

## Integrated Impact Assessment (IIA)

### Part 1 Scoping

#### 1 Details of the Proposal

<b>Title of Proposal:</b>	Extra Care Housing Programme
<b>What is it?</b>	A Council approved programme of work to build six extra care housing developments across the Scottish Borders.
<b>Description of the proposal:</b> (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>Meeting the housing needs of older people is identified as a key priority for the <a href="#">Local Housing Strategy 2017-2022</a>. The “<a href="#">Integrated Strategic Plan for Older People’s Housing, Care and Support 2018-2028</a>” assimilates the Council’s previous strategic intention to address the identified need for several extra care housing developments across the main towns of Scottish Borders</p> <p>Extra Care Housing is primarily for older people and provides purpose-built, accessible fully self-contained properties where occupants have their own front doors and access to care and support services 24 hours a day. Occupants have tenancies or leases which give them security of tenure and the right to control who enters their home as well as access to shared communal spaces and facilities.</p> <p>In 2016 six Extra Care Housing developments across the Scottish Borders were approved by Council for delivery. The table below sets out the proposed project delivery timeframes for the delivery of six Extra Care Housing developments across the Scottish Borders:</p>

<b>Proposed Delivery Timescales for Extra Care Housing Developments</b>									
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Total
Duns	30	-	-	-	-	-	-	-	30
Galashiels	-	39	-	-	-	-	-	-	39
Kelso	-	-	36	-	-	-	-	-	36
Hawick	-	-	-	-	-	40	-	-	40
Eyemouth	-	-	-	-	-	-	-	36	36
Peebles	-	-	-	-	-	-	-	-	30
<b>Total</b>	<b>30</b>	<b>39</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>0</b>	<b>36</b>	<b>211</b>

Critical to the delivery of extra care housing schemes is willing and experienced Registered Social Landlords (RSLs) who have the financial capacity and experience to develop a scheme of this nature. The Strategic Housing Investment Plan (SHIP) is the sole document for targeting affordable housing investment in the Scottish Borders and all affordable housing projects (including extra care housing) must be delivered through the SHIP processes and identified as a strategic priority in the Council's Local Housing Strategy.

The Extra Care Housing Programme aims to:

- Deliver six extra care housing developments in the Scottish Borders by 2028;
- Provide a real alternative to residential care for older people with 24hr care and support needs;
- Provide a housing based model of care for older people with 24hr care and support needs;
- Shift the balance of care for older people with 24hr care and support needs from overstretched care at home and care home services to housing based care.

<b>Service Area:</b> <b>Department:</b>	Health and Social Care Planning and Housing
<b>Lead Officer:</b> (Name and job title)	Jen Holland, Director of Strategic Commissioning and Partnerships
<b>Other Officers/Partners involved:</b> (List names, job titles and organisations)	<p>The responsibility of developing Extra Care Housing rests with Scottish Borders Council but its implementation is dependent on partnership working with a wide range of external organisations including Registered Social Landlords (RSLs), Scottish Government/More Homes Division, housing developers, NHS Borders and various Departments within SBC.</p> <p>Within SBC the key officers are:</p> <p>Jane Robertson, Programme Manager  Justine Gosling, Project Support Officer  John Curry, Director of Assets and Infrastructure  Ian Aikman, Chief Planning and Housing Officer  Donna Bogdanovic, Lead Officer Housing Strategy, Policy and Development</p>
<b>Date(s) IIA completed:</b>	16 November 2022 17 November 2022 21 November 2022 23 November 2022 24 November 2022 30 November 2022

## 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 Extra Care Housing Programme aligns with, and is consistent with the Council's Local Housing Strategy (LHS).

The Extra Care Housing Programme is not stand alone and is underpinned by a number of other inter-agency strategies and policies:

- 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
- Scottish Borders Local Development Plan
- Local Outcome Improvement Plan
- Local Housing Strategy 2017-2022
- SES plan Housing Need and Demand Assessment 3
- Scottish Borders Economic Strategy 2023
- South of Scotland Regional Economic Strategy
- Scottish Borders Council Plan 1 April 2022 – 31 March 2023

All these plans are linked to the delivery of extra care housing proposed in the SHIP. It is considered that the delivery of the extra care housing programme of work set out in SHIP 2023/2028 will have a positive impact and support the above plans and strategies.

