

EQUALITY IMPACT ASSESSMENT RECORDING TEMPLATE

This is a preliminary draft of the Equality Impact Assessment of the Draft Housing Strategy, Building Manchester's Neighbourhoods. Your comments are invited.

You can find this document and the Draft Housing Strategy at: <http://www.mshp.org.uk>

You can use our online form or write to

Housing Strategy Consultation
Manchester City Council
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Manchester M60 2LA

Directorate:	Regeneration	Is this a new or existing policy/service?	New Strategy	Officer responsible for the assessment:	Pam Zuntz
Section:	Strategic Housing	Date of Assessment:		Lead manager responsible for the assessment:	Steve Sheen
Name of the policy/service/function to be assessed:	Housing Strategy – Building Manchester's Neighbourhoods	Date of completion:		Date passed to OI&SI team: Date published:	

Section 1- About your service / policy / function

<p>1 Briefly describe the key delivery objectives of the policy/service/function being assessed</p>	<p>We are setting out a Housing Strategy for the next ten years; it is currently under consultation. We want to create neighbourhoods of choice - successful neighbourhoods which attract and retain successful people from diverse communities and in which people feel secure and supported</p> <p>At the core of what we are doing are 3 key objectives:</p> <ol style="list-style-type: none"> 1 Enhancing opportunities to access homes for residents with raised aspirations and sense of self esteem 2 Raising the quality and sustainability of our homes and neighbourhoods 3 Increasing the quantity of housing to ensure the right types of housing are available in the right places
<p>2 What are the desired outcomes from this policy/service/function?</p>	<p>Manchester's Community Strategy defines the role Housing needs to play to build places and homes that increase prosperity, happiness and health and which will meet the needs of a competitive city region. Building Manchester's Neighbourhoods sets out the principles and goals for achieving this over the next ten years.</p>

Section 2 – Understanding your customer

<p>3. Do you currently monitor the service/policy/function by the adjacent equality groups?</p>	<p>Equality group</p>	<p>Y/N</p>	<p>If no, please explain why this is the case and / or note action to prioritise the gathering of this equality data in your action plan</p>
	<p>Race</p>		<p>Strategic level data is available from the Census and the Housing Need and Demand Study among other sources. A review of relevant research and information was undertaken in January 2008 for the Manchester and Salford Housing Market Pathfinder area. Data relating to the demand for social housing is available through the Housing Register data. Other monitoring is undertaken at service delivery level</p>

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	Gender		Strategic level data is available from the Census and the Housing Need and Demand Study. Some data relating to the demand for social housing is available through the Housing Register data
	Disability		Strategic level data is available from the Housing Need and Demand Study. Data relating to assessments for equipment and adaptations is recorded. Data relating to the demand for social housing is available through the Housing Register data Other monitoring is undertaken at service delivery level
	Sexuality		There is no strategic level data specific to sexuality
	Age		Strategic level data is available from the Census, population forecasts and the Housing Need and Demand Study. Data relating to the demand for social housing is available through the Housing Register data
	Religion & Belief		There is no strategic level data specific to religion and belief and its relation to housing
4. Who will be consulted as part of this EIA? What types of consultation will be carried out?			<p>Specific invitation to equality groups to comment Focus groups / workshops with equality groups Consultation through SNP Forum Consultation with Registered Housing Providers SRF level workshops with tenants and residents, other departments and key stakeholders</p>

Section 3 – Delivery of a customer focussed service / policy / function

5. Could the policy/service have a differential impact relating to race equality?	Y	N	What evidence or data exists to support your analysis?
	Y		<p>See attached sheets. The goals and principles of the strategy will have an overall positive effect on BME households in the city. Disadvantaged groups are more likely overall to be in poorer quality housing; improving housing through our three key objectives will have an overall benefit.</p> <p>Housing is a key element of neighbourhoods of choice which will support economic growth in the city. Economic growth will benefit all residents, with potentially more benefit to those already disadvantaged.</p>
If the impact is negative what solutions will be introduced?			

