

EQUALITY IMPACT ASSESSMENT

Name of activity:	Allocations Policy 2024	Date Completed:	2 January 2024		
Directorate / Division responsible for activity:	Environment and Communities	Lead Officer:	Jayne Knight		
Existing Activity	N	New / Proposed Activity	Y	Changing / Updated Activity	N

What are the aims / main purposes of the activity?

The Allocations Policy sets out the priorities and procedures for the allocation of social housing in the Arun District. It applies to applicants joining the housing register for the first time and current Arun District Council (ADC) or Registered Provider tenants wanting to transfer.

ADC is committed to the principles of Choice Based Lettings, enabling people to make well-informed decisions about their housing options. Registered applicants can bid for properties suitable for their housing needs and in their chosen location. Choice helps to improve tenancy and community sustainment and encourage residents to have a stake in their community.

What are the main actions and processes involved?

- Fulfil our obligations in S167 of the Housing Act 1996 to allocate in accordance with an Allocations Policy
- Use the additional qualifying criteria discretion provided by the Localism Act 2011 in deciding who will allowed to register for social housing.
- Meet the requirements of Part VI Housing Act 1996 (as amended); the Localism Act 2011; and the Homelessness Reduction Act 2017 by giving reasonable, but not always overriding, preference to applicants in greatest need.
- Achieve the requirements of the Regulator of Social Housing's Tenancy Standard.
- Deliver the ADC Tenancy Strategy, Housing Strategy and Homelessness Strategy

- Deliver our Domestic Abuse Policy and those of our Registered Provider partners.
- Meet the requirements of the Government's Statutory Guidance for allocations, homelessness, and improving access for members of the Armed Forces

Who is intended to benefit & who are the main stakeholders?

To meet our Corporate Plan objectives and to create sustainable communities having regard for local circumstance.

Allocate housing fairly and consistently, and carefully and to ensure that our decisions are transparent.

Removing barriers to accessing social housing for homeless households.

Meeting the emergency and long-term housing needs of people fleeing domestic abuse and violence.

Meeting the housing needs of people leaving care.

Improving access to suitable homes for people with disabilities

Allocating housing in a way which complements the ADC Tenancy and Lettings Policy and the tenancy policies of our Registered Provider partners.

Ensuring vulnerable households can navigate the allocations process by providing clear and easy to understand information.

Enabling applicants to express choice in selecting their accommodation wherever possible.

Ensuring the Housing Register better reflects housing need than housing demand through effective management of the register.

Improving the way, the Council and our Registered Provider partners work together to ensure the effective allocation of social housing.

Providing appropriate advice to applicants ADC is unable to house, including accurate and timely referrals to other agencies.

Key stakeholders

Internal: Arun Housing Services, Community Safety and Wellbeing, Revenue and Benefits, Planning, Building Control, Legal

External: Registered Social landlords, Worthing Homes, Vivid, Sage, Sanctuary Housing, Southern Housing, Hyde, Places for People, Clarion, Hastoe, Stonewater, Saxon Weald Guinness Homes. Turning Tides, Stonepillow, West Sussex County Council, Community Land Trusts, Worth Services, Safe in Sussex, My Sisters House, Bognor Housing Trust.

Have you already consulted on / researched the activity?

The Allocations Policy 2024 was originally brought to the Housing and Wellbeing Committee in December 2021 where it was agreed.

Amendments were subsequently agreed in June 2023 and the Rural Lettings Policy is being submitted as an appendix for approval at Housing and Wellbeing committee January 2024

Impact on people with a protected characteristic (What is the potential impact of the activity? Are the impacts high, medium or low?)

