

## Dacorum BC Community Impact Assessment (CIA)

**Policy / service / decision**

**Strategic Acquisitions Policy - Housing**

### Description of what is being impact assessed

*What are the aims of the service, proposal, project? What outcomes do you want to achieve? What are the reasons for the proposal or change? Do you need to reference/consider any related projects?*

*Stakeholders; Who will be affected? Which protected characteristics is it most relevant to? Consider the public, service users, partners, staff, Members, etc*

*It is advisable to involve at least one colleague in the preparation of the assessment, dependent on likely level of impact*

The aims of this policy is to provide the Housing Service to acquire property from the open market or through the Right to Buy, buy back scheme, so that is can continue to address the demand for housing at social rent. The policy also includes the purchase of property for use as Temporary accommodation (TA). The funding for TA is from the General Fund.

The policy aims to provide additional accommodation at social rent or for use as TA and considers the suitability of properties on the financial viability on the basis that there would be an increase in stock available to individuals regardless of any protected characteristic.

Properties will be assessed in respect of the potential for adaptations to be undertaken although it is not the only factor that is considered when determining whether to purchase an asset.

The need to ensure that any grant funding is allocated in accordance with the conditions stipulated. Administration of the acquisitions policy will require some internal training.

The policy will require approval from members and will be taken through the scrutiny and Cabinet approval process.

### Evidence

#### What data/information have you used to assess how this policy/service/decision might impact on protected groups?

*(include relevant national/local data, research, monitoring information, service user feedback, complaints, audits, consultations, CIAs from other projects or other local authorities, etc.). You should include such information in a proportionate manner to reflect the level of impact of the policy/service/decision.*

## Appendix A2

Review of other stock retained authority's acquisitions policies.  
 Housing Register  
 Increasing Homeless caseload  
 Requests for adaptations to properties in the private and social sector within Dacorum

**Who have you consulted with to assess possible impact on protected groups?** *If you have not consulted other people, please explain why? You should include such information in a proportionate manner to reflect the level of impact of the policy/service/decision.*

Housing Aids and Adaptations surveyors, Group Manager Property and Place, Corporate Director Housing and Regeneration, Housing senior management team.  
 Portfolio Holder for Housing, Cllr Margaret Griffiths.  
 Corporate Estates Group Manager

### Analysis of impact on protected groups (and others)

The Public Sector Equality Duty requires Dacorum BC to eliminate discrimination, advance equality of opportunity and foster good relations with protected groups. Consider how this policy/service/decision will achieve these aims. Using the table below, detail what considerations and potential impacts against each of these using the evidence that you have collated and your own understanding. Based on this information, make an assessment of the likely outcome, **before** you have implemented any mitigation.

- *The PCs of Marriage and Civil Partnership and Pregnancy and Maternity should be added if their inclusion is relevant for impact assessment.*
- *Use "insert below" menu layout option to insert extra rows where relevant (e.g. extra rows for different impairments within Disability).*

Summary of impact		Negative impact / outcome	Neutral impact / outcome	Positive impact / outcome
<b>Protected group</b>	<i>What do you know? What do people tell you? Summary of data and feedback about service users and the wider community/ public. Who uses / will use the service? Who doesn't / can't and why? Feedback/complaints?</i>			

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<b>Age</b>	No detrimental impact on this protected group	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Disability (physical, intellectual, mental)</b>  <i>Refer to CIA Guidance Notes and Mental Illness &amp; Learning Disability Guide</i>	Properties will be assessed to determine their suitability for adaptations.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Gender reassignment</b>	No detrimental impact on this protected group	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Race and ethnicity</b>	No detrimental impact on this protected group	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Religion or belief</b>	No detrimental impact on this protected group	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Sex</b>	No detrimental impact on this protected group	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Sexual orientation</b>	No detrimental impact on this protected group	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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<p><b>Not protected characteristics but consider other factors, e.g. carers, veterans, homeless, low income, loneliness, rurality etc.</b></p>	<p>The policy is designed to consider the demand for property, whilst considering the specific requirements of any applicants on the housing register or presenting homeless, so that appropriate property is acquired to address a range of or specific needs as appropriate and viable.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Negative impacts / outcomes action plan</b></p> <p>Where you have ascertained that there will potentially be negative impacts / outcomes, you are required to mitigate the impact of these. Please detail below the actions that you intend to take.</p>				
<p><b>Action taken/to be taken</b> <i>(copy &amp; paste the negative impact / outcome then detail action)</i></p>	<p><b>Date</b></p>	<p><b>Person responsible</b></p>	<p><b>Action complete</b></p>	
	<p>Select date</p>		<input type="checkbox"/>	
	<p>Select date</p>		<input type="checkbox"/>	
	<p>Select date</p>		<input type="checkbox"/>	
	<p>Select date</p>		<input type="checkbox"/>	
	<p>Select date</p>		<input type="checkbox"/>	

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	Select date		<input type="checkbox"/>
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	Select date		<input type="checkbox"/>
<b>If negative impacts / outcomes remain, please provide an explanation below.</b>			
<b>Completed by (all involved in CIA)</b>	Fiona Williamson, Assistant Director Housing, Natasha Beresford, Group Manager Strategic Housing, Layna Warden, Group Manager Tenants and Leaseholders		
<b>Date</b>			
<b>Signed off by</b> <i>(AD from different Directorate if being presented to CMT / Cabinet)</i>			
<b>Date</b>			
<b>Entered onto CIA database - date</b>			

**Appendix A2**

<b>To be reviewed by (officer name)</b>	
<b>Review date</b>	

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