



Derby City Council

**COUNCIL CABINET**  
**21 January 2015**

**ITEM 8**

Report of the Cabinet Member for  
Housing, Finance and Welfare

**Draft Private Sector Housing Renewal Policy 2015-2020**

**SUMMARY**

- 1.1 This report introduces the proposed Private Sector Housing Renewal Policy for 2015-2020 and the associated capital programme supporting its delivery. The report recommends its approval by Council Cabinet.
- 1.2 In addition to the fully funded Private Sector Housing Capital Programme, the Disabled Facilities Grant (DFG) Service is a statutory service helping disabled people to live as independently as possible in their own homes through the provision of physical adaptations. The Council attracts specific Government Grant for DFGs and chooses to top this up from the capital programme to meet the level of demand in the city.
- 1.3 Entitlement to a DFG is mandatory for eligible disabled people and the grant provides financial assistance for the provision of a wide range of housing adaptations ranging from stair lifts, level access showers and home extensions. The programme is therefore key in delivering the Government's objective of providing increased levels of care and support to both disabled and vulnerable people to help them live independently in their own homes. It would be unacceptable to leave vulnerable people waiting for excessive time periods for a mandatory entitlement.
- 1.4 Current financial restraints affecting both local government and the private sector have significantly limited the range of options available. The Private Sector Housing Capital Programme supports delivery of the Policy, makes best use of the available resources. Council Cabinet is asked to formally approve the Private Sector Housing Capital Programme.
- 1.5 The housing sub group, chaired by the Cabinet Member for Housing, Finance & Welfare, and attached to Derby's Inner City Renewal project, is placing a particular focus on addressing housing related issues within inner city areas. The objectives of this group are supported through this strategy, particularly in regard to driving up housing standards through a range of housing renewal and enforcement activities.

**RECOMMENDATION**

- 2.1 To approve the proposed Private Sector Housing Renewal Policy 2015-2020.

- 2.2 To approve the funded Private Sector Housing Capital Programme supporting delivery of the Private Sector Housing Renewal Policy 2015-2020.

<b>REASONS FOR RECOMMENDATION</b>
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- 3.1 The Private Sector Housing Renewal Policy serves to target help across a range of housing-related issues toward the more vulnerable residents within Derby and focuses activity to promote, encourage, support and, where necessary, enforce the improvement and better use of private sector housing.



<b>SUPPORTING INFORMATION</b>
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- 4.1 In March 2012 the Department for Communities and Local Government's 'National Planning Policy' set out its expectation that Local Authorities '*...set policies to improve or make more effective use of the existing housing stock...bring back into residential use empty housing and buildings...and, where appropriate, acquire properties under compulsory purchase powers.*'
- 4.2 The House of Lords Select Committee 'Ready for Ageing' Report 2013 identified that: "*A better health and social care system to support people to stay living independently needs adequate housing and support in the home. If preserving independence is to be a central goal, appropriate and safe housing will become increasingly important. For example, by providing a warm environment or making adaptations to prevent falls, investment in housing can reduce hospital admissions. Services that help older people adapt their homes to allow them to live there for longer will become more important in the coming decades as the population ages.*"
- 4.3 The majority of housing both nationally and locally is private sector, in the form of either owner occupied or private rented accommodation.
- 4.4 Stock condition surveys show that private sector housing is in a worse condition than public sector housing and that private rented housing is in a worse condition than owner-occupied.
- 4.5 In Derby there are:
- areas of our city with high concentrations of very poor housing occupied by economically deprived, socially excluded and highly vulnerable communities;
  - vulnerable residents and groups of residents either accommodated within, or who could benefit from accommodation within, the private sector;
  - long term empty private sector properties that blight neighbourhoods, blight the lives of neighbours and waste a valuable housing resource to the detriment of those in housing need.
- 4.6 With vulnerable and older people being the main users of both health and care services, their homes are a particularly important factor in maintaining physical and mental health and addressing health inequalities. Adaptations to housing help to slow down or reduce any further deterioration of care and support needs or prevent other needs from developing.

- 4.7 The strategy contributes to the prevention of care and support needs set out in the Care Act 2014.
- 4.8 Marmot's Strategic Review of Health Inequalities in England post-2010 – 'Fair Society, Healthy Lives' found that: *'Bad housing conditions – including homelessness, temporary accommodation, overcrowding, insecurity, and housing in poor physical condition – constitute a risk to health...children in bad housing conditions are more likely to have mental health problems, such as anxiety and depression, to contract meningitis, have respiratory problems, experience long-term ill health and disability, experience slow physical growth and have delayed cognitive development. These adverse outcomes reflect both the direct impact of the housing and the associated material deprivation.'*

The Review concluded that: *'Investment in new and existing housing is needed across the social gradient...[and, since] Fuel poverty is a significant problem and likely to grow as the cost of fuel increases...Investments to improve housing need to be sustained.'*

- 4.9 The Derby Joint Strategic Needs Assessment (JSNA) 2011 dedicates a chapter to the health impacts of poor quality housing, declaring:

*'Housing is a key determinant of health, poor quality housing being intrinsically linked with poor health. Poor housing conditions continue to cause preventable deaths, illness and accidents; they contribute to health inequalities, impact on peoples life expectancy and on their overall quality of life.'*

- 4.10 We clearly need to do more now to help mitigate for the effects of otherwise preventable risks to health; such as poor quality housing. Housing is therefore high on the agenda for public health practitioners, commissioners and policy makers and, recognised as a key determinant of health, housing will continue to be included within the JSNA through on-going updates.