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If the impact is positive how will this be safeguarded?	The Strategy will be delivered and monitored at Strategic Regeneration Framework Level on the basis of local delivery plans that reflect local priorities. Overall monitoring of the Strategy will be through performance reports to the Strategic Housing Board and Sustainable Neighbourhoods Partnership		
Which business plans or equality action plans have these been transferred to? E.g. Equalities Delivery Plan, Business Objectives Delivery Plan, Workforce Delivery Plan etc	To be determined following development of local delivery plans		
6. Could the policy/service have a differential impact on disability equality?	Y	N	What evidence or data exists to support your analysis?
	Y		See attached sheets. The goals and principles of the strategy will have an overall positive effect on households in the city with disabled household members. Disadvantaged groups are more likely overall to be in poorer quality housing; improving housing through our three key objectives will have an overall benefit. Housing is a key element of neighbourhoods of choice which will support economic growth in the city. Economic growth will benefit all residents, with potentially more benefit to those already disadvantaged.
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Which business plans or equality action plans have these been transferred to? E.g. Equalities Delivery Plan, Business Objectives Delivery Plan, Workforce Delivery Plan etc	To be determined following development of local delivery plans		
7. Could the policy/service have a	Y	N	What evidence or data exists to support your analysis?

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<p>differential impact relating to equality for LGBTs?</p>	<p>Y</p>		<p>See attached sheets. The goals and principles of the strategy will have an overall positive effect on households in the city with disadvantaged household members. Disadvantaged groups are more likely overall to be in poorer quality housing; improving housing through our three key objectives will have an overall benefit.</p> <p>Housing is a key element of neighbourhoods of choice which will support economic growth in the city. Economic growth will benefit all residents, with potentially more benefit to those already disadvantaged.</p>
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<p>Which business plans or equality action plans have these been transferred to? E.g. Equalities Delivery Plan, Business Objectives Delivery Plan, Workforce Delivery Plan etc</p>	<p>To be determined following development of local delivery plans</p>		
<p>8. Could the policy/service have a differential impact relating to age equality?</p>	<p>Y</p>	<p>N</p>	<p>What evidence or data exists to support your analysis?</p>
	<p>Y</p>		<p>See attached sheets. The goals and principles of the strategy will have an overall positive effect on households in the city with disadvantaged household members. Disadvantaged groups are more likely overall to be in poorer quality housing; improving housing through our three key objectives will have an overall benefit.</p> <p>Housing is a key element of neighbourhoods of choice which will support economic growth in the city. Economic growth will benefit all residents, with potentially more benefit to those already disadvantaged.</p>
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Which business plans or equality action plans have these been transferred to?	To be determined following development of local delivery plans		
9. Could the policy/service have a differential impact relating to gender equality?	Y	N	<p>What evidence or data exists to support your analysis?</p> <p>See attached sheets. The goals and principles of the strategy will have an overall positive effect on households in the city with disadvantaged household members. Disadvantaged groups are more likely overall to be in poorer quality housing; improving housing through our three key objectives will have an overall benefit.</p> <p>Housing is a key element of neighbourhoods of choice which will support economic growth in the city. Economic growth will benefit all residents, with potentially more benefit to those already disadvantaged.</p>
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Which business plans or equality action plans have these been transferred to? E.g. Equalities Delivery Plan, Business Objectives Delivery Plan, Workforce Delivery Plan etc	To be determined following development of local delivery plans		
10. Could the policy/service have a differential impact relating to equality in religion and belief ?	Y	N	<p>What evidence or data exists to support your analysis?</p> <p>Nothing specific relating to faith that has not been included under ethnicity</p>
If the impact is negative what solutions will be introduced?			

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If the impact is positive how will this be safeguarded?	
Which business plans or equality action plans have these been transferred to? E.g. Equalities Delivery Plan, Business Objectives Delivery Plan, Workforce Delivery Plan etc	

Section 4 – Director level sign off

Name:		Date:	
Job title and directorate:		Signature:	

Supplementary impacts

Overview

This Housing Strategy is designed to deliver the outcomes envisioned in the Community Strategy. The key housing target in the Community Strategy is to increase home ownership in the city. The proportion of owner occupation in Manchester is, at 46%, far lower than the national average of 68%. While this remains challenging during the current economic downturn, with well documented difficulties in accessing debt and mortgage finance, increasing the proportion of owner occupation remains our overall ambition. This should be seen in context of plans to deliver around 60,000 new homes in the city over the next 20 years to meet a projected increase in population and increase in households. The outcome of building the additional homes will be an increase in the wealth of the city and wider opportunities for all its residents. Work will be undertaken through all services in the city, including through the Housing Strategy, to ensure that our existing residents are connected to the opportunities and benefit from the increasing wealth.

