

WEST LOTHIAN COUNCIL EQUALITY IMPACT ASSESSMENT

1. Policy details	
Policy Title	SHIP – Strategic Housing Investment Plan
Policy Lead Officer	Colin Miller
Others Involved	Gillian Edwards – Planning & Co-ordinating Officer Fiona Taylor – Planning & Co-ordinating Officer Grant Walker – Development Manager
2. Summary of policy aims	
<p>The SHIP sets out how investment in affordable housing will be delivered over a three year period to achieve outcomes set out in the Local Housing Strategy including;</p> <ul style="list-style-type: none"> • Meeting housing need and demand • Housing options • Independent living • Improving communities • House condition • Reducing fuel poverty and climate change. <p>A key aim of the SHIP is to ensure that the type of housing constructed meets current and future needs of people in West Lothian who seek affordable housing. The SHIP provides an opportunity for local authorities to set out key investment priorities for affordable housing and demonstrate how these will be delivered.</p>	
3. Key issues and judgements	
<p>In order to eliminate the impact on any groups all housing proposed in the SHIP will be built to Housing for Varying Needs Standards. This is to ensure it is accessible to as wide a range of the population as possible.</p> <p>Access to housing that is provided through the SHIP will be subject to Allocations policies, developed by RSLs and the Council all which are themselves subject to relevant equalities legislation.</p>	

The SHIP sets out how investment in affordable housing will be delivered over a three year period and the development priorities set out in the SHIP aims to meet the demand for affordable housing in West Lothian. However, no single project will entirely meet the demand and the SHIP will narrow the gap between supply and demand for affordable housing.

4. Summary of consultation and involvement

Consultation of related housing investment and development projects have taken place and knowledge gained from these have been used to inform the SHIP project.

Previous housing investment and development project consultation has been undertaken with:

- partner RSLs
- Disability West Lothian and West Lothian Disability Forum were involved in the Equalities Impact Assessment for the Local Housing Strategy. The LHS was also made available to the West Lothian Race Forum and the Gender Equality Forum.

The SHIP will be reported to the Services for the Community Policy Development and Tenant Scrutiny Panel and to the Council Executive. Local Community Councils are also consulted.

Discussion has also taken place on housing need and demand at the *1000 Houses Project Board* Sub Group on *Housing Mix*. This group involves consultation on the provision of housing type and mix with NHS professionals, including Occupational Therapists with expertise in housing adaptations for disabled people.

5. Key recommendations

1. Development of housing in all localities should not adversely affect the capacity for primary NHS healthcare, particularly GP and dentistry service provision.
2. Disabled people's housing requirements are addressed in the provision of WLC and RSL wheelchair housing, however, it is recommended that the individual needs of tenants will be addressed during the development period and beyond through discussion with Occupational Therapists and tenants on requirements for adaptations.
3. Housing Strategy and Development should provide housing for older tenants in ground floor accommodation where required through continuing to discuss and agreeing new housing provision with Housing Allocations and Social Care.
4. Housing Strategy and Development should ensure that there is engagement with the growing Polish community in West Lothian to ensure that they have fair and equitable access to WLC social housing.
5. Housing Strategy and Development should continue to liaise with the Gypsy Traveller

Liaison Officer to assess the future needs of this community.

6. WLC to encourage RSLs to ensure that LIFT properties are provided for ethnic communities as an affordable way of accessing owner-occupation.

For further information or a copy of the full assessment, please contact:

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Assessments are available in alternative formats or languages on request.

PUBLISHING SUMMARY