- 4.11 It is no surprise therefore that the Council Plan commits to improving housing supply and choice within the city; specific housing-related commitments include:

- *"More private sector dwellings brought back into use or demolished.*
- *Continue to protect residents by tackling statutory nuisance and environmental crime.*
- *Continued delivery of the Healthy Housing Hub.*
- *Reduction in the number of older and disabled people having to move to residential and nursing home.*
- *Provide good-quality housing across the city*
- *Increase the housing supply*
- *Improve the health and wellbeing of tenants in the private rented sector by improving housing standards and in particular by tackling rogue landlords"*

- 4.12 Unfortunately, current financial restraints affecting both local government and the private sector have significantly limited the range of options and interventions available and the extent of activity deliverable in support of those that remain. But, despite these pressures, decent, suitable housing remains critical to the health and well-being of Derby, the city, and to each of its residents.
- 4.13 Through the Private Sector Housing Renewal Policy we strive to help achieve the required improvements and tackle these concerns, by targeting help toward the more vulnerable, and by taking action to promote, encourage and, where necessary enforce, the improvement and better use of private sector housing. Particular emphasis is placed on interventions in inner city areas with high concentrations of very poor housing occupied by economically deprived, socially excluded and highly vulnerable communities.
- 4.14 For example, in addition to its response to private tenant complaints about poor housing conditions, the Housing Standards Team are currently working proactively to root out rogue landlords operating in the inner-city areas of Derby, where the very worst properties are typically located. Following the award of a grant from central Government in December 2013 extra staff were recruited to the team to give this project a kick start. Whilst that funding will run out at the end of March 2015, the proactive approach will continue.
- 4.15 Consultation and an Equalities Impact Assessment have been undertaken and now Council Cabinet is asked to formally approve the Private Sector Housing Renewal Policy 2015-2020 and the funded Private Sector Housing Capital Programme supporting its delivery.

## OTHER OPTIONS CONSIDERED

- 5.1 Current financial restraints affecting both local government and the private sector have significantly limited the range of options available. The Policy as proposed and the Private Sector Housing Capital Programme supporting delivery of the Policy makes best use of the available resources and seek no additional resourcing from the Council's General Fund Capital Programme; additional profiling being fully funded from contributions.
- 5.2 Consultation on the draft Policy and an Equalities Impact Assessment have been carried out, the minutes and notes being available at Appendices 3 and 4 respectively. No alternative options arose from these exercises.

**This report has been approved by the following officers:**

<b>Legal officer</b>	Olu Idowu
<b>Financial officer</b>	Toni Nash/Peter Shillcock/Nicola Goodacre
<b>Human Resources officer</b>	Liz Moore
<b>Estates/Property officer</b>	Steve Sprason/Jonathan Webster
<b>Service Director(s)</b>	Perveez Sadiq
<b>Other(s)</b>	Richard Boneham - Risk Management

<b>For more information contact:</b>	Martin Brown. 01332 640319 e-mail martin.brown@derby.gov.uk
<b>Background papers:</b>	None

<b>List of appendices:</b>	Appendix 1 – Implications Appendix 2 – Draft Private Sector Housing Renewal Policy 2015-2020 Appendix 3 – Proposed Private Sector Housing Capital Programme supporting delivery of the 2015-2020 Private Sector Housing Renewal Policy Appendix 4 – Minutes and notes of Policy consultation Appendix 5 – Notes of Equalities Impact Assessment Appendix 6 – Highlights from delivery of the 2012-2015 Private Sector Housing Renewal Policy
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<b>IMPLICATIONS</b>
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**Financial and Value for Money**

- 1.1 The proposed Policy reflects a range of programmes designed to show value for money across corporate priorities. The Private Sector Housing Capital Programme supporting delivery of the Policy makes best use of the available resources and seeks no additional resourcing from the Council's General Fund Capital Programme; additional profiling being fully funded from contributions.
- 1.2 Whilst funding for the proposed Private Sector Housing capital Programme is secure for 2015-16 and programmed into future years, continued delivery of the services shown will be at significant risk should the Council become unable to offer capital funding support or should other funding sources be withdrawn. This risk will be monitored by the Housing Renewal Review Group, as defined within the Private Sector Housing Renewal Policy, and will be managed in accordance with the City Council's Risk Management Handbook.
- 1.3 When long term empty properties are returned to use they will contribute toward the council's New Homes Bonus return. The success of Empty Homes and compulsory purchase and enforcement work continues to make a significant contribution to the New Homes Bonus awarded to the City Council since the introduction of the scheme in 2011. In addition, the return of the empty houses to a good use can often facilitate the repayment to the Council of outstanding, and often longstanding, unpaid debts – Council Tax arrears, charges raised by the Council for work carried out in an owner's default, unpaid residential charges for previous occupiers etc.
- 1.4 Compulsory purchase orders carry a risk of statutory compensation costs and of challenge at Lands Tribunal of property value compensation. These risks are mitigated by a close and effective working relationship with the City Council's Asset Management officers and any costs arising will be met from within the Private Sector Housing Capital Programme.
- 1.5 Empty Homes Assistance is in the form of a loan to a property owner and, as such, carries a risk of payment default. This risk is mitigated by a close and effective working relationship with the City Council's Legal, Finance and Debt Recovery officers. Such loans are subject to scrutiny by the Housing Renewal Review Group before approval and are recorded as a local charge against the property to aid recovery in case of payment default.