Protected characteristics / groups	Is there an impact (Yes / No)	If Yes, what is it and identify whether it is positive or negative
Age (older / younger people, children)	Yes positive	<p>The Allocations Policy gives additional preference to young people leaving care.</p> <p>The Allocations Policy give additional banding to households wishing to foster or adopt.</p> <p>The Allocations Policy gives preference to older people over 60 where they have no other identified, alternative housing need.</p> <p>The Allocations Policy gives preference to older persons without requiring the Local Connection criteria or housing need, to join the housing register for sheltered accommodation.</p>

<p>Disability (people with physical / sensory impairment or mental disability)</p>	<p>Yes positive</p>	<p>There are three bands of differing priority given to people who require different accommodation due the impact their current accommodation has on their condition.</p> <p>We also give the highest priority to applicants in severe housing need for exceptional circumstances, such as disabilities or medical needs.</p>
<p>Gender reassignment (the process of transitioning from one gender to another.)</p>	<p>Yes positive</p>	<p>There are medical bands of differing priority which reflect the impact a person's housing can have on their wellbeing.</p> <p>We also have an additional highest priority banding which can be awarded if gender reassignment were to be affecting an applicant's housing situation.</p>
<p>Marriage & civil partnership)</p>	<p>Yes Positive</p>	<p>Applications are taken from Single, Married or partners in Civil partnership, regardless of gender, when applying at the same time for housing. This will be subject to one household member or members meeting the other criteria to join the Housing register.</p>
<p>Pregnancy & maternity (Pregnancy is the condition of being pregnant & maternity refers to the period after the birth)</p>	<p>Yes Positive</p>	<p>There is no known impact on landlords or tenants due to pregnancy or maternity.</p> <p>The process of requiring a licence will mean that action will be taken to raise the quality of private rented accommodation, resolve hazards and ensure higher standards. The improved standards will be particularly beneficial for the most vulnerable tenants, who perhaps currently live in sub-standard accommodation. These more vulnerable residents often fall into one or more equality groups.</p>
<p>Race (ethnicity, colour, nationality or national origins & including gypsies, travellers, refugees & asylum seekers)</p>	<p>Yes, within the legislation that covers the allocation of social</p>	<p>People from abroad cannot be allocated accommodation if they are ineligible under Part 6 of the Housing Act 1996.</p> <p>There are two categories in S160ZA: a person under immigration control and a person other than a person under immigration control.</p> <p>The regulations are subject to change and are all explained in detail in the Allocation of</p>

	housing	Accommodation statutory guidance. Council staff can advise people from abroad on the regulations and how they affect their application.
Religion & belief (religious faith or other group with a recognised belief system)	No	There are no known implications for application to the Housing register based on religion or belief. Applicants are assessed on housing need and local connection.
Sex (male / female)	No	There is no known impact on applicants based on gender. Applications are assessed on Housing Need and Local Connection
Sexual orientation (lesbian, gay, bisexual, heterosexual)	No	There is no known impact on applicants due to sexual orientation. Applicants are assessed on Housing need and Local Connection
Whilst Socio economic disadvantage that people may face is not a protected characteristic; the potential impact on this group should be also considered	Yes	The ability to join the housing register is first assessed on housing need and local connection, however Arun District Council will not except applications from households with a joint income (including partners of the main and joint applicants) with a combined gross annual income more than £50,000 per year (not including means tested benefits) Main and joint applicants (including partners of the main and joint applicants) with combined savings more than £16,000, or £50,000 for applicants eligible for sheltered housing will not qualify to be included on the Housing Register. Savings are also taken to mean accessible equity within a property. The income and savings criteria do not apply to current tenants of the Council wanting to downsize. Armed Forces compensation payments will not be considered in calculations of financial resources.

What evidence has been used to assess the likely impacts?

The Allocations Policy lays out the detail and framework of the likely impacts. It outlines the potential remedial options.

Decision following initial assessment

Continue with existing or introduce new / planned activity	Y	Amend activity based on identified actions	N
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Action Plan

Impact identified	Action required	Lead Officer	Deadline

Monitoring & Review

Date of last review or Impact Assessment:	
Date of next 12-month review:	
Date of next 3-year Impact Assessment (from the date of this EIA):	

Date EIA completed:	02 January 2024
Signed by Person Completing:	Jayne Knight