



Integrated Impact Assessment (IIA)

Part 1 Scoping

1 Details of the Proposal

Title of Proposal:	Strategic Housing Investment Plan 2022-2027
What is it?	An annual revised plan submission as required by Scottish Government.
<p>Description of the proposal: (Set out a clear understanding of the purpose of the proposal being developed or reviewed (what are the aims, objectives and intended outcomes, including the context within which it will operate))</p>	<p>The Council's Local Housing Strategy 2017-22 is the Statutory strategy which provides and overview of the issues and challenges of the Scottish Borders housing context, and sets out the Council's 4 strategic housing priorities. This was developed through a broad process of engagement and a consultative approach in order to arrive at the four strategic priorities.</p> <ol style="list-style-type: none"> 1. The supply of housing meets the needs of our communities 2. More people live in good quality energy efficient homes 3. Fewer people are affected by homelessness 4. More people are supported to live independently in their own homes <p>The Strategic Housing Investment Plan is an implementation plan which provides a rolling 5 year planning horizon to set out prioritised affordable housing projects which the Council and delivery agents propose to deliver new supply affordable housing in order to support the delivery of the above priorities. The SHIP 2022-2027 is the 13th such submission to Scottish Government. The development of the SHIP is made possible by mature processes in order to identify, prioritise and deliver identified projects across a programme approach. The development of the SHIP is framed by Scottish Government Guidance and is underpinned by Resource Planning Allocations provided by Scottish Government, plus additional grant contributions from the Council.</p>

Appendix 3: SHIP 2022-2027

	<p>Local Authorities are required to produce and submit an annual SHIP to the Scottish Government for review. Scottish Borders Council has prepared this SHIP update in consultation with the SHIP Working Group in order to articulate how the Council will assist the Government in targeting its Affordable Housing Supply Programme funding and, how the Council’s affordable housing investment needs identified in the Council’s Local Housing Strategy (LHS) 2017-2022 will be prioritised and addressed in practice over a five year period.</p> <p>The SHIP 2022-27 aims to:</p> <ul style="list-style-type: none"> • Prioritise the delivery of affordable housing over the next five years • Form the basis for more detailed programme planning and prioritises projects. • Deliver on priority outcomes identified in the Local Housing Strategy 2017-2022 • Highlight progress for delivery of affordable housing over 2020-2021. <p>This needs to be read in conjunction with the LHS which is published separately and is available on the Council’s website.</p>
<p>Service Area: Department:</p>	<p>Planning and Housing Service Assets and Infrastructure</p>
<p>Lead Officer: (Name and job title)</p>	<p>Gerry Begg Lead Officer – Housing Strategy, Policy and Development</p>
<p>Other Officers/Partners involved: (List names, job titles and organisations)</p>	<p>The responsibility of developing the SHIP rests with Scottish Borders Council but its implementation is dependent on partnership working with a whole range of external organisations. Key partners include Registered Social Landlords (RSLs), housing developers and various Departments within SBC</p>
<p>Date(s) IIA completed:</p>	<p>26th August 2021</p>

2 Will there be any cumulative impacts as a result of the relationship between this proposal and other policies?

Yes

If yes, - please state here:

The affordable housing investment priorities detailed in the SHIP cover the period 2022-2027, and align with, and are consistent with the Council's Local Housing Strategy (LHS) identified priorities. It will help inform the Scottish Government's Affordable Housing Supply Programme funding investment decisions and the preparation of the Scottish Government's Strategic Local Programme Agreements (SLPA).

The SHIP is not a standalone plan, it links to a number of other inter-agency strategies, policies and planning structures :

- Registered Social Landlord Business Plans and Strategies
- Community Planning Partnership
- Scottish Borders Health and Social Care Integration Strategic Plan
- Integrated Strategic Plan for Older People's Housing, Care and Support Needs 2018-28
- Housing Needs and Aspirations of Borders Young People Study
- Scottish Borders Local Development Plan
- Local Outcome Improvement Plan
- Local Housing Strategy 2017-2022
- SESplan Housing Need and Demand Assessment 2
- Rapid Rehousing Transition Plan 2019 – 2024
- Scottish Borders Economic Strategy 2023

All these plans are linked to delivery of the affordable housing projects being proposed in the SHIP. It is considered that the delivery of the proposed affordable housing set out in SHIP 2022/2027 will have a positive impact to support the above plans and strategies.

