identified mitigating actions?**

No.

15. How will you monitor how this proposal affects different groups, including people with protected characteristics?

We will monitor the allocation of properties that would meet the needs of those with Gold priority.

We will monitor the average homeless journey time and how many cases are closed to reflect their final housing tenure.

16. Sign off by Head of Service

Name: Derek McGowan

Date: 2nd May 2023

17. Publication

Completed and signed IIAs should be sent to: integratedimpactassessments@edinburgh.gov.uk to be published on the Council website www.edinburgh.gov.uk/impactassessments

Edinburgh Integration Joint Board/Health and Social Care

sarah.bryson@edinburgh.gov.uk to be published at www.edinburghhsc.scot/the-ijb/integrated-impact-assessments/

APPENDIX 1 – DEMOGRAPHICS

				2022-23				
				Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Total/YTD
No of Advice Presentations				1,101	1,195	1,104	1,248	4,648
Age Band & Gender		Female	16-17	11	18	7	15	51
			18-24	89	91	80	97	357
			25-59	330	401	347	389	1,467
			60+	24	22	31	49	126
		Male	16-17	8	14	10	12	44
			18-24	89	93	94	103	379
			25-64	531	537	511	563	2,142
			65+	19	19	24	20	82