

Predictive Equality Impact Assessment (PEIA) FOR COUNCIL DECISIONS ONLY



Title of report or proposal:

Introducing Social Homebuy

Describe in full the aims, objectives and purpose of the proposal, including desired outcomes:

Social Homebuy is a Government initiative sponsored by the DCLG. The aim is provide households on low incomes the opportunity to part buy their council home.

Department:

Community Services Department

Form and report MUST be checked and countersigned by the Principal Corporate Equalities Officer before the report proceeds to the Cabinet Member(s).

Officer Responsible:

Chris Jones. 020-8753-4470 (x4470), chris.jones@lbhf.gov.uk

(Signature, Print Name, Contact Number and Email Address)

Principal Corporate Equalities Officer (PCEO):

Signed off by Pinakin Patel at 17.37 on 24/10/06. Ext 5727, pinakin.patel@lbhf.gov.uk.

(Signature, Print Name, Contact Number and Email Address)

PLEASE ANSWER THE FOLLOWING QUESTIONS:

1. Who are the main people that this decision will affect?

Council Tenants

2. Identify the risks that could prevent the planned outcomes

The scheme as it is currently configured may only achieve a limited take up given that the discounts to purchase and minimum equity of 25% offered may not on balance be attractive enough to Council Tenants. The plan is to pilot the scheme and to approach the DCLG with suggested improvements if the scheme is not successful.

3. Could the proposal have a positive impact on **a) race b) disability c) gender d) sexual orientation e) age f) belief system groups**? (Please provide evidence e.g. user feedback, complaints, ethnic monitoring, diversity monitoring?)

a) b) c) d) e) f) The Scheme could have a positive impact on those households who would like to purchase and get a foot on the property owning ladder but do not have the resources to purchase outright. Previous research has shown that the equalities groups detailed here disproportionately have incomes below the borough average and indeed median. This scheme gives those households the opportunity to own.

4. Could the proposal have a negative impact on **a) race b) disability c) gender d) sexual orientation e) age f) belief system groups**? (Please provide evidence e.g. user feedback, complaints, ethnic monitoring, diversity monitoring?)

a) b) c) d) e) f) The only possible negative impact is that in selling stock the council reduces the overall stock available to meet housing needs. However, Social Homebuy allows Councils to reinvest receipts from sale in new build affordable housing which overall may increase the number of units available for letting given that there is no guarantee in the medium or indeed long term that someone who purchases under social homebuy will be vacating their property. Additionally, the loss of stock needs to be balanced against the positive benefits of homeownership which provides that household with a equity stake.

5. Can any negative impact of the decision be justified?

See above

6. If you have undertaken any internal/ external research or consultation(s) please list these below:

External research into the impact of the scheme has been undertaken by the DCLG and their findings that in terms of stock reduction and loss of units the impact is minimal. We have sought advice and discussed the introduction of social homebuy widely with other Local Councils and a local RSL and in general had a positive response in terms of the overall objectives of social homebuy.

7. Do you need to undertake any further consultation? If so, what and with whom?

No although we have written to over 300 council tenants who expressed a interest in the right to buy asking whether they would be interested in a product such as social homebuy.

PLEASE EMAIL COMPLETED FORM TO PINAKIN PATEL: pinakin.patel@lbhf.gov.uk

London Borough of Hammersmith & Fulham