

Dacorum BC Community Impact Assessment (CIA) Template

Policy / service / decision

Grant Funding Hightown Housing Scheme – 66 Books, Wood Lane End

Description of what is being impact assessed

What are the aims of the service, proposal, and 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 aim of this report is to propose a payment of one for one grant funding to Hightown to enable the delivery of 33 affordable housing units at the site known as 66 books, Woodland End, Hemel Hempstead.

The outcome if the payment is approved, Hightown will complete the homes which will be delivered at a rate that is affordable to Dacorum residents and therefore funding this project will enable the rents to be capped at 65% of open market value.

To date £883,819.00 funding has been paid to Hightown Housing Association for a 30% contribution towards the acquisition of the land.

The remaining funds were not drawn down by Hightown as the requirement to spend the funding within a 3-year period resulted in the funds being redirected. Until now the 33 homes had low levels of grant (just the 'acquisition grant') and Hightown could not get top up funding from Homes England. The 33 units are due to complete in July 2023.

The cost increase is due to rising inflation costs causing an uplift on the cost of construction. By making the payment and maximising the grant Dacorum will assist in achieving the right level of affordability. Homes England have asked the Council to consider further funding to enable completion of the 66 Books site, preventing any risk to delivery of the remaining affordable housing units

The approval of this scheme will positively impact all home seekers and homeless applicants by increasing the stock of affordable housing units in the Borough.

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.

Within the borough of Dacorum and the wider county of Hertfordshire, there is a shortage of social and affordable housing. Demand for the social and affordable housing in Dacorum continues to be high. There are nearly 1,500 applicants on the housing register for social housing in Dacorum. The greatest demand is currently for one and three-bedroom housing. This scheme will deliver 9 one bedroom, and 24 two bedroom units.

The number of people threatened with becoming homeless has continued to increase for several reasons. Most recently, we have seen the impact of the rising cost of living, which is resulting in households struggling to cover costs. Making affordable housing even more important to people in Dacorum.

This scheme would increase the affordable housing stock with Dacorum. Positively impacting both home seekers and support to reduce pressure on temporary accommodation.

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.*

This Housing scheme is linked to both the Housing strategy and Prevention of Homelessness and Rough Sleeping Strategy, which outline the importance of, and commitment to the delivery of affordable housing in the Borough. Each strategy was developed with full stakeholder and resident engagement at the heart. This report delivers against the commitments of these strategies.

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).

Protected group	Summary of impact <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>	Negative impact / outcome	Neutral impact / outcome	Positive impact / outcome
Age	<p>Dacorum’s population grew by 7.1% between 2011-2021. The age distribution is similar to the average in England, but Dacorum has a slightly larger proportion of young people than the national average. 61.9% of the population are working age (16-64), with 83% of the overall population of Dacorum in employment. This has fallen over time as the population ages, which is a trend projected to continue in the future.</p> <p>Household size is predicted to continue to fall (from 2.36 in 2006 to 2.15 in 2031), particularly as a consequence of an increase in one-person households. This scheme will deliver 1 and 2 bedroom units which have been identified as being a priority need for those on the housing register, and accessing affordable housing through the homeless process.</p>	□	□	☒

<p>Disability (physical, intellectual, mental)</p> <p><i>Refer to CIA Guidance Notes and Mental Illness & Learning Disability Guide</i></p>	<p>The units proposed are made up of 9x 1 bed self-contained units, and 24 bed units. There are no designated accessible units, however Hightown support and promote diversity through their Equality & Diversity policy and the delivery of aids and adaptations to its residents.</p>	□	⊗	□
<p>Gender reassignment</p>	<p>There are no identified positive or negative impacts on this characteristic, Hightown’s equality and diversity policy ensures compliance with the Public Sector equality duty.</p>	□	⊗	□
<p>Race and ethnicity</p>	<p>There are no identified positive or negative impacts on this characteristic, Hightown’s equality and diversity policy ensures compliance with the Public Sector equality duty.</p> <p>In addition to this the allocations policies of both Dacorum and Hightown ensure equality and diversity.</p>	□	⊗	□
<p>Religion or belief</p>	<p>There are no identified positive or negative impacts on this characteristic, Hightown’s equality and diversity policy ensures compliance with the Public Sector equality duty.</p> <p>In addition to this the allocations policies of both Dacorum and Hightown ensure equality and diversity.</p>	□	⊗	□
<p>Sex</p>	<p>There are no identified positive or negative impacts on this characteristic, Hightown’s equality and diversity policy ensures compliance with the Public Sector equality duty.</p> <p>In addition to this the allocations policies of both Dacorum and Hightown ensure equality and diversity.</p>	□	⊗	□

Sexual orientation	<p>There are no identified positive or negative impacts on this characteristic, Hightown's equality and diversity policy ensures compliance with the Public Sector equality duty.</p> <p>In addition to this the allocations policies of both Dacorum and Hightown ensure equality and diversity.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Not protected characteristics but consider other factors, e.g. carers, veterans, homeless, low income, loneliness, rurality etc.	<p>The units proposed will be let at an affordable rent with will positively impact on those in Dacorum who are on the housing register or homeless. The additional units will provide an increase in the overall affordable housing which should positively impact on temporary accommodation and those waiting for a home on the housing register.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Negative impacts / outcomes action plan 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.				
Action taken/to be taken <i>(copy & paste the negative impact / outcome then detail action)</i>	Date	Person responsible	Action complete	
There are no designated accessible units, however Hightown support and promote diversity through their Equality & Diversity policy and the delivery of aids and adaptations to its residents.	31/01/2023	David Barrett	<input checked="" type="checkbox"/>	
			<input type="checkbox"/>	

If negative impacts / outcomes remain, please provide an explanation below.

Completed by (all involved in CIA)	Ada Terry/David Barrett
Date	31/01/2023
Signed off by (<i>AD from different Directorate if being presented to CMT / Cabinet</i>)	M Brookes
Date	31/01/23
Entered onto CIA database - date	
To be reviewed by (officer name)	
Review date	