**Legal**

- 2.1 There are no specific legal implications arising from this proposal. However, not match-funding Disabled Facilities Grants to meet demand would place the Council at risk of legal challenge evidenced through case law and Ombudsman findings.

## **Personnel**

- 3.1 There are no specific Personnel implications arising from this proposal.

## **IT**

- 4.1 There are no specific IT implications arising from this proposal.

## **Equalities Impact**

- 5.1 The Policy aims to target resources at the more vulnerable private sector residents, many of them with protected characteristics under the Equality Act and improves housing condition, increases housing choice and tackles environmental and anti-social impacts affecting neighbours and neighbourhoods. An Equalities Impact Assessment has been done and this is attached at Appendix 4.
- 5.2 The Disabled Facilities Service is essential to the independence of disabled people living in their own homes and to any carers who support them. In addition the Handy Person Service is invaluable to older people and disabled people who need support to maintain their home.

## **Health and Safety**

- 6.1 None directly arising, but the Policy does seek to target resources at tackling the health and safety impacts of private sector housing conditions.

## **Environmental Sustainability**

- 7.1 The energy efficiency, fuel poverty and carbon reduction elements of the Policy contribute to environmental sustainability and to our carbon commitment, as does the re-use of existing empty homes.

## **Property and Asset Management**

- 8.1 There are no specific property and asset management implications arising from this proposal, but the commitment to empty homes services will restore presently wasted houses to the useful housing stock in the city

## **Risk Management**

- 9.1 The key risks are financial and these are fully covered within the financial implication sections.

## **Corporate objectives and priorities for change**

- 10.1 This proposal supports the following commitments within the Council Plan:
- More private sector dwellings brought back into use or demolished.
  - Continue to protect residents by tackling statutory nuisance and environmental crime.



- Continued delivery of the Healthy Housing Hub.
- Reduction in the number of older and disabled people having to move to residential and nursing home.
- Provide good-quality housing across the city
- Increase the housing supply
- Improve the health and wellbeing of tenants in the private rented sector by improving housing standards and in particular by tackling rogue landlords.

<b>Draft Private Sector Housing Renewal Policy 2015-2020</b>
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Document available in the Members Room.

## Appendix 3

### Proposed Private Sector Housing Capital Programme supporting delivery of the 2015-2020 Private Sector Housing Renewal Policy

The proposed Private Sector Housing Capital Programme imposes no pressure on the Council's current approved General Fund Capital Programme as additional profiling has enabled the contributions already received to be utilised over future years in a more efficient and effective manner to develop a funded 3 year Housing General Fund capital programme.

In addition to the fully funded Private Sector Housing Capital Programme, the Disabled Facilities Service, a statutory function, still requires delivery to meet demand. The Council will attract 50% Government Grant for this but further corporate match-funding will be sought through the annual capital programme setting process for 2015/16-2017/18.

	14-15 £ ,000	15-16 £ ,000	16-17 £ ,000	17-18 £ ,000
Empty Homes Assistance and Compulsory Purchase Programme	350	250	250	250
Better at Home / Minor Works – Supporting delivery of Healthy Housing Hub	70	70	70	70
DASH – Decent and Safe Homes Project	60	60	60	73
CESP	263	250	250	250
Capitalised Salaries	74	74	74	74
TOTAL	817	704	704	717

DFG - estimated	1621	1478	1500	1500
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OVERALL TOTAL	2438	2182	2204	2217
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### Minutes and notes of draft Housing Renewal Policy consultation

A consultation plan was agreed with colleagues in Policy, Research and Engagement and with the Communications colleagues. The public consultation exercise then took place for six weeks through September and October 2014.

In addition to targetted communications, mailings, press release, web-site presence, In-Touch article, availability in Libraries and at Council House Reception and similar, the consultation appeared on the Your City, Your Say web-pages along with an electronic consultation response pro-forma.

Consultation responses were, however, few and proposed no alternative options for the Policy. General suggestions, as below, have prompted slight amendments to Policy wording.

- 1. From:** Hayward, Lyndsay  
**Sent:** 30 September 2014 10:56  
**To:** Brown, Martin  
**Cc:** Cobb, Linda  
**Subject:** RE: consultation on proposed Housing Renewal policy and Empty Homes Strategy

Hi Martin,

Thanks for the opportunity to comment, I've had a look at both documents and made some notes below. These are my own observations/ideas not necessarily those of DASH.

Empty Homes Strategy (Draft)

The document comprehensively demonstrates the need for bringing empty houses back into use linking to regeneration, increased supply, affordable housing, crime reduction etc.... it could potentially go a step further and link these elements as part of the wider social determinants of health, thus also contextualising the strategy within the wider public health framework.

Document could also highlight renewal of empty properties and its contribution toward modernising the existing housing stock. Furthermore, increases and projected increased demand in the Private Rented Sector may also be relevant and worth highlighting.