### 3 Legislative Requirements

3.1 Relevance to the Equality Duty:	
<p><b>Do you believe your proposal has any relevance under the Equality Act 2010?</b>  <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><b>Elimination of discrimination (both direct &amp; indirect), victimisation and harassment.</b> <i>(Will the proposal discriminate? Or help eliminate discrimination?)</i></p>	<p>Yes. The delivery of extra care housing will have a positive impact on the population of the Scottish Borders by offering a housing based option for older people to received 24hr care and support as opposed to within a care home setting.</p>
<p><b>Promotion of equality of opportunity?</b>  <i>(Will your proposal help or hinder the Council with this)</i></p>	<p>Yes. The provision of extra care housing is underpinned by the promotion of equality of opportunity. The six developments are 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><b>Foster good relations?</b>  <i>(Will your proposal help or hinder the council s relationships with those who have equality characteristics?)</i></p>	<p>Yes. The delivery of extra care housing is dependent on partnership working and requires engagement with a wide range of stakeholders. Through the implementation of the six developments 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	
<b>Age</b> Older or younger people or a specific age grouping		X		Yes. The delivery of extra care housing enables access to a housing model of care for primarily older people. There is likely to be a positive impact for older people, 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. In the Scottish Borders there are approximately 29,084 people aged over 65 amounting to 25.2% of the total population.(2011 Census)
<b>Disability</b> e.g. Effects on people with mental, physical, sensory impairment, learning disability, visible/invisible, progressive or recurring		X		Yes. Older people with a range of disabilities 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 including the delivery of extra care housing. The LHS also sets out an assessment of housing and the housing needs of people with disabilities. The delivery of extra care housing will require effective joint working with Health and Social Care, RSLs and other private and voluntary sector organisations. Older and other vulnerable people with particular housing and care and support needs are prioritised for the allocation of extra care housing. There are approximately 34,341 people

				with a disability in the Scottish Borders amounting to 29.8% of the total population
<b>Gender Reassignment/ Gender Identity</b> anybody whose gender identity or gender expression is different to the sex assigned to them at birth		X		Yes. The delivery of extra care housing improves access to this type of 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.
<b>Marriage or Civil Partnership</b> people who are married or in a civil partnership		X		Yes. The delivery of extra care housing improves access to this type of 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.
<b>Pregnancy and Maternity</b> (refers to the period after the birth, and is linked to <b>maternity</b> leave in the employment context. In the non-work context, <b>protection</b> against <b>maternity</b> discrimination is for 26 weeks after giving birth),	X			
<b>Race Groups:</b> including colour, nationality, ethnic origins, including minorities (e.g. gypsy travellers, refugees, migrants and asylum seekers)		X		Yes. A key objective of the Local Housing Strategy is to eliminate discrimination; therefore the delivery of extra care housing is intended to have a positive effect on the promotion of equality, and takes into account the needs of a range of race groups in local communities in the Scottish Borders.
<b>Religion or Belief:</b> different beliefs, customs (including atheists and those with no aligned belief)		X		Yes. The delivery of extra care housing improves access to this type of 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.
<b>Sex</b> women and men (girls and boys)		<b>X</b>		Yes. The delivery of extra care housing improves access to this type of 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. There are approximately 51.4% females and 48.6% males in the total population of the Scottish Borders
<b>Sexual Orientation</b> , e.g. Lesbian, Gay, Bisexual, Heterosexual		<b>X</b>		Yes. The delivery of extra care housing improves access to this type of 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.
<p><b>3.3 Fairer Scotland Duty</b></p> <p>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 socioeconomic disadvantage when making <u>strategic</u> decisions.</p> <p>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.</p>				



**Is the proposal strategic?**

The extra care programme of work falls out of the LHS and delivery is not classed as strategic however the relevant groups which are impacted by the delivery of extra care housing are detailed below:

**If No go to Section 4**

**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	
<b>Low Income and/or No Wealth</b> – 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.		X		Those with low income or no wealth will be eligible for housing benefits and other benefits and grants to enable them to live within extra care housing
<b>Wealth</b> – significant personal savings or capital		X		Those with wealth over a certain level will require to pay for all rent and service charges and will not be eligible for housing benefit and certain other means tested benefits
<b>Material Deprivation</b> – 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		X		Those with material deprivation will be eligible for grants and benefits to enable them to access basic goods and services
<b>Area Deprivation</b> – where you live (e.g. rural areas), where you work (e.g. accessibility of transport)		X		Those living in rural areas with lack of transport will be eligible for a tenancy in extra care housing if they meet the criteria for care and support offering the opportunity to move to newly developed housing within a town setting.
<b>Socio-economic Background</b> – social class i.e. parents' education, employment and income	X			N/A