We believe that in the long term creating more mixed neighbourhoods, offering mixed tenure opportunities, mixed lifestyles and more cohesive communities will generate a positive overall impact on equality groups.

Substantial improvements in neighbourhoods and homes have already been achieved through initiatives over the previous years:

- In partnership with residents and Registered Providers, energy efficiency and overall standards of accommodation in social rented homes have increased through the implementation of the Decent Homes Standard; work to complete this programme across the city is well under way.
- We have consulted with our Registered Providers and tenants to develop our Common Standards, which set out the management standards that tenants and Providers will achieve across all our social housing estates.
- We have two Private Finance Initiatives in place and another in the pipeline. These have made dramatic improvements to the quality of homes and neighbourhoods in areas of social housing which were in most need of reconfiguration.
- Activities through the Housing Market Renewal Programme have made dramatic improvements to neighbourhoods suffering from housing market failure through the demolition of obsolete and unpopular housing, environmental and facelift programmes, and the delivery of new homes to meet increasing demand.

Consultation

Contributions to the impacts identified in this Draft Impact Assessment have been identified through consultation at events for Registered Providers (including BME and specialist providers), Tenants and Residents, and through a dedicated event at the Sustainable Neighbourhoods Partnership Forum.

Further Equality Impact Assessments

- The equality impacts of our Allocations Policy, through which social housing is allocated to applicants, were assessed in March 2010.
- A separate impact assessment will be carried out on “Manchester Move”, which will provide a Choice Based Lettings system through which homeseekers will bid for social rented homes available for letting and will also be able to access opportunities within the private rented sector and low cost home ownership.
- The Homelessness Strategy will also be subject to a separate equality impact assessment.

Delivery

The goals outlined in the draft Housing Strategy will be delivered at a local level through the Strategic Regeneration Framework Delivery Plans.

Alongside the local delivery plans will be Local Area Co-operation Agreements through which Registered Providers in the SRF areas co-ordinate their input to the implementation of local priorities in conjunction with tenants and residents. This local focus will deliver improved management, with agencies working together to improve their attractiveness of all neighbourhoods through tackling the environment, litter and graffiti, and anti-social behaviour, reducing empty properties and managing public spaces so communities can feel safe and supported.

Local delivery plans will be subject to equality impact assessment and will identify specific equality issues in terms of their local impact.

Monitoring of the SRF Delivery Plans will test the impact of initiatives that derive from the goals set out in the Housing Strategy.

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Issue affecting equality group	Actions in Strategy	Mitigation and further actions
Section 5 Race/ethnicity impacts		
<p>Our Housing Need and Demand Study 2007(HNDS) indicates that there are higher proportions of some BME groups in the private sector in poor quality accommodation. A survey of our private sector stock in 2007 indicates a disproportionate number of BME households are in fuel poverty.</p>	<p>Actions to improve the quality of accommodation, energy efficiency and management of homes in the private sector will have a positive impact on households in BME groups</p>	<p>We recognise that we do not know enough about moves within the private sector and need more information about the impacts on neighbourhoods, in particular following the impacts of welfare reform</p>
<p>Where some BME groups are concentrated in less successful neighbourhoods with a more transient population and less stability they are likely to be further disadvantaged</p>	<p>Improvements to neighbourhoods through housing market renewal activities, work to involve residents in the development of their communities and improved neighbourhood management with a local focus will offer better opportunities to disadvantaged residents in these localities. To the extent that some BME groups are over represented in less successful neighbourhoods, the work to improve them will deliver a disproportionate positive benefit to these groups.</p>	<p>As above</p>
<p>A survey showed that 26% of BME respondents have a high perception of anti-social behaviour, compared with only 10.5% of white respondents</p>	<p>Improving neighbourhood management across all neighbourhoods and tackling anti-social behaviour will have a positive impact on disadvantaged groups. To the extent that some BME groups are over represented in less</p>	<p>Subject to ongoing monitoring</p>

