

EQUALITY IMPACT ASSESSMENT

Name of activity:	Draft Housing Strategy	Date Completed:	1 May 2024
Directorate / Division responsible for activity:	Housing – Environment & Communities	Lead Officer:	Richard Tomkinson, Group Head of Housing Environment and Communities
Existing Activity	Y	New / Proposed Activity	Y
		Changing / Updated Activity	Y

What are the aims / main purposes of the activity?

The draft Housing Strategy outlines Arun’s vision and priorities for housing in the district over the next five years (2024 to 2029).

The vision is *for Arun’s residents to have access to the right homes in the right places which enable them to live a fulfilling life and contribute to the future growth and sustainability of the district.*

The strategy emphasises the council’s objective to deliver the right homes in the right places and analyses the current housing situation in the district and details actions and KPIs which need to be achieved to improve the quality and provision of housing.

The strategy focuses on the following priorities:

- Delivering the Right Homes in the Right Places
- Improving the Quality of Homes
- Promoting Environmental Resilience
- Providing Housing Options
- Preventing Homelessness and Rough Sleeping

This represents an update on the 2019 Housing and Homelessness Strategy (n.b. a separate Homelessness & Rough Sleeping Strategy is being submitted in parallel to this Housing Strategy). It is a draft strategy for public consultation, with a final version scheduled for submission to the Housing & Wellbeing Committee for approval in September 2024.

What are the main actions and processes involved?

The Housing Strategy will be monitored via an action plan which will be reported on bi-annually to officers and annually to the Housing & Wellbeing Committee. Specific actions, owners and measures will be included in the action plan, aligned to the priority themes of the strategy, which will accompany the final version of the strategy to be presented for approval in September 2024.

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

The Housing Strategy relates to all tenures of housing in the district, including new homes. The main beneficiaries are those who are not securely housed, such as the homeless or those living in temporary accommodation, and those who live in poor quality housing, irrespective of tenure. Delivering the strategy will depend on working in partnership with a range of stakeholders across Arun, including:

- Arun District Council's tenants and residents
- West Sussex County Council
- Neighbouring authorities
- Housing associations
- Voluntary and community sector partners
- Letting agents and private landlords
- Community land trusts
- Housebuilders

Have you already consulted on / researched the activity?

The strategy has been developed following a number of one to one and group meetings with Arun Council officers responsible for Finance, Neighbourhood Services, Legal & Governance, Climate Change & Sustainability, Environmental Health, Planning, Organisational Excellence, Repairs & Maintenance, Housing Services, Growth, Environment & Communities, Technical Services, Development, and Business & Economy.

Engagement meetings also took place with a range of key stakeholders, including housing associations with a significant local presence (or those with major developments), West Sussex County Council, Citizens' Advice, Voluntary Action Arun & Chichester, Action in Rural Sussex, the University of Chichester, private house builders, and community land trusts.

Such engagement with internal officers and external stakeholders has informed the choice of strategic priorities and priority actions contained within the draft strategy. In addition to this engagement, the Council will be conducting public consultation on the Strategy with a final Housing Strategy proposed at the September Council meeting for approval.

The contents have also been informed by a comprehensive document review, analysis of national policy trends and the external operating environment, and a specially commissioned data review of Arun's housing market.

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 Medium – the strategy proposes a wider range of housing options, including for older people, families, and those with support needs.

Older people account for around 3 in 10 of Arun’s residents – a higher proportion than the national average – and have contributed significantly to the recent population growth of the district. Whilst the majority of older people live in their own homes, there will be a continued need for more specialist housing options, with a particular need identified for Extra Care housing.

Younger people are also significantly less likely to own their homes, and so the strategy will seek to promote increase options for low-cost home ownership.

Table 1: Tenure By Age

	Owens Outright	Owens with a mortgage	Private Rented Sector	Social Rented
Aged 16 to 24 yrs	5%	14%	61%	21%
Aged 25 to 34 yrs	4%	41%	42%	13%
Aged 35 to 49 yrs	7%	51%	30%	12%
Aged 50 to 64 yrs	35%	39%	16%	10%
Aged 65+ years	79%	7%	7%	7%
Total	44%	28%	18%	9%

Positive Medium – the Housing Strategy proposes working with partners to provide a wider range of housing options, including for people with disabilities. This includes the installation of aids and adaptations to support people to live in their existing homes, as well as encouraging the supply of more specialist housing and new housing which is accessible and adaptable. The most recent Census indicates that one in ten of Arun’s residents identifies as having a disability, which is below the national average of around two in ten residents in England identifying as having a disability.