<b>Looked after and accommodated children and young people</b>	<b>X</b>			Not the primary client population for extra care housing
<b>Carers</b> paid and unpaid including family members	<b>X</b>			Not the primary client population for extra care housing
<b>Homelessness</b>	<b>X</b>			Not the primary client population for extra care housing
<b>Addictions and substance use</b>	<b>X</b>			Not the primary client population for extra care housing
<b>Those involved within the criminal justice system</b>	<b>X</b>			Not the primary client population for extra care housing

#### 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 Local Housing Strategy (LHS) 2017-2022 and The Strategic Housing Investment Plan 2023-2028 underpins the Extra Care Housing programme of work. 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 including extra care housing.

The extra care programme of work is monitored monthly via the ECH Oversight Group and will be reported annually to Council from Dec 2022. Data regarding the allocation of tenancies of the two operational developments is collated monthly and reviewed annually to determine any trends in allocations and identify any areas for improvement.

It is recognised that going forwards additional information requires to be collated at the point of allocation of tenancies regarding race and religion to ensure proportionate and equitable access to extra care housing developments going forwards.

<b>Signed by Lead Officer:</b>	<b>Jane Robertson</b>
<b>Designation:</b>	<b>Programme Manager</b>
<b>Date:</b>	<b>30/11/22</b>
<b>Counter Signature Director</b>	<b>Jen Holland</b>

<b>Date:</b>	
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## Part 2 Full Integrated Impact Assessment

### 5 Data and Information

#### **What evidence has been used to inform this proposal?**

(Information can include, for example, surveys, databases, focus groups, in-depth interviews, pilot projects, reviews of complaints made, user feedback, academic publications and consultants' reports).

Please state your answer here

**Describe any gaps in the available evidence,-then record this within the improvement plan together with all of the actions you are taking in relation to this** (e.g. new research, further analysis, and when this is planned)

Please state your answer here

## 6 Consultation and Involvement

**Which groups are involved in this process and describe their involvement**

Please state your answer here

**Describe any planned involvement saying when this will take place and who is responsible for managing the process**

Please state your answer here

**Describe the results of any involvement and how you have taken this into account.**

Please state your answer here

**What have you learned from the evidence you have and the involvement undertaken? Does the initial assessment remain valid?**

**What new (if any) impacts have become evident?**

(Describe the conclusion(s) you have reached from the evidence, and state where the information can be found.)

Please state your answer here

## 7 Mitigating Actions and Recommendations

Consider whether:

Could you modify the proposal to eliminate discrimination or reduce any identified negative impacts?  
(If necessary, consider other ways in which you could meet the aims and objectives of the proposal.)

Could you modify the proposal to increase equality and, if relevant, reduce poverty and socioeconomic disadvantage?

Describe any modifications which you can make without further delay (e.g. easy, few resource implications)

<b>Mitigation</b> Please summarise all mitigations for approval by the decision makers who will approve your proposal			
<b>Equality Characteristic/Socio economic factor</b>	<b>Mitigation</b>	<b>Resource Implications (financial, people, health, property etc)</b>	<b>Approved Yes/No</b>

## 8 Recommendation and Reasoning *(select which applies)*

- Implement proposal with no amendments
- Implement proposal taking account of mitigating actions (as outlined above)
- Reject proposal due to disproportionate impact on equality, poverty, health and Socio-economic disadvantage

**Reason for recommendation:**

**Signed by Lead Officer:**

**Designation:**

**Date:**

**Counter Signature Director**

**Date:**

**Office Use Only (not for publication)**

**This assessment should be presented to those making a decision about the progression of your proposal.**

**If it is agreed that your proposal will progress, you must send an electronic copy to corporate communications to publish on the webpage within 3 weeks of the decision.**

**Complete the below two sections. For your records, please keep a copy of this Integrated Impact Assessment form.**



### Action Plan (complete if required)

<b>Actioner Name:</b>	<b>Action Date:</b>
<b>What is the issue?</b>	
<b>What action will be taken?</b>	
<b>Progress against the action:</b>	
<b>Action completed:</b>	<b>Date completed:</b>

### Monitoring and Review

State how the implementation and impact of the proposal will be monitored, including implementation of any amendments? For example what type of monitoring will there be? How frequent?

Please state your answer here

**What are the practical arrangements for monitoring? For example who will put this in place? When will it start?**

Please state your answer here

**When is the proposal due for review?**

Please state your answer here

**Who is responsible for ensuring that this happens?**

Please state your answer here