

Integrated Impact Assessment – Summary Report

Each of the numbered sections below must be completed
Please state if the IIA is interim or final

1. Title of proposal

Door Entry Systems in Minority Owned Tenements

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

Agreed funding for the upgrading of door entry systems in blocks where the Council is the minority owner of flats will be used to accelerate our acquisitions programme. This means potentially more housing availability in the city, through direct purchase.. This not only increases the number of new social rented homes, but also improve the quality of tenants' homes as the Council will be able to focus resources on completing repairs and improvements to majority owned blocks.

The use of the identified £2,675m to add to the Council housing stock would help tackle homelessness by providing settled accommodation to households in need, while reducing Council expenditure from the General Fund, and would increase income to the Housing Revenue Account.

The programme of door entry systems upgrades would be paused for consideration at a future committee.

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

Where agreement has been reached with owners in minority owned blocks already, and contracts committed, the work on door entry systems will be completed. There has been no consultation commenced on any other blocks.

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

Yes.

5. Date of IIA

25 September 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 Scott	Head of Strategy and Development	
Sarah Burns	Head of Housing Operations	
Nicky Brown	Head of Homelessness and Housing Support	
George Norval	Housing Allocations Manager	
Brendan O’Hara	Principal Accountant	

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>Homelessness presentations</p> <p>Homelessness journey times</p> <p>EdIndex registration</p>	<p>Homeless presentations are rising with 1401 presentations between April 2023 and August 2023, up from 1363 at the same time last year.</p> <p>The average case length for those assessed as homeless is rising. In 2022/23 this stood at 672.5 days, a rise from 651.2 in 2021/22.</p> <p>There are around 11500 registered users who are actively bidding for housing.</p>
Data on service uptake/access	<p>Homelessness demographics</p> <p>Homelessness presentations per Locality</p>	<p>Both nationally and locally there are more males than females who are homeless.</p> <p>Males aged between 35 and 49 are most likely to be homeless, both nationally and locally.</p> <p>Single person households are most likely to be homeless (66% nationally, 64% locally).</p> <p>Nationally 84% of homeless households are white, in Edinburgh 72% of homeless households are white.</p> <p>Nationally, older applicants are least likely to take up temporary accommodation whilst younger applicants are most likely.</p> <p>Single 35 to 49 year olds are most likely not to be offered temporary accommodation and to breach the unsuitable accommodation order.</p> <p>Homeless presentations are highest in the North West Locality with 398 presentations between April 2023 and August 2023. In this time period there were 345 in South</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
		West, 344 in North East and 241 in South East Locality.
Data on socio-economic disadvantage e.g. low income, low wealth, material deprivation, area deprivation.	Cause of homelessness	<p>In 2022/23, the three main reasons given as the reason for presenting as homeless were domestic ejection (34.5%), dispute violent or non – violent (27.4%) and tenancy loss (19.5%). This is in line with previous years.</p> <p>Homeless households tend to have low incomes with only around 15% being in full time employment.</p> <p>Homeless presentations are highest in the North West Locality with 398 presentations between April 2023 and August 2023. In this time period there were 345 in South West, 344 in North East and 241 in South East Locality.</p>
Data on equality outcomes	Homelessness presentation demographics	<p>Both nationally and locally male there are more males than females who are homeless.</p> <p>Males aged between 35 and 49 are most likely to be homeless, both nationally and locally.</p> <p>Single person households are most likely to be homeless (66% nationally, 64% locally).</p> <p>Nationally 84% of homeless households are white, in Edinburgh 72% of homeless households are white.</p>
Research/literature evidence		See above
Public/patient/client experience information		See above