Yes

Disability (people with physical / sensory impairment or mental disability)

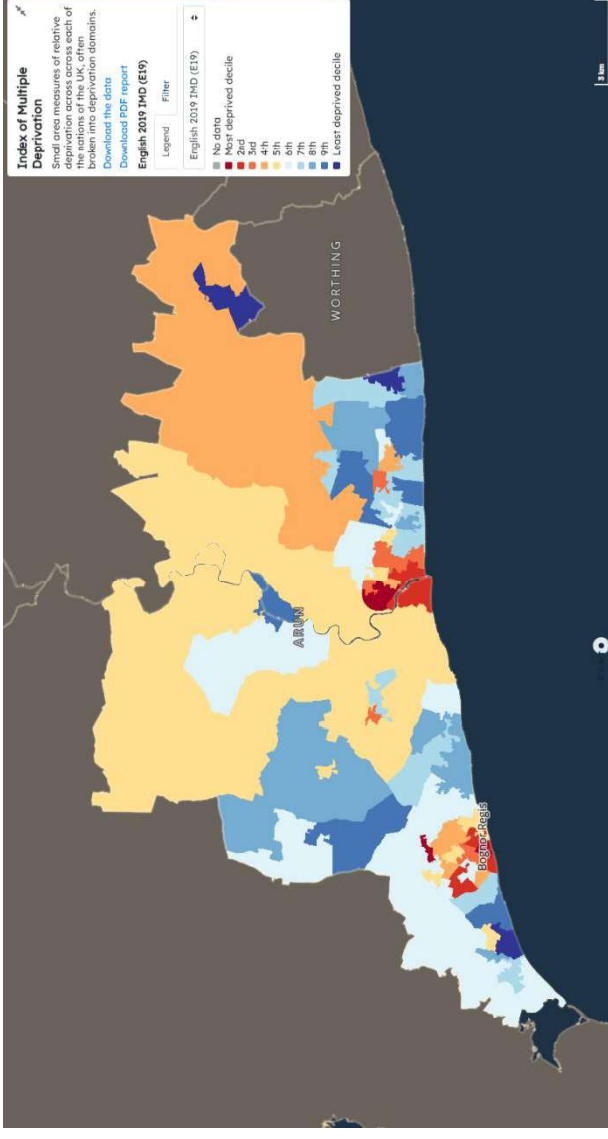
Gender reassignment (the process of transitioning from one gender to another.)	No	No negative impact has been identified.
Marriage & Civil Partnership (Marriage and registered civil partnerships)	No	No negative impacts have been identified.
Pregnancy & maternity (Pregnancy is the condition of being pregnant & maternity refers to the period after the birth)	No	No negative impact has been identified. Arun housing policies reflect the needs of this group appropriately.
Race (ethnicity, colour, nationality or national origins & including gypsies, travellers, refugees & asylum seekers)	Yes	Positive medium – Arun has a high level of private renting within “Other white” groups within the borough and on average Black and Minority Ethnic communities have lower levels of owner occupation.

Table 2: Tenure by Ethnicity

	Owns outright	Owns with a mortgage	Private Rented Sector	Social Rented
Asian	20%	42%	30%	8%
Black	15%	27%	40%	17%
Mixed	25%	31%	31%	13%
Other	18%	34%	38%	10%
White British	47%	28%	15%	9%
Other White	13%	24%	56%	7%
All	44%	28%	18%	9%