A recent document by CIH highlighted these issues:

[http://www.cih.org/resources/PDF/Policy%20free%20download%20pdfs/CIH014%20resolution\\_foundation\\_2.pdf](http://www.cih.org/resources/PDF/Policy%20free%20download%20pdfs/CIH014%20resolution_foundation_2.pdf)

#### Housing Renewal Strategy

Picks up on my points above in part, but also may want to add in the health costs of poor housing, also total cost to society (2.5Bn)

[http://www.parliament.uk/documents/post/postpn\\_371-housing\\_health\\_h.pdf](http://www.parliament.uk/documents/post/postpn_371-housing_health_h.pdf)  
<http://www.local.gov.uk/documents/10180/5902366/P11+Health+costs+of+poor+housing+->

[+Simon+Nicol,%20BRE+\(21+pages\).pdf/fca1e053-7e5d-4334-9766-a0edb9f9d531](#) (these slides a little old now)

2. Whether the LA should be proactive in targeting the worst private landlords to improve their properties depends on how best to achieve greatest gain (ie do we invest significant resource in a small number of intransigent worst landlords or the same resource in a larger number of more amenable landlords?)

"seek sustainable solutions" : does this refer to environmental, economic, social or all of the above spheres of sustainability? Should local strategic links include Health & Wellbeing Strategy?

Jilla Burgess-Allen  
Public Health Specialty Registrar  
Derby City Council



# **Equality impact assessment form**

**Directorate - Adults Health and Housing**

**Service area - Strategic Housing**

**Name of policy, strategy, review or  
function being assessed – Private Sector  
Housing Renewal Policy 2015-2020**

**Date of assessment – 13<sup>th</sup> October 2014**

**Signed off by – Ian Fullagar, Head of  
Strategic Housing Services – 13/11/14**

**Cabinet, Personnel Committee or Chief  
Officer Group's decision – Accompanying  
report to Cabinet January 2015**

**Date published on website**

## Equality impact assessment – please read this section first before you do the assessment

This is our equality impact assessment form to help you equality check what you are doing when you are about to produce a new policy, review an older one, write a strategy or plan or review your services and functions. In fact you need to do an equality impact assessment whenever a decision is needed that affects people and **before** that decision is made.

So why do we need to do equality impact assessments? Although the law does not require us to do them now, the courts still place significant weight on the existence of some form of documentary evidence of compliance with the **Public Sector Equality Duty** when determining judicial review cases. This method helps us to make our decisions fairly, taking into account any equality implications, so yes we still need to do them.

The Public Sector Equality Duty is part of the Equality Act 2010 and this Duty requires us as a public body to have ‘**due regard**’ to eliminating discrimination, harassment and victimisation and any other conduct that is prohibited by or under the Act. It requires us to advance equality of opportunity and foster good relations between people who share a ‘**relevant protected characteristic**’ and people who don’t.

Having ‘due regard’ means:

- removing or minimising disadvantages suffered by people due to their protected characteristics
- taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- encouraging people with certain protected characteristics to participate in public life or in other activities where the participation is disproportionately low.

The protected characteristics are:

- age
- disability
- gender reassignment
- marriage and civil partnership
- pregnancy and maternity

- race
- religion or belief
- sex
- sexual orientation

This completed form should be attached to any Chief Officer Group, Cabinet or Personnel Committee report to help elected members make their decisions by taking the equality implications into account. Equality impact assessments **must be done before** decisions are made. Include the Cabinet or Personnel Committee's decision on the front sheet when you know it.

You'll find that doing these assessments will help you to:

- understand your customers' and communities needs
- develop service improvements
- improve service satisfaction
- demonstrate that you have been fair and open and considered equality when working on re-structuring
- make sure you pay due regard to the requirements of the Public Sector Equality Duty.

Don't do the form by yourself, get a small team together and make sure you include key people in the team such as representatives from our Diversity Forums and employee networks and you could invite trade union representatives too – the more knowledge around the table the better. You also need to decide how and who you will consult with to help inform the equality impact assessment. Our Lead on Equality and Diversity can help with useful contacts – we have a team of people who are used to doing these assessments and can help with information on barriers facing particular groups and remedies to overcome these barriers.

You'll need to pull together all the information you can about how what you are assessing affects different groups of people and then examine this information to check whether some people will be negatively or positively affected. Then you'll need to look at ways of lessening any negative effects or making the service more accessible – this is where your assessment team is very useful and you can also use the wider community.

Agree an equality action plan with your assessment team, setting targets for dealing with any negative effects or gaps in information you may have



found. Set up a way of monitoring these actions to make sure they are done and include them in your service business plans.

When you have completed the assessment, get it signed by your Head of Service or Service Director and send it to our Lead on Equality and Diversity for checking and to publish on our website. It is a public document so must not contain any jargon and be easy to understand.

Remember, we need to do these assessments as part of our everyday business, so we get our equality responsibilities right and stay within the law – Equality Act 2010.

### **Equality groups and protected characteristics**

These are the equality groups of people we need to think about when we are doing equality impact assessments and these people can be our customers or our employees and job applicants...

- Age equality – the effects on younger and older people
- Disability equality – the effects on the whole range of disabled people, including Deaf people, hearing impaired people, visually impaired people, people with mental health issues, people with learning difficulties and people with physical impairments
- Gender reassignment – the effects on trans people
- Marriage and civil partnership equality
- Pregnancy and maternity equality - women who are pregnant or who have recently had a baby, including breast feeding mothers
- Race equality – the effects on minority ethnic communities, including newer communities, gypsies and travellers and the Roma community
- Religion and belief or non-belief equality – the effects on religious and cultural communities, customers and employees
- Sex equality – the effects on both men and women and boys and girls

- Sexual Orientation equality – the effects on lesbians, gay men and bisexual people

In addition, we have decided to look at the effects on families and people on low incomes too as we feel this is very important.