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
Evidence of inclusive engagement of people who use the service and involvement findings		The Council funds a number of outreach organisations who work with homeless people and households, in addition to the core work undertaken by a range of Council services on a regular cycle.
Evidence of unmet need	Homeless numbers and EdIndex waiting list	<p>There are currently around 5000 homeless households being provided with temporary accommodation in Edinburgh, and around 11500 registered EdIndex users actively bidding for housing.</p> <p>Within the homeless households there are around 7000 homeless people, including children and young people.</p>
Good practice guidelines	Legislative and policy context	The legislative and policy context for social housing is that long term stays in unsuitable accommodation represent a compliance risk. The quantitative data above shows those likely to be adversely affected by homelessness.
Carbon emissions generated/reduced data		.Energy Performance Certificates will be available at point of purchase. Homes will be improved over time as part of the Council’s programme to bring homes up to the Energy Efficiency Standard for Social Housing 2 (ESSH2)
Environmental data		Energy Performance Certificates will be available at point of purchase. Homes will be improved over time as part of the Council’s programme to bring homes up to the Energy Efficiency Standard for Social Housing 2 (ESSH2)
Risk from cumulative impacts		Risk is articulated in three main areas – ethnicity, age and marital status.
Other (please specify)		

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
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>Identified funds of £2.675m could be used to buy new Council Housing. This would be used to help tackle homeless rates by providing settled accommodation to those in need. Housing is a core public health need and settled accommodation is recognised as having significant benefits in terms of long term health, educational and income attainment.</p>	<p>Homeless population - Additional housing would be available to those currently homeless in the city. This would be allocated regardless of protected characteristic or economic status.</p>
<p>Negative</p> <p>Secure door entry systems add to the sense of security that someone feels in their home. Pausing the programme of door entry installations may affect that. This will be mitigated by actions already available through housing officers, antisocial behaviour investigation and police as required. An additional mitigation is that owners in minority blocks could decide to install a door entry system and the Council would pay a share of the costs based on our ownership in the block.</p>	<p>Council tenants and those who own their home in a block where the Council is a minority owner.</p>

Environment and Sustainability including climate change emissions and impacts	Affected populations
<p>Positive</p> <p>Newer homes tend to be more energy efficient than older properties. Where new housing is purchased or constructed, it will be assessed for compliance with</p>	<p>All</p>

Environment and Sustainability including climate change emissions and impacts	Affected populations
appropriate standards such as EESH2 and Net Zero. The additional cost of bringing the homes up to EESSH2 will be factored into the HRA Business Plan.	
Negative None.	

Economic	Affected populations
Positive The use of the identified £2.675m to buy will have a significant positive impact on those homeless households allocated one of the new houses. In the year 2022/23 the average acquisition price the Council paid for housing was £143,036. With the identified fund of £2.675m, these funds could supply up to 18 homes. Using current planning assumptions, the purchase of 18 2-bed properties could result in 72 bed spaces for homeless households being made available. This would deliver significant benefits to the Council's General Fund by providing settled accommodation and reducing the use of costly temporary accommodation.	Homeless regardless of protected characteristic.
Negative None	

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?

If a decision is reached to use the funds for building new homes, this would be undertaken by contractors on our framework, and in compliance with our procurement regulations.

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.

This will form part of our capital programme, and allocations of properties would be undertaken in accordance with our allocations policy. These properties would feed in to the housing stock when available and be let through discussion.

- 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.**

Purchase of homes will not result in significant environmental effects. Homes will be brought up to EESSH2 over time as part of the HRA Capital Programme.

12. Additional Information and Evidence Required

If further evidence is required, please note how it will be gathered. If appropriate, mark this report as interim and submit updated final report once further evidence has been gathered.

- 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
Homes made available through the reallocation of this funding will be allocated appropriately, in accordance with the allocations policy and mindful of the Equality Act 2010 and the Public Sector Equality Duty.	Nicky Brown, Head of Homelessness and Housing Support	31/3/24	31/3/24

- 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?**

This will be done through the allocations process, and also through monitoring of antisocial behaviour complaints received.

16. Sign off by Service Director

Name: Derek McGowan

Date: 12/9/23

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/