3 Legislative Requirements

3.1 Relevance to the Equality Duty:	
<p>Do you believe your proposal has any relevance under the Equality Act 2010? <i>(If you believe that your proposal may have some relevance – however small please indicate yes. If there is no effect, please enter “No” and go to Section 3.2.)</i></p>	
Equality Duty	Reasoning:
<p>Elimination of discrimination (both direct & indirect), victimisation and harassment. <i>(Will the proposal discriminate? Or help eliminate discrimination?)</i></p>	<p>Yes. The implementation of the SHIP will have a positive impact on the population of the Scottish Borders by increasing the supply of affordable homes and supporting the delivery of the 4 LHS priorities as set out in Section 1 above.</p>
<p>Promotion of equality of opportunity? <i>(Will your proposal help or hinder the Council with this)</i></p>	<p>Yes. The development and implementation of the SHIP is underpinned by the promotion of equality of opportunity. The proposed projects are almost all being delivered by Registered Social Landlords, which operate within a statutory monitoring framework and published reporting via regulation and inspection overseen by the Scottish Housing Regulator. Promotion of equalities is embedded within the scope of this Statutory Regulation regime.</p>
<p>Foster good relations? <i>(Will your proposal help or hinder the council s relationships with those who have equality characteristics?)</i></p>	<p>Yes. Scottish Borders Council ceased to be a Council house landlord organisation in March 2003 as the result of the successful transfer of its homes to Scottish Borders Housing Association. The implementation of the SHIP is dependent on partnership working and requires engagement with a wide range of stakeholders. Through implementation of SHIP and delivery of individual projects there is the opportunity to engage communities and those people with equality characteristics, such as older people, people with a physical disability, or mental health need or learning disability.</p>

3.2 Which groups of people do you think will be or potentially could be, impacted by the implementation of this proposal? (You should consider employees, clients, customers / service users, and any other relevant groups)				
Please tick below as appropriate, outlining any potential impacts on the undernoted equality groups this proposal may have and how you know this.				
	Impact			Please explain the potential impacts and how you know this
	No Impact	Positive Impact	Negative Impact	
Gender Reassignment Trans/Transgender Identity, Marriage or Civil Partnership, Pregnancy and Maternity, Religion or Belief, Sex – Gender Identity and Sexual Orientation		✓		The delivery of new affordable homes improves access to housing for all. There is likely to be a positive impact on these groups, and outcomes will be monitored through the life span of the LHS (the overarching strategy) and through the delivery of specific housing and support services. The Scottish Housing Regulator has a role in monitoring Registered Social Landlord Allocations, policies, procedures and services.
Age (Older or younger people or a specific age grouping)		✓		Children (19,046), young people (10,238) and older people (28,103) account for 50% of the population of the Scottish Borders and will benefit from the successful implementation of the SHIP. Increasing the supply of new affordable homes that meets the needs of communities should provide a range of choice of homes for families, which in turn should benefit the health and well-being of children, young people and older people. Older people are one of the key client groups identified in the Independent Living objectives of the LHS. It clearly identifies the projected growth of this client group and identifies actions which should help meet the housing needs of older people. This will require effective joint working with Health and Social Care (Integration), RSLs and other private and voluntary sector organisations. Older and other vulnerable people with particular housing needs are prioritised for re-housing or assistance and grants for housing improvement and adaptations through the Care and Repair Service.

Appendix 3: SHIP 2022-2027

<p>Disability (e.g. Effects on people with mental, physical, sensory impairment, learning disability, visible/invisible, progressive or recurring)</p>		<p>✓</p>		<p>The LHS sets out an assessment of housing and the housing needs of people with disabilities. The current SHIP is informed through evidence base from the LHS 2017-2022, the joint Strategic Needs Assessment, the Strategic Plan, the Housing Need and Demand Assessment (HNDA) 2 and the Integrated Strategic Plan for Older People’s Housing Care and Support. As part of the SHIP Guidance 2019 and 2020, Local Authorities are required to promote a greater focus on wheelchair accessible housing, providing a position statement and annual target the SHIP. The Council commissioned an independent Wheelchair Housing Study which reviewed the current evidence base and engaged with wheelchair users and stakeholders as part of the research. The final report has informed the Council and partners to help set the affordable wheelchair accessible houses target for delivery over the next five years as part of our broader plans for specialist provision. The SHIP proposes a range of homes intended for people with particular housing needs, and the new supply homes provide opportunities to be allocated to an applicants with range of housing needs in accordance with individual RSL Allocation Policies. RSL Allocations activity is also within the scope of the Scottish Housing Regulator’s oversight.</p>
<p>Race Groups (including colour, nationality, ethnic origins, including minorities (e.g. gypsy travellers, refugees, migrants and asylum seekers))</p>		<p>✓</p>		<p>A key objective of the Local Housing Strategy, and therefore, the SHIP is to eliminate discrimination; therefore, the SHIP is intended to have a positive effect on the promotion of equality, and takes into account the needs of a range of households in local communities in the Scottish Borders</p> <p>Previous research commissioned by the Council’s Housing Strategy Team into the Housing Needs of Minority Ethnic Communities in the Scottish Borders concluded that minority ethnic households see housing as becoming less affordable, and affordable homeownership options should be promoted to minority ethnic households. There is also some evidence that some ethnic minority families would like to access larger home sizes in the social rented sector. This position has not changed. The Scottish Housing Regulator has a role to monitor the allocations, policies , procedures and services provided by RSLs.</p>

