

**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:

Hostel Disposal

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

That officers be authorised to dispose through market sale of Stewarts Lodge Hostel comprising 25 units of accommodation and to retain Broomhouse Road Hostel, which has 8 units of accommodation including 1 disabled unit. Disposal to be at the best price reasonably obtainable and otherwise on terms considered appropriate by the Head of Corporate Property Services and the Assistant Director (Legal and Democratic Services).

In February 2007, Cabinet agreed to dispose of 54 units of hostel accommodation, which will reduce the hostel stock from 161 units in 18 buildings to 107 units in 7 buildings. To date, 10 buildings providing 46 units of accommodation have been sold. There has been a change in the demand for temporary accommodation, which has resulted in a higher void rate in the hostel stock. The view of the commissioning team is that 107 units of hostel accommodation should be revised down in view of the reduction in demand for hostel accommodation. The requirement for hostel units is 90, which would be achieved if Stewarts Lodge were sold, which has 25 units of accommodation.

The current void rate for the hostel stock is 19%, against a target of 10%. The last hostel sold under the disposal programme was 296 Fulham Palace Road, Fulham SW6, which was sold in May 2009. This took the number of hostel units to 115. The length of stay in hostel accommodation has reduced and the turnover of re-lets has increased.

Department:

Housing Options – Accommodation Services

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

Glendine Shepherd, EXT 4017, glendine.shepherd@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 **16/11/09** Email PEIA@lbhf.gov.uk Tel 020 8753 2355

PLEASE ANSWER THE FOLLOWING QUESTIONS:

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

Clients approaching the council for assistance with housing need. However, affect would not be detrimental due to the reduction in demand for this type of accommodation. The remaining stock will be sufficient.

2. Identify the risks that could prevent the planned outcomes

Difficulties in gaining appropriate planning permission for the development of the site resulting in limited capital receipts.

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) Yes. The reduced number of units will enable more intensive support to all client

groups. Robust needs assessments will be carried out and support provided where required. Hostel Managers will be more available. The recent TA survey highlighted the need for more support in this area.

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. A further proposal will be made to use the capital receipts to improve the remaining hostels. This would include the building of additional disabled units, ensuring equal access. There are also hostels for specific client groups e.g. mother and baby hostel, young persons hostels, etc. This enables us to meet the individual needs of our client group.

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

A positive impact is anticipated. The improvement of the remaining stock would be conducive to good health. The disposal of an out of borough hostel – as proposed would minimise the trauma of displacement and isolation for the client group.

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

No negative impact anticipated

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

Use of void statistics, key performance indicators, TA survey, financial reports

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

Continued discussions with Lambeth Council for change of use

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.

No negative impact anticipated

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

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