

Dacorum BC Community Impact Assessment (CIA) Template

Policy / service / decision

Dacorum Draft Interim Affordable Housing SPD

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

Supplementary guidance on Dacorum's planning policies for affordable housing is currently set out in the following documents:

- Affordable Housing Supplementary Planning Document (September 2013)
- Affordable Housing SPD - Clarification Note (revised March 2022)

There is a need to replace these documents by a new Supplementary Planning Document (SPD), for the following main reasons:

1. The Council wishes to ensure that rented affordable housing is genuinely affordable for households in need of such housing.
2. To take account of changed Government guidance on affordable housing, including the introduction of First Homes.
3. To provide updated and expanded guidance on how our planning policies for affordable housing should be applied.

The Council will use the updated SPD when deciding planning applications for housing development.

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.

The CIA has been prepared following an iterative process. This involved identifying the likely impacts arising from the draft Interim Affordable Housing SPD and then considering these impacts as positive, negative or neutral in light of the thrust of the relevant guidance. This was set against known facts, information and evidence gathered including through early engagement with a range of stakeholders and which relates specifically to the protected characteristics listed in the Equality Act 2010.

Recommendations on ways by which the negative impacts could be removed or mitigated and the positive impacts strengthened were then sought. The draft Interim Affordable Housing SPD contents are then reconsidered and re-examined again in the same iterative process until they emerge with no known negative impacts and became more acceptable.

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.*

The Council has engaged with a wide range of stakeholders, predominantly on an internal basis. Give the specific nature of the SPD in serving those most in need of affordable housing, the focus of consultation to date has been with the following:

- Strategic Housing Investment and Regeneration;
- Housing Needs team;
- Supported Housing;
- Legal;
- Development Management;
- Infrastructure Planning; and
- Senior Leadership Team

Public consultation on the draft Interim Affordable Housing SPD will allow the Council the opportunity to consult with a much wider range of stakeholders, including those who represent protected and vulnerable groups both within the Borough and beyond.

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>The Interim Affordable Housing SPD includes guidance on such schemes for older people, reflecting evidence that there is a substantial need for additional affordable extra care housing and care home bedspaces.</p> <p>It also includes guidance on how the Council will apply the introduction of First Homes. Although not age specific, it is likely to benefit younger adults who would otherwise not be able to purchase a home in the borough.</p>	□	□	☒
Disability (physical, intellectual, mental) <i>Refer to CIA Guidance Notes and Mental Illness & Learning Disability Guide</i>	<p>The draft Interim Affordable Housing SPD includes guidance on the proportion of new affordable housings that are required to meet accessible and adaptable standards.</p> <p>It also requests that all new homes are built to the Nationally Described Space Standards, which will reduce the potential for</p>	□	□	☒

	cramped conditions that can have a negative impact on human health, both mentally and physically.			
Gender reassignment	The interim Affordable Housing SPD is neutral with regards to gender-reassignment or other gender identity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Race and ethnicity	The Interim Affordable Housing SPD is neutral with regards to race and ethnicity. The delivery of housing for specific groups such as gypsies, travellers and travelling showpeople are dealt with through other policies in the adopted Core Strategy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Religion or belief	The Interim Affordable Housing SPD is neutral with regards to religion or belief.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sex	The Interim Affordable Housing SPD is neutral with regards to sex.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sexual orientation	The Interim Affordable Housing SPD is neutral with regards to sexual orientation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<p>Not protected characteristics but consider other factors, e.g. carers, care leavers, veterans, homeless, low income, loneliness, rurality etc.</p>	<p>The Interim Affordable Housing SPD includes guidance to support a number of non-protected characteristics including:</p> <ul style="list-style-type: none"> • the delivery of housing (both to rent or to purchase) for those on lower incomes and those that are homeless; • the delivery of housing for those with a local connection to the area; and • the delivery of rural exception sites to meet those in more remote locations in the borough. 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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.

<p>Action taken/to be taken <i>(copy & paste the negative impact / outcome then detail action)</i></p>	<p>Date</p>	<p>Person responsible</p>	<p>Action complete</p>
<p>n/a</p>	<p>Select date</p>		<input type="checkbox"/>

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

n/a

Completed by (all involved in CIA)	Ronan Leydon, Strategic Planning Manager
Date	26/02/2024
Signed off by	Sara Whelan, Assistant Director - Planning
Date	26/02/2024
Entered onto CIA database - date	
To be reviewed by (officer name)	Ronan Leydon, Strategic Planning Manager
Review date	Following public consultation, the CIA will be reviewed in light of comments received and updated alongside the SPD being finalised and if appropriate recommended for adoption.