3.3 Fairer Scotland Duty

This duty places a legal responsibility on Scottish Borders Council (SBC) to actively consider (give due regard) to how we can reduce inequalities of outcome caused by socio-economic disadvantage when making strategic decisions.

The duty is set at a strategic level - these are the key, high level decisions that SBC will take. This would normally include strategy documents, decisions about setting priorities, allocating resources and commissioning services.

Is the proposal strategic?

Yes

If yes, please indicate any potential impact on the undernoted groups this proposal may have and how you know this:

	Impact			State here how you know this
	No Impact	Positive Impact	Negative Impact	
Low and/or No Wealth – enough money to meet basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future.		✓		Better homes can lead to some improvements in self-reported physical and mental health and reductions in some symptoms. Heating improvements and energy efficiency measures can improve the indoor environment and also alleviate fuel poverty which can improve the occupant’s health and wellbeing against current Public Health Reform priorities and actions. The affordable housing projects set out in this SHIP will aim to seek to maximise the opportunities for energy efficiency and reduction of fuel poverty and to achieve the Silver Standard as a minimum thus meeting the Scottish Housing Condition Standards (SHQS) and Energy Efficiency Standard for Social Housing (ESSH and ESSH2).
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure and hobbies		✓		The SHIP sets out the Council’s partnership approach to delivery good quality affordable and energy efficient homes to meet the needs of Borders communities. The SHIP sets out the strategic policy document to enable the delivery of high quality homes and housing related services across tenures to meet identified needs in the Scottish Borders.

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<p>Area Deprivation – where you live (e.g. rural areas), where you work (e.g. accessibility of transport)</p>		✓		<p>The SHIP links with the Scottish Borders Economic Development Strategy and Corporate Plan, called ` Our Plan and Your Part In it`. Delivery of the SHIP also links and supports the Council to deliver on its `Connected Borders` Vision for delivering better communities in the next 5 years (2017 – 2022) helping our communities have the skills, ambition and sense of purpose to lead the Scottish Borders into the future, a future that delivers economic growth and sustainable development, a future that builds our communities into strong, energetic towns and villages.</p>
<p>Socio-economic Background – social class i.e. parents’ education, employment and income</p>		✓		
<p>Homelessness</p>		✓		<p>The Project Priority Assessment Tool is a project priority weighting matrix that has been developed to provide a bottom up assessment of relative priorities of housing projects delivered by Registered Social Landlords (RSLs) in order to increase the supply of new affordable homes in order to meet identified needs and pressures. The Rapid Rehousing Transitional Plan has been referred to in this year’s project prioritisation process. The intention is to embed the Housing First approach in local plans to increase the supply of new affordable homes to ensure that there is enough affordable homes available to meet local needs.</p>
<p>Looked after and accommodated children and young people, Carers, Addictions and substance use and those involved within the criminal justice system</p>		✓		<p>The SHIP sets out the Council’s partnership approach to enable the delivery of high quality homes and housing related services across tenures to meet identified need in the Borders.</p>

4 Full Integrated Impact Assessment Required

Select No if you have answered “No” to all of Sections 3.1 – 3.3.

No

If a full impact assessment is not required briefly explain why there are no effects and provide justification for the decision.

The Strategic Housing Investment Plan 2022-2027 is one of a number of strategies and plans that underpin the LHS, and support the delivery of actions to deliver the Local Housing Strategy (LHS) 2017-2022. The LHS has been subject to a full Equality Impact Assessment. The LHS is monitored and reported annually to Council. This ensures that areas that require further action are identified and addressed as part of this process.

Signed by Lead Officer:	Gerry Begg
Designation:	Lead Officer – Housing Strategy, Policy and Development.
Date:	26 August 2021
Counter Signature Service Director	John Curry
Date:	27 August 2021