## **Contact for help**

Ann Webster – Lead on Equality and Diversity

[ann.webster@derby.gov.uk](mailto:ann.webster@derby.gov.uk)

Tel 01332 643722

Minicom 01332 640666

Mobile 07812

300079

## **The form**

We use the term ‘policy’ as shorthand on this form for the full range of policies, practices, plans, reviews, activities and procedures.

Policies will usually fall into three main categories...

- Organisational policies and functions, such as recruitment, complaints procedures, re-structures
- Key decisions such as allocating funding to voluntary organisations, budget setting
- Policies that set criteria or guidelines for others to use, such as criteria about school admissions, procurement methods, disabled facilities grants, on street parking bays

If in doubt - do one! You never know when we may get a legal challenge and someone applies for Judicial Review.

## **What’s the name of the policy you are assessing?**

Private Sector Housing Renewal Policy 2015-2020

## **The assessment team**

Team leader’s name and job title – Martin Brown, Housing Initiatives Manager

Other team members invited through all Diversity Forum s.

Those attending:

<b>Name</b>	<b>Job title</b>	<b>Organisation</b>	<b>Area of expertise</b>
Janet Warner	Management member	Derby Fibromyalgia Support Group	Fibromyalgia; Mobility issues; Disability issues generally.
Pamela Thompson	Engagement Officer – Diverse Communities	DCC	Community engagement; Diversity
Safia Iqbal	Healthy Housing Officer	DCC	Healthy Housing; Private sector housing; Housing renewal
Tony Briggs	Empty Homes Manager	DCC	Empty Homes Services; Private sector housing market
Laura Dennis	Housing Strategy Development Officer	DCC	Housing Strategy
Martin Brown	Housing Initiatives manager	DCC	Healthy Housing; Housing Enforcement; DASH Services; Empty Homes Services

## **Step 1 – setting the scene**

Make sure you have clear aims and objectives on what you are impact assessing – this way you keep to the purpose of the assessment and are less likely to get side tracked.

- 1 What are the main aims, objectives and purpose of the policy? How does it fit in with the wider aims of the Council and wider Derby Plan? Include here any links to the Council Plan, Derby Plan or your Directorate Service Plan.**

The Private Sector Housing Renewal Policy sets out initiatives, assistance, loans, grants and works that the Council will undertake to promote improvements to the quality and choice of housing within the private sector.

The Policy supports the following commitments within the Council Plan:

- More private sector dwellings brought back into use or demolished.
- Continue to protect residents by tackling statutory nuisance and environmental crime.
- Continued delivery of the Healthy Housing Hub.
- Reduction in the number of older and disabled people having to move to residential and nursing home.
- Provide good-quality housing across the city
- Increase the housing supply
- Improve the health and wellbeing of tenants in the private rented sector by improving housing standards and in particular by tackling rogue landlords.

The Policy supports the following commitments within the Derby Plan 2011-2026

- A better built and natural environment
- More good quality and affordable housing
- More people living longer in better health
- Better mental health and well-being
- Less injuries and harm to vulnerable children and adults
- Less household carbon emissions

The Derby Joint Strategic Needs Assessment (JSNA) 2011 dedicates a chapter to the health impacts of poor quality housing, declaring:

*'Housing is a key determinant of health, poor quality housing being intrinsically linked with poor health. Poor housing conditions continue to cause preventable deaths, illness and accidents; they contribute to health inequalities, impact on peoples life expectancy and on their overall quality of life.'*

As such, Derby City's Health and Well-Being Strategy 2012-14 states it's commitment that:

*"...people living...in Derby will be supported to achieve good health and wellbeing through...holistic...integrated approach...through promotion of good health and wellbeing...Early intervention will...form...central plank...to achieving our health and wellbeing ambitions [including]:*

- *Further develop...the Healthy Housing Hub approach...supporting individuals whose health and wellbeing could be improved through better housing conditions.*

## **2 Who delivers/will deliver the policy, including any consultation on it and any outside organisations who deliver under procurement arrangements?**

The Policy is owned by the Head of Strategic Housing Services and delivered by the Strategic Housing Division via:

Healthy Housing Hub (HHH) including Handy Person Service  
Disabled Facilities Grants Service (DFG)  
Empty Homes Service\*  
Compulsory Purchase and Enforcement Programme  
DASH Services - Decent and Safe Homes Project  
City Energy Saving Programme (CESP)

In partnership with several other council departments including Council Tax, Electoral Roll, Climate Change Team, Social Services, Housing Standards Team and external organisations, including Derby Homes.

Works to homes of vulnerable and/or disabled people are carried out by private contractors who submit competitive quotes for works funded or part funded through financial assistance e.g. Disabled Facilities Grants.

Handy Person works to homes of vulnerable people are carried out by direct employees of DCC's Handy Person Service.

DASH Services contracts training and accreditation services as necessary in its delivery of subscription services for member local authorities.

The Strategic Housing Division is delivering the consultation on the Policy, with support from Consultation Officers and Engagement Officers within the Strategic Services and Transformation Division.

\* The Empty Homes Service has its own strategy and equality impact assessment, therefore no detailed mention of this element will be made in this document.

### **3 Who are the main customers, users, partners, employees or groups affected by this proposal?**

### **Healthy Housing Hub (HHH)**

Vulnerable customer:

- who has a medical condition or other vulnerability that may be affected by their housing conditions; or
- whose housing conditions are such that they may be detrimental to their health and well-being.

