

DATA LABEL: PUBLIC



Integrated Relevance Assessment Form

1. Details of proposal	
Policy Title (include budget reference number if applicable)	Housing Capital Investment Programme 2024/25 to 2027/28
Service Area (detail which service area and section this relates to)	Housing, Customer and Building Services
Lead Officer (Name and job title)	Julie Whitelaw, Interim Head of Housing, Customer and Building Services
Other Officers/Partners involved (list names, job titles and organisations if applicable)	Marjory Mackie, Housing Strategy & Development Manager Gillian Edwards Team Manager Housing Strategy & New Supply Robert Smith, Housing Investment Manager Karen Stevenson, Senior Service Accountant Tenants Panel Capital Programme Working Group
Date relevance assessed	12/01/2024
2. Does the council have control over how this policy will be implemented?	
YES	<input checked="" type="checkbox"/> X <input type="checkbox"/> NO
<p>3. The General Duty of the Equality Act 2010 requires public authorities, in the exercise of their functions, to have due regard to the need to:</p> <ul style="list-style-type: none"> • Eliminate unlawful discrimination, harassment and victimisation and other prohibited conduct • Advance equality of opportunity between those who share a protected characteristic and those who do not; and • Foster good relations between those who share a protected characteristic and those who do not <p>NB: In this section you must also consider the Human Rights Act and the key PANEL (Participation, Accountability, Non-Discrimination, Empowerment and Legality) principles of Human Rights – (further detail on what these are, are provided in the guidance document)</p>	
<p>Which groups of people do you think will be, or potentially could be, impacted upon by the implementation of this policy? You should consider employees, clients, customers and service users (Please tick below as appropriate)</p>	
Age - Older people, young people and children	<input type="checkbox"/>
Disability - people with disabilities/long standing conditions	<input type="checkbox"/>
Gender reassignment - Trans/Transgender Identity – anybody who's gender identity or gender expression is different to the sex assigned to them at birth	<input type="checkbox"/>
Marriage or Civil Partnership – people who are married or in a civil partnership	<input type="checkbox"/>
Pregnancy and Maternity – woman who are pregnant and/or on maternity leave	<input type="checkbox"/>
Race - people from black, Asian and minority ethnic communities and different racial backgrounds	<input type="checkbox"/>
Religion or Belief – people with different religions and beliefs including those with no beliefs	<input type="checkbox"/>
Sex - Gender Identity - women and men (girls and boys) and those who self-identify their gender	<input type="checkbox"/>
Sexual Orientation – lesbian, gay, bisexual, heterosexual/straight	<input type="checkbox"/>

4. Do you have evidence or reason to believe that this policy will or may impact on socio-economic inequalities? Consideration must be given particularly to children and families			
Socio-economic Disadvantage	Impact – please tick below as appropriate)		
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	✓		
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			
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			
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)			
Socioeconomic Background – social class i.e. parents education, employment and income			
5. Integrated impact assessment required? (Two ticks (✓) above = full assessment necessary)			
YES		NO	✓
6. Decision rationale – if you have ticked no above, use this section to evidence why a full IIA is not required			
<p>The proposed 2024/25 to 2027/28 housing capital programme details where the council intends to spend its capital resources. The justification for this expenditure is on house (stock) condition as outlined by the Scottish Housing Quality Standard (SHQS), new build council houses, as well as other additional non SHQS upgrades and improvements including externals, environmental work to aid in achieving energy efficiencies (in support of Energy Efficiency Standard for Social Housing (EESH) compliance) and equipment and adaptations.</p> <p>The focus on meeting the SHQS will improve the condition of older stock to make it more secure, safe, accessible and energy efficient by design. The new build homes are being built to an exceptionally high specification and the selection of the designs were made in partnership with members of the local equality groups to ensure the service had considered the needs of potentially vulnerable tenants from the formative stages of the project.</p> <p>External upgrading will continue in areas identified as in greatest need and an increasing emphasis will be placed on the EESH over the course of the investment programme. Demographically, the communities in greatest need of housing improvements tend to include people who may face fewer life choices and decreased social mobility – these tenants benefit most from improvement projects. By improving the appearance and overall quality of stock in these areas as a priority the life chances of those living there are significantly improved, with benefits to education, health and wellbeing and community safety.</p> <p>EESH is intended to continue investment in external wall insulation to target work in council houses in areas of mixed tenure, where homeowners benefit from support through the Home Energy Efficiency Programme Scotland (HEEPS). The funding is to help tenants achieve energy efficiency and keep fuel bills as low as possible will obviously aid those in most danger of fuel poverty and deprivation. There is funding commitment within the Housing Capital Investment Programme allocated for improvements include boiler and heating system replacements, the installation of energy efficient loft and cavity wall insulation, and double/triple glazing window and door replacements. The service intends to continue to focus on this area in recognition of the importance of tackling poorly insulated and heated homes to mitigate the threat of fuel poverty for those tenants most vulnerable to this threat. Improving the energy efficiency of our stock most in need of this work is a priority for the service.</p>			

