

**Working together to create a borough of opportunity  
Predictive Equality Impact Assessment (PEIA) (V.5)  
FOR ALL COUNCIL DECISIONS ONLY**



**Title of report or proposal:**

**Acquisition of Larger Family Sized Accommodation Proposal**

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

**In partnership with Notting Hill Housing Group (NHHG) up to 18 four bedroom properties will be acquired in the borough and neighbouring west London boroughs to assist those households in the borough experiencing overcrowding or those in temporary accommodation requiring larger accommodation. The acquisition costs will be jointly funded by the Council and NHHG and will be let at intermediate rents (rents at a discount to open market rents) on assured shorthold tenancies. NHHG will accept 100% nominations from the Council and the properties funded through Council capital contributions will return to the Council's ownership after 15 years.**

Department:

**Community Services Department**

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

**Ian Ruegg, Principal Enabling Manager, 0208 753 1722, [ian.ruegg@lbhf.gov.uk](mailto:ian.ruegg@lbhf.gov.uk)**

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

**Form and report MUST be checked and countersigned** by the Opportunities Officer (Organisational Development)

Opportunities Officer: *(to be completed by the Opportunities Manager)*

Signed off by Lillian Magero on **28/10/09** Email [PEIA@lbhf.gov.uk](mailto:PEIA@lbhf.gov.uk) Tel 020 8753 2355

PLEASE ANSWER THE FOLLOWING QUESTIONS:

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

**Households in suffering overcrowded conditions in their existing home or those in temporary accommodation who will require larger accommodation in their permanent rehousing.**

2. Identify the risks that could prevent the planned outcomes

**The scheme is subject to Notting Hill Housing Group (NHHG) obtaining consent from the Tenant Services Agency to use funds in their Disposal Proceeds Fund for the purpose of this scheme. This permission is currently being sought.**

**The scheme will need approval of internal NHHG boards, however, NHHG have already agreed to the principles of the scheme.**

**A very significant uplift in property values in West London over the next six months could make the scheme financially problematic.**

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) The project should have a positive impact on BME communities who are over represented in the need for larger sized accommodation. Black/British Groups are over 4 times more likely to appear in temporary accommodation than in the general population because of the higher rate of meeting the statutory definition of being homeless owing to disadvantage experienced in employment and housing markets. With the exception of Chinese groups all BME groups, are likely to be over represented in temporary accommodation the figures are as follows : ethnicity of main applicant in temporary accommodation, white 29%, mixed 3%, asian 7%, black british 41%, Chinese 1%, other 13%, unknown 6%.**

**Females are 1.59 times more likely to appear in temporary accommodation than in the general population, the gender of the main applicant being 80% female and 20% male. The average length of stay in temporary accommodation is presently over two years and this tends to**

increase with the bedroom requirement of the household, with those requiring 4 beds waiting over 3 years.

Over 60 people are registered with a physical disability or known to have a physical or sensory impairment are currently in temporary accommodation, and whilst the proposed project is not directed at providing wheelchair standard accommodation, officers will where possible, when there is a disabled member of the household work closely with Occupational Therapy and adaptations service to seek to undertake works to adapt a property should it be necessary if the financial constraints of the scheme permit.

There is also likely to be a positive impact on children's educational attainment as there will be room to do uninterrupted homework. Improving attainment scores is also an LAA target.

4. Could the proposal have a differential 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) No. The proposals are aimed at alleviating overcrowding and obtaining housing in a decent condition suitable for the households needs.**

5. Could the proposal have any differential impact (either positive, negative or neutral) on the health outcomes of the local population? Please provide details.

**Given the proposal is aimed at alleviating overcrowding in the borough and providing accommodation suitable to the needs of those in temporary accommodation requiring four bed accommodation, the health impact can be anticipated to be positive by the acquired accommodation providing improved living and amenity space for the households. It would be anticipated that there would be less family tensions resulting from the lack of previous space, improved mental health outcomes and less incidents of domestic health.**

**As some of the properties acquired may be outside the borough some households may experience difficulties in connection with established networks or services they may use in the borough. However, we currently accommodate about 40% of households in temporary accommodation outside the borough and this often proves an acceptable choice with these households who are more often interested in the quality of the accommodation and not its location.**

6. Can any differential negative impact of the decision be justified?

**The properties being acquired outside the borough are limited to areas the Council's housing options team have identified as popular with borough residents, which will include areas with good transport connections to LBH&F.**

**The Council's Enhanced Housing Options Team and Overcrowding teams will work closely with households in explaining the scheme and assisting those who wish to move to one of the acquired properties. Accepting a tenancy in one of the acquired properties will be undertaken on a voluntary basis with the agreement of the household**

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

**Officers have undertaken analysis of those households living in overcrowded conditions and those in temporary accommodation requiring larger accommodation against the anticipated supply of lettings (both relets and new build). This has demonstrated that there is a shortfall in meeting the demand particularly for 4 bed accommodation amongst these groups.**

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

**As stated above the Council's Enhanced Housing Options Team and Overcrowding Team will work closely with households who express an interest in moving to the acquired accommodation.**

9. If any differential negative impact is predicted, what actions are you planning to implement which would help lessen any adverse impact? Please give details.

PLEASE EMAIL COMPLETED FORM TO [PEIA@lbhf.gov.uk](mailto:PEIA@lbhf.gov.uk)

Contact: Equalities & Diversity Officer, 020 8753 1874  
London Borough of Hammersmith & Fulham