**Healthy Housing Assistance** - A vulnerable customer on low income, who is in receipt of an income related or disability related benefit and includes:-

- ☐ People living with a chronic or severe health difficulty/illness/frailty or disability – (evidence may be sought)
- ☐ Older people or preschool children – defined as those over 60 and under 5 years of age

### **Handy Person Service –**

Over 60 years of age and in receipt of a means tested benefit or low income as determined by a 'test of resources' or must be over 75 years of age.

### **Disabled Facilities Grants (DFG) –**

Disabled residents requiring adaptations costing more than £1,000. Eligibility statutorily prescribed.

### **Empty Homes Service**

Assistance and encouragement for all owners or potential owners of empty private sector property across the city. Service promoted widely, but all owners of empty residential property proactively identified and contacted. Tackling the waste of empty homes benefits neighbours and neighbourhoods affected by empty homes and helps address housing need in the city.

### **Compulsory Purchase and Enforcement Programme**

Enforcement programme relating to owners of empty private sector property across the city, where owners have failed to co-operate with the Empty Homes Service and return their long term empty properties to occupation. Tackling the waste of empty homes benefits neighbours and neighbourhoods affected by empty homes and helps address housing need in the city.

### **DASH Services**

Landlords, tenants and local authorities regionally. Local Authority members subscribe to DASH and pay for services, including training and landlord accreditation. Subscribing members dictate service provision.

### **Home Energy programme**

Advice and support for all Derby residents.

Assistance available in accord with Government initiatives and associated criteria; generally for those in fuel poverty and/or hard to treat homes.

## **Step 2 – collecting information and assessing impact**

- 4 Who have you consulted and engaged with so far about this policy, and what did they tell you? Who else do you plan to consult with? – tell us here how you did this consultation and how you made it accessible for the equality groups, such as accessible locations, interpreters and translations, accessible documents.**

Consultation plan developed with Consultation Officers within the Strategic Services and Transformation Division.

Wide spread of dissemination in the form of information about the consultation and links to the documents on Your City, Your Say – with links to response questionnaires.

Appearing on DCC website.

Coverage in In-touch to reach all DCC employees and Members.

Strategic Liaison Group – housing associations.

Diversity forums.

Email alert with background information and link to the Policy and consultation response questionnaire sent to many partners and contacts across local authority and health services, 3<sup>rd</sup> sector (such as JET), libraries, Council House Reception, newsletters (such as Heart Health), Information and Advice Forum, and so on ...with encouragement to cascade further using their own mailing lists.

Requested DCC Twitter and Facebook coverage.

Consultation response questionnaire available for on-line completion or hardcopy submission.

Access to translation and interpretation services is available; and these are used as required.

Information, communications, etc. can be made available in other languages, formats or hard-copy on request. For example, our Policy states:

**We can give you this information in any other way,  
style or language that will help you access it.  
Please contact us on 01332 640319 Minicom 01332  
640666.**

Polish

Aby ułatwić Państwu dostęp do tych informacji, możemy je Państwu przekazać w innym formacie, stylu lub języku.  
Prosimy o kontakt: 01332 . 640319 . Tel. tekstowy: 01332 .. 640666

Punjabi

ਇਹ ਜਾਣਕਾਰੀ ਅਸੀਂ ਤੁਹਾਨੂੰ ਕਿਸੇ ਵੀ ਹੋਰ ਤਰੀਕੇ ਨਾਲ, ਕਿਸੇ ਵੀ ਹੋਰ ਰੂਪ ਜਾਂ ਬੋਲੀ ਵਿੱਚ ਦੇ ਸਕਦੇ ਹਾਂ,  
ਜਿਹੜੀ ਇਸ ਤੱਥ ਪਹੁੰਚ ਕਰਨ ਵਿੱਚ ਤੁਹਾਡੀ ਸਹਾਇਤਾ ਕਰ ਸਕਦੀ ਹੋਵੇ। ਕਿਰਪਾ ਕਰਕੇ ਸਾਡੇ ਨਾਲ ਟੈਲੀਫੋਨ  
01332 640319 ਮਿਨੀਕਮ 01332 640666 'ਤੇ ਸੰਪਰਕ ਕਰੋ।

Urdu

یہ معلومات ہم آپ کو کسی دیگر ایسے طریقے، انداز اور زبان میں بھیجا کر سکتے ہیں جو اس تک رسائی میں آپ کی مدد کرے۔ براہ کرم  
01332 640319 پر ہم سے رابطہ کریں۔

- 5 Using the skills and knowledge in your assessment team, and from any consultation you have done, what do you already know about the equality impact of the policy on particular groups? Also, use any other information you know about such as any customer feedback, surveys, national research or data. Indicate**



by a tick for each equality group whether this is a negative impact, a positive one or if you are not sure

Equality groups	What do you already know?	No impact	Positive impact	Negative impact	Not sure
Age	<p>Extensive data held in HHH Evaluation Report and draft Older Person's Accommodation Strategy, for example. Older age being a growing proportion of the population.</p> <p>HHH targeted at preschool and 60+ with strong feedback.</p> <p>Handyperson targeted at 60+ and disabled people with strong feedback.</p> <p>Continuation of these two programmes in particular focuses positive impacts on the pre-school and 60+ age groups and disabled people.</p> <p>Other programmes apply across all ages.</p>		x		

