

**Working together to create a borough of opportunity
Predictive Equality Impact Assessment (PEIA) (V.2)
FOR ALL COUNCIL DECISIONS ONLY**



Title of report or proposal:

Housing Allocations Plan 2007/08

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

The Council is required to publish an annual allocations plan, which sets out the balance of lettings for the coming year. The document seeks approval for the proposed distribution of lettings to RSL and council properties for 2007/08.

Department:

Community Services Department

Form and report MUST be checked and countersigned by the Principal Policy Officer (Organisational Development)

Officer Responsible: *(to be completed by the report author)*

**Gareth Mead, Head of h&f Home Buy, Rehousing & Adaptations, x5344,
gareth.mead@lbhf.gov.uk**

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

Principal Policy Officer: *(to be completed by the Principal Policy Officer (OD))*

Signed off by Pinakin Patel at **14.16** on **11/04/07**. Email pinakin.patel@lbhf.gov.uk Tel 020 8753 5727

PLEASE ANSWER THE FOLLOWING QUESTIONS:

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

Anyone seeking rehousing in Hammersmith & Fulham including homeless households, and existing tenants requiring rehousing.

2. Identify the risks that could prevent the planned outcomes

That the estimated supply of new housing delivered by the Affordable Housing Programme this year slips and does not hand over the anticipated number of units. Performance will be closely monitored.

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, monitoring?)

a) b) c) d) e) f) Eligibility criteria are laid out in the council's allocations scheme, which is informed by both legislation and a Code of Guidance. The council is required to give "reasonable preference" to groups including people who are homeless and people needing to move for medical and welfare grounds. The allocation of social housing in the borough plays a key part in meeting the councils' objective of creating mixed and safe communities. To this end this years plan introduces two new quotas that ensure that key workers and people on low to average incomes within the statutory reasonable preference groups are given additional preference to obtain permanent rehousing.

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, monitoring,?)

a) b) c) d) e) f) We will need to monitor future lettings after implementation in order to assess whether there has been an adverse impact. One area we will need to specifically monitor is whether the suggested amendment to the councils' size standard for households with one child under the age of two years of age will lead to an accumulation over time of overcrowding that adversely affects BME communities.

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

This amendment will reduce the amount of time spent in temporary accommodation or unsatisfactory housing conditions for households for very young children.

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

A draft of the plan was consulted on at the boroughs' forum of tenants and residents association representatives and at a meeting of the Registered Social Landlord Forum.

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

Further on-going consultation with RSL's and community groups.

PLEASE EMAIL COMPLETED FORM TO PEIA@lbhf.gov.uk

**Contact: Pinakin Patel, 020 8753 5727
Assistant Chief Executive's Department
London Borough of Hammersmith & Fulham**