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	successful neighbourhoods, the work to improve them and co-ordinate actions to tackle anti-social behaviour more effectively will deliver a disproportionate positive benefit to these groups.	
Our HNDS shows that some BME groups are under represented in home ownership and some over represented. Some minority groups are more likely to have been disadvantaged (in education, employment and hence income) and may therefore have been less able to realise their aspirations for home ownership	Actions to encourage pathways to home ownership, eg financial products, will impact more positively on groups who have been disadvantaged	We will continue to monitor access to low cost home ownership through Plumlife, who record access to shared ownership/shared equity homes
Our HNDS and Housing Register indicate that some ethnic groups are more likely to have larger or multi generational households and so more likely to be overcrowded. We are aware that we have a shortage of larger homes for some BME groups	Actions to make better use of housing stock, for example addressing under occupation, will maximise opportunities to access larger homes in the social sector Actions to promote delivery of new market homes to meet demand will address this, supported by financial products to help access to home ownership.	Need to monitor over the lifetime of the Strategy to pick up changes in lifestyles and aspirations
Our HNDS indicates that some ethnic groups are over represented in social rented housing	Actions to improve the quality of stock in social rented sector through Decent Homes work and stock transfers will impact more on disadvantaged groups. Advice and information in the Choice Based Lettings system will provide opportunities to access wider tenure options	We will use the tenure profiling carried out by Registered Providers to track this

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<p>The Annual Population Survey indicates that BME groups are less likely to be economically active compared to the overall population (42% compared with 30% overall figure)</p>	<p>Actions to address worklessness in the Housing Strategy through aligning advice on housing and employment options will have a positive impact, supporting overall citywide actions</p>	<p>This will be a focus of ongoing monitoring</p>
<p>From the evidence in our HNDS some BME groups are more likely to be in housing need. (Up to 28% for some groups compared with 12% overall figure)</p>	<p>Actions to increase the quantity of housing and affordable housing, will contribute to alleviating housing need</p>	<p>Future studies will be able to track the impact of the strategy</p>
<p>A higher proportion of BME households make homeless applications and are in temporary accommodation than the overall figures (44% when proportion of overall population is 23%)</p>	<p>The Strategy overall seeks to reduce the damaging process of homelessness through prevention and support and encouraging financial independence, but this is addressed in more detail in the Homelessness Strategy</p>	<p>Monitoring of this will continue</p>

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Issue affecting equality group	Actions in Strategy	Mitigation and further actions
Section 6 Disability Impacts		
<p>The Annual Population Survey shows that households with a disabled member are less likely to be economically active (42% compared to 73% overall) as a result of their disability. This is particularly the case for those with serious mental health problems.</p>	<p>Advice and information about employment opportunities will have a positive impact on this group, and promote independent living. It will also offer improved opportunities to realise aspirations for home ownership if households have reduced incomes due to disadvantage. The strategy aims to support all vulnerable and disadvantaged residents to become more independent and included.</p>	<p>The Step Up Programme will continue to monitor the number of disabled delegates on the training programmes.</p>
<p>Our HNDS indicates that 23% of disabled households are in unsuitable accommodation.</p>	<p>Actions to improve the quality of accommodation, energy efficiency and management of homes in the all sectors will have a positive impact</p>	<p>Future studies will be able to track the impact of the strategy</p>
<p>Disabled households need equipment and adaptations to support them to remain independent</p>	<p>The Strategy aims to continue provision of aids and adaptations to existing homes and make use of technological innovation to give greater choice.</p> <p>Improved design of future new homes will have a positive impact for disabled households.</p>	<p>The Manchester Equipment and Adaptations Partnership will monitor delivery</p>
<p>The chances of being the victim of anti-social behaviour are significantly increased if someone has a disability, particularly mental health issues or learning difficulties</p>	<p>Improved neighbourhood management and tackling anti-social behaviour will reduce the disadvantage for this group.</p>	

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<p>Our HNDS indicates that households with a disabled member are more likely to live