<b>Disability</b>	<p><b>HHH and Handy Person Service – strong feedback.</b></p> <p><b>Disabled Facilities Grants Service – being a statutory service, impacts directly on disabled people and has a tremendous impact on their independence at home, as well as assisting carers.</b></p> <p><b>Continuation of these three programmes in particular focuses positive impacts on disabled people.</b></p> <p><b>Other programmes apply generally.</b></p>		<b>x</b>		
<b>Gender reassignment - trans</b>	<b>No specific impacts, and able to benefit where fit criteria for programmes offered.</b>	<b>x</b>	<b>x</b>		
<b>Marriage and civil partnership</b>	<b>No specific impacts, and able to benefit where fit criteria for programmes offered.</b>	<b>x</b>	<b>x</b>		

<b>Pregnancy and maternity</b>	<p><b>Links and data through Child and Family Poverty Commission, Priority Families team and Public Health Division.</b></p> <p><b>HHH – strong feedback.</b></p> <p><b>No specific impacts, and able to benefit where fit criteria for programmes offered. However, pre-school children are a specific target group on the HHH.</b></p>	<b>x</b>	<b>x</b>		
<b>Race</b>	<p><b>No specific impacts, and able to benefit where fit criteria for programmes offered. Though in general, the worst housing tends to be in areas with higher BME population, level of deprivation and relatively greater level of need – so programmes that improve housing conditions do tend to have a</b></p>	<b>x</b>	<b>x</b>		

	<b>higher focus on these areas.</b>				
<b>Religion or belief or none</b>	<b>No specific impacts, and able to benefit where fit criteria for programmes offered.</b>	<b>x</b>	<b>x</b>		
<b>Sex</b>	<b>No specific impacts, and able to benefit where fit criteria for programmes offered.</b>	<b>x</b>	<b>x</b>		
<b>Sexual Orientation</b>	<b>No specific impacts, and able to benefit where fit criteria for programmes offered.</b>	<b>x</b>	<b>x</b>		
<b>Families and people on low income</b>	<b>Links with Child and Family Poverty Commission, Priority Families team and Housing Standards Team.</b>  <b>HHH, Handy Person and Home Energy Programme tend to focus on low income, vulnerable and those in fuel poverty. Strong feedback.</b>		<b>x</b>		

	<b>Housing Standards Team focus on the improvement of poorer quality private rented housing in the city. Statutory enforcement activity.</b>				
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**Important** - For any of the equality groups you don't have any information about, then make it an equality action at the end of this assessment to find out. This doesn't mean that you can't complete the assessment without the information, but you need to follow up the action and if necessary, review the assessment later. You can get lots of information on reports done from organisations' websites such as the Equality and Human Rights Commission, Stonewall, Press for Change, Joseph Rowntree Trust and so on. Please don't put down that the impact affects 'everyone the same' – it never does!

- 6 From the information you have collected, how are you going to lesson any negative impact on any of the equality groups? How are you going to fill any gaps in information you have discovered?**

**Our day-to-day experience shows that, for all groups, but particularly older people, the general national shift of information and services to digital on-line can exclude from service take-up. Our services will, within the capacity of resource availability, ensure that hard-copy and other options remain available, that we work with health, community and other partners for direct referral, and that we continue to offer home visit services.**

**Age, pregnancy and families/people on low income – working closely with CCG, Public Health in development of Healthy Housing Vulnerability Index to further improve pro-active targeting.**

**Working with Age UK, with the Child and Family Poverty Commission, Priority Families team, GPs, community groups, CAD, media and many others to raise profile, expand partnerships and encourage direct referral of individuals from target groups...**

**Work with Child and Family Poverty Commission is in early days and HHH budgets are small – but these links should be further strengthened.**

**Disability – statutory scheme with criteria dictated by Govt.**

**Gender, marriage, sex, sexuality, religion – all programmes are gender, marriage, sex, sexuality neutral.**

**Race – in general, the worst housing tends to be in areas with higher BME population, level of deprivation and relatively greater level of need.**

**We work with community groups such as:**

Indian Centre	Royal Derby Heart Event
West Indian Dementia Session	Time To Change Event
Village Learning Centre	Ramp Up Red Event
Health Promotion Meetings	Sikh Cancer Event
West Indian Heart Health Event	Hindu Women's Cancer Event
Roma Cancer Workshop	Sinfin Health Centre Cancer Event
African Cancer Workshops	All Derby City libraries.
Pakistan Centre Cancer Workshop	St Edmunds Church, Allestree
HMRC Work & Health Event at Agard Street	Royal Derby Hospital, Foyer
Fifty Plus Event	United Reform Church Alvaston
Live-Well Event, Council House, Derby	Sahara Project

**And others to raise awareness of service availability.**

**Regularly review intervention mapping and equalities data collected to maintain understanding and awareness of service take-up, to enable any adjustments necessary to be identified at an early stage.**

### **Step 3 – deciding on the outcome**

**7 What outcome does this assessment suggest you take? – You might find more than one applies. Please also tell us why you have come to this decision?**

<b>Outcome 1</b>	<b>x</b>	<b>No major change needed</b> – the EIA hasn't identified any potential for discrimination or negative impact and all opportunities to advance equality have been taken
<b>Outcome 2</b>		<b>Adjust the policy</b> to remove barriers identified by the EIA or better advance equality. Are you satisfied that the proposed adjustments will remove the barriers you identified?
<b>Outcome 3</b>		<b>Continue the policy</b> despite potential for negative impact or missed opportunities to advance equality identified. You will need to make sure the EIA clearly sets out the justifications for continuing with it. You need to consider whether there are: <ul style="list-style-type: none"> <li>• sufficient plans to stop or minimise the negative impact</li> <li>• mitigating actions for any remaining negative impacts</li> <li>• plans to monitor the actual impact.</li> </ul>
<b>Outcome 4</b>		<b>Stop and rethink</b> the policy when the EIA shows actual or potential unlawful discrimination

Our Assessment team has agreed Outcome number(s)

**Outcome 1.**

Why did you come to this decision?

**No major barriers were identified by the assessment team, just some minor improvements as detailed in Table 8.**

If you have decided on **Outcome 3**, then please tell us here the justification for continuing with the policy. You also need to make sure that there are actions in the Equality Action Plan to lessen the effect of the negative impact. This is really important and may face a legal challenge in the future.

If you have decided on **Outcome 4** then if the proposal continues, without any mitigating actions, it may be likely that we will face a legal challenge and possibly a Judicial Review on the process - it is really important that the equality impact assessment is done thoroughly, as this is what the Judge will consider.

#### **Step 4 – equality action plan – setting targets and monitoring**

- 8 Fill in the table (on the next page) with the equality actions you have come up with during the assessment. Indicate how you plan to monitor the equality impact of the proposals, once they have been implemented.**



## Equality action plan – setting targets and monitoring

<b>What are we going to do to advance equality?</b>	<b>How are we going to do it?</b>	<b>When will we do it?</b>	<b>What difference will this make?</b>	<b>Lead officer</b>	<b>Monitoring arrangements</b>
Strengthen links with Child and Family Poverty Commission	Very recent presentation to commission – and housing promotional detail circulated to commission members	ongoing	Increase awareness of services of target group and those working with target group	Ian Fullagar	
Work to ensure that, for all groups, but particularly older people, the general national shift of information and services to digital on-line does not exclude from our service take-up.	Ensure that hard-copy and other options remain available, that we work with health, community and other partners for direct referral, and that we continue to offer home visit services.	ongoing	Increase awareness of services and take-up of services by those members of the target group which do not have access to or cannot readily make use of digital on-line services.	Ian Fullagar	
Review and strengthen our promotion of services offered to raise awareness still further.	Utilise the full range of council media opportunities and close working with communities. And ensure images used reflect diversity of target groups.	ongoing	Increase awareness of services of target group and those working with target group	Ian Fullagar	
Regularly review intervention mapping and equalities data collected to maintain an	Six monthly review by Housing Renewal Review Group	ongoing	Will maintain an understanding and awareness of service take-up, and enable any adjustments necessary to be identified at an	Ian Fullagar	

understanding and awareness of service take-up.			early stage.		
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**Make sure you include these actions in your Directorate service business plans.**

### Highlights from delivery of the 2012-2015 Housing Renewal Policy

Just a few highlights from delivery of the 2012-2015 Housing Renewal Policy to date

- In excess of 600 properties returned to use with the help of the Empty Homes Service
- The overall number of empty properties has reduced from 4,000 in 2010 to 3,400 in 2014. The number of properties empty for 10 years or more has reduced from 238 in 2010 to 46 in 2014.
- Total New Homes Bonus earned as a result of the reduction in the number of long term empty properties surpassed £4.8m
- In excess of £200,000 of debt associated with empty homes has been recovered as a direct result of the sole intervention of the empty homes service. We have assisted in the recovery of a further several hundred thousand pounds when working with other departments, often taking the lead on the debt recovery process.
- In excess of £650,000 loaned through Empty Homes Assistance to facilitate the renovation and reoccupation of long term empty homes. The loans are fully repayable and recyclable
- Successful use of Enforced Sale powers to recover outstanding council tax debts
- Successfully bid for and delivered HCA 'Empty Homes round 1' funding
- Encouraged, facilitated and assisted with the bidding for HCA 'empty homes' funding on behalf of several Registered Providers. This led to the delivery of in excess of 70 units of affordable housing in Derby from previously empty properties, with an estimated grant income of £500,000.
- Empty Homes Manager named 'National Empty Homes Practitioner of the Year 2013' by the Empty Homes Network - the country's foremost empty homes practitioner group.
- Empty Homes Service highly commended in the 'Team of the Year' category at the 2014 Derby City Council VIP awards.
- Over 30 long term empty properties reoccupied via use of Compulsory Purchase powers, resolving problems surrounding some of the very worst and most problematic empty housing in the city.
- DASH Services finalist at the 2013/2014 Landlords & Letting Awards for its work on landlord accreditation.
- DASH Services winner of Derby City Council 'Innovation of the Year' Award 2014

- External funding won to establish the innovative Healthy Housing Hub, to help vulnerable and older people remain living independently in their own homes, in greater safety, better health and wellbeing
- The Hub has since been:
  - ‘Highly Commended’ at the National MJ Awards (Innovation in Social Care) 2013
  - Shortlisted National Finalist for LGC Awards (Frontline Team of the Year) 2013
- A survey of 150 Healthy Housing clients found that 86.3% considered their *“health and wellbeing, anxiety, peace of mind, security and confidence at home had benefited from the assistance provided by the Healthy Housing Hub”*.
- The ‘falls specific’ Healthy Housing clients saw a reduction of 39.5% and 53.8% in A&E attendance and emergency hospital admission respectively.”
- 2967 jobs completed for older vulnerable people by the Handy-person Service
- 540 Disabled Facilities Grants delivered to help people living with disabilities to remain living in their own home