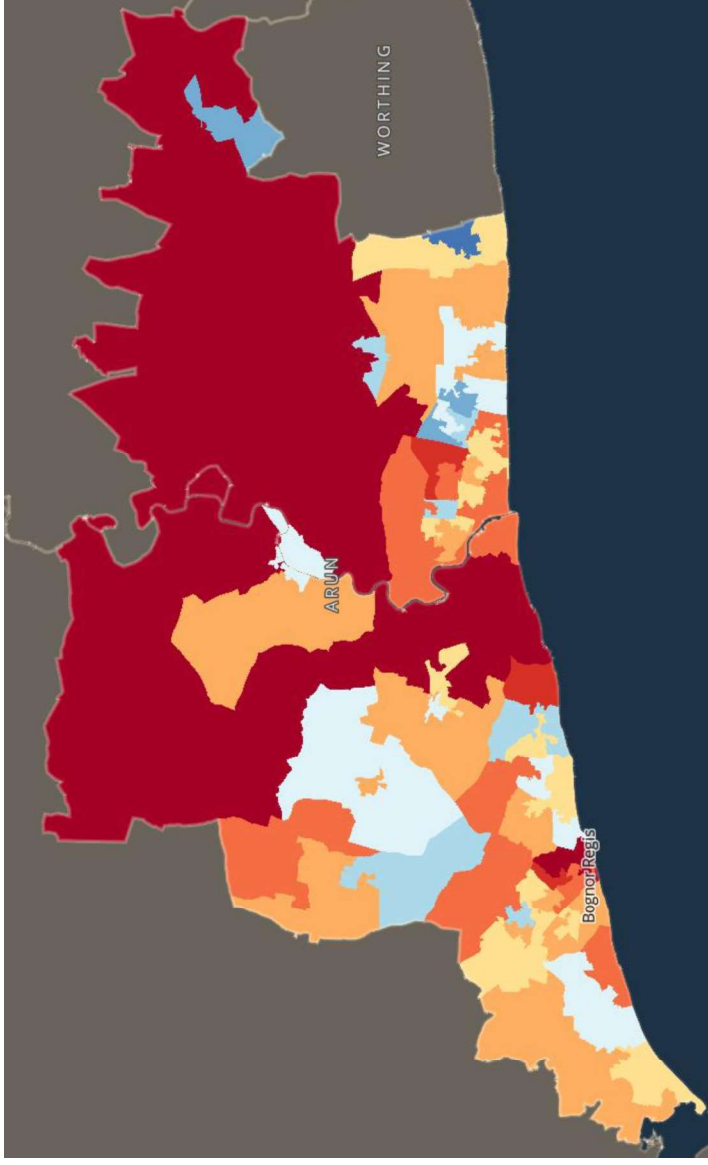
		<p>The housing strategy proposes a range of housing options to improve affordability challenges for all in Arun including these groups. Efforts to improve the regulation of the Private Rented Sector should improve the quality of housing for non-White British residents of Arun.</p> <p>No negative impacts have been identified.</p> <p>No negative impacts have been identified - The housing strategy promotes equality of opportunity and will ensure that housing and housing related services caters for the needs of all regardless of their gender.</p> <p>No negative impacts have been identified.</p>
Religion & belief (religious faith or other group with a recognised belief system)	No	
Sex (male / female)	No	
Sexual orientation (lesbian, gay, bisexual, heterosexual)	No	
Whilst Socio economic disadvantage that people may face is not a protected characteristic; the potential impact on this group should be also considered	Yes	<p>Positive Medium – the Housing Strategy proposes a wider range of housing options, including more affordable housing which will be of benefit to those facing socio-economic disadvantage. Proposals to improve the quality of existing homes will also have a beneficial impact on those who face socio-economic disadvantage. This includes efforts to retrofit homes across Arun, which will focus on households in fuel poverty, to reduce living costs relating to utility bills.</p> <p>The index of deprivation (2019) which measures relative deprivation, ranks West Sussex as the 129th least deprived area out of 151 upper tier local authorities. However, there are pockets within the wards in Littlehampton and Bognor Regis that are in the most deprived 10% in England.</p>

Figure 1: Small area measures of relative deprivation in Arun – All domains



Barriers to housing and services is one of the indices of deprivation (2019). This data places the majority of Arun in the top 4 most deprived deciles as indicated by areas of red and orange on the map below.

Figure 2: Small area measures of relative deprivation in Arun – Barriers to housing and services domain



What evidence has been used to assess the likely impacts?

This EIA has been completed based on intelligence drawn from the Housing Market Review and other relevant documents, as well as stakeholder engagement. References to demographic trends are largely based on the Census 2021, plus official data sources from the Government, Office for National Statistics, and other public bodies.

Decision following initial assessment			
Continue with existing or introduce new / planned activity	Y	Amend activity based on identified actions	N

Action Plan			
Impact identified	Action required	Lead Officer	Deadline
Age	Seek to increase the range of housing options for older people and encourage the development of more low-cost home ownership options for younger households.	TBC	TBC
Disability	Seek to increase the range of housing options for people with disabilities, including through the installation of aids and adaptations to existing properties, and the provision of more accessible and adaptable new housing.	TBC	TBC
Race	Seek to increase the supply of affordable housing and improve the quality and standards of private rented sector accommodation.	TBC	TBC
Socio-economic	Seek to increase the supply of affordable homes across the district, targeted for those on low incomes. Promote retrofit measures targeted at fuel poor households to reduce the costs of living for occupants.	TBC	TBC

Monitoring & Review	
Date of last review or Impact Assessment:	
Date of next 12 month review:	September 2025
Date of next 3 year Impact Assessment (from the date of this EIA):	September 2028

Date EIA completed:	1.05.2024
Signed by Person Completing:	