A key focus in the direction of capital funding is new housing supply. The new supply programme seeks to address the gap in supply and demand issues for good quality and affordable socially rented housing in the area. Provision of modern housing, exceeding the SHQS standard that is well supported by robust local infrastructure and services will benefit those most in need of housing and increase housing options for tenants and potential tenants. There is significant housing demand pressure on all local registered social landlords; the capital programme priorities are directed towards alleviating some of this pressure and increasing the supply of affordable, socially rented accommodation.

This type of combined approach to meeting demand of increasing housing supply through new homes and improving older stock is continued in the proposed capital programme through the environmental upgrade works in communities, and the energy efficiency measures through the provisions made for increased spend on improving energy efficiency of properties. External environmental improvement projects support regeneration of communities most in need of works to improve the local environment.

The capital programme specifically budgets for needs based improvements to aid active living through provision of funding projections for adaptive equipment and adaptations to the council’s housing stock as determined by the health assessment process. Improvements made to meet the SHQS also ensures all stock is more accessible at a basic level. This portion of the programme remains need-based and reactive in terms of service delivery in order to deliver improvements at the point of need to the tenant. A needs based investment approach prevents areas from becoming undesirable places to live, increases choice for potential tenants and encourages social mobility for existing residents, thereby increasing the social diversity of communities while seeking to prevent socio-economic deprivation.

The approach of making general structural and fixture/fittings improvements combined with specific adaptations where required enables tenants with mobility issues to remain independent in their own homes for longer and ensures that the adaptations that are made are tailored to the individual. By budgeting for and recognising the importance of this type of improvement work to properties the proposals ensure the provision of needs based solutions for those who require it most. The policy on equipment and adaptations is centred on qualification via a set criteria applied by Occupational Therapy professionals; this has led to a straightforward process that is transparent and easy to access. Most requests meet the criteria and are approved. By designing new build properties with the capacity for future aids and adaptations future proofs the supply of accommodation types in order to meet the needs of a diverse range of tenants. The decision to build more accessible housing is a result of responding directly to the needs of our local communities as expressed during consultation activity.

Housing, Customer and Building Services Senior Management Team, the Senior Service Accountant, the Housing Development Manager, the Housing Investment Manager, Housing Strategy Officers and the service equality lead were involved in the consultation of this assessment. The details of the budget proposals within this report support these findings and it is unnecessary that a full IIA be carried out. It is recommended that any further budgetary proposals or amendments to the Housing Capital Investment Programme be screened for IIA relevance where required.

Signed by Lead Officer	Julie Whitelaw
Designation	Interim Head of Housing, Customer and Building Services
Date	09/02/2024
Counter Signature (Head of Service or Depute Chief Executive responsible for the policy)	Graeme Struthers, Depute Chief Executive
Date	09/02/2024