

Community Impact Assessment

Name and description of project, policy or service	
Housing Strategy 2019-2022	
Identifying the impact of this project, policy or service on the community and environment	
On the community in general e.g. social or economic benefits, negative impacts	<p><u>Positive</u> – The development of more affordable homes and the focus on ensuring effective, efficient repairs and maintenance services across Dacorum will benefit DBC tenants through providing good value for money. It will also benefit housing register applicants by making it easier to access a safe and suitable home.</p> <p>Due to the development of the Private Rented Sector (PRS), a PRS focused commitment has been included which will benefit those who are living in privately rented homes and HMO's across the borough by improving property conditions and tackling rogue landlords.</p> <p>By developing the support we offer in ensuring sustainable tenancies, this strategy benefits DBC tenants as it will help them in maintaining a successful tenancy, supporting economic and social wellbeing.</p> <p><u>Negative</u> – Some local landlords will now be expected to pay HMO licence fee's when previously they would not. Early and effective communication of the implementation of these fee's has been carried out to reduce any negative impact.</p>
On the council as an organisation e.g. on staff, services or assets	<p><u>Positive</u> – The cleansing of data held in our internal systems (on both property and people) will benefit the council as an organisation through an ease to deliver services in a more targeted way, providing better value for money. This will also allow staff to develop trust in the systems and information we hold.</p> <p>Improved, data-led repairs and maintenance programmes will also allow the service to protect and upkeep assets in a more efficient and effective way.</p> <p>Working to deliver tenancies that are sustainable means less time and resource spent on enforcement action i.e. rent arrears processes or evictions etc.</p> <p>Delivery of more affordable homes and working to create a private sector that is a viable, safe and accessible housing option will mean less strain on housing register and homelessness services.</p>

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	<p><u>Negative</u> – There is likely to be a cost and/or staff time resource implication regarding a number of projects within the strategy (e.g. tenancy auditing). These should be planned in to budgets and service/team plans for 2019/20 to ensure effective delivery.</p>
<p>On the protected characteristics Age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation (Specify where impacts are different for different characteristics)</p>	<p><u>Positive</u> - The Housing Strategy has been reviewed with full consideration of the Equality and Diversity Act 2010. The Allocations Policy sets out that all groups within the community have fair access to social and affordable housing, therefore any new homes as a result of this strategy will be allocated fairly.</p> <p>A review of the aids and adaptations process will improve the services received by tenants and applicants who are disabled.</p> <p><u>Negative</u> – A tenancy audit project may impact negatively on those who do not wish to share details re. the protected characteristics. It will be clearly communicated that tenants do not have to share any information that they do not wish to and any information that is shared will be confidential and stored in line with data protection regulations.</p>
<p>On the environment e.g. effects on the climate, trees, amenity space, biodiversity, water, energy, waste, material use, air quality</p>	<p><u>Positive</u> - Development of underused garage sites will mean more effective use of space to deliver much needed affordable homes.</p> <p>Developing an approach to tackling Empty Homes in the private sector will work to prevent issues that can arise through leaving properties empty i.e. Legionella.</p> <p><u>Negative</u> – Some building of new homes may require the removal of trees. This can be addressed through partnership working with CSG to protect or replace trees where possible and requiring social and community responsibility from any development companies used.</p>
<p>On the specific target community / location e.g. if the project is based in a specific area or targeted community group</p>	<p>N/A – Strategy is Dacorum wide.</p>

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Outline the approach you took to identify the need for this project, policy or service. Please include use of research, data and consultation with residents and/or staff.	
<p>Results from the housing service biennial tenants and leaseholders satisfaction survey were analysed in order to identify service-user priorities. The Tenant and Leaseholder Committee will also have the opportunity to comment on the drafted strategy.</p> <p>The senior management team for housing were consulted with in terms of what they thought the key aims of the housing service should be over the next few years. A desktop review and horizon scanning was also utilised which identified key themes from recent central government documents e.g. Housing White Paper, Social Housing Green Paper, Loneliness Strategy etc. which were used to support the shaping of commitments.</p> <p>Data held by ONS and Herts Insight on community profiling, as well as on our internal systems was also used to inform the development of this strategy and its resulting focus.</p>	
Which commitment(s) does this policy, project or service support from the Equality and Diversity CIH Charter Housing Framework?	
<p>The strategy has been written with full consideration of the Equality and Diversity Act 2010 and supports all commitments within the CIH Equality and Diversity Charter for Housing Framework.</p>	
How will you review the impact, positive or negative once the project, policy or service is implemented?	
<p>This will be monitored on a regular basis throughout the lifetime of the strategy, in line with changes in regulations and service/demand requirements. The HCOSC will receive an annual update on performance against commitments.</p>	<p>SIE Team Leader Strategic Housing Group Manager Assistant Director - Housing</p>

Completed by:

Name: Jodi Cooper
Role: SIE Team Leader (Interim)
Date: 12 November 2018

Reviewed and signed off by relevant GM

Name: Natasha Beresford
Role: Group Manager, Strategic Housing
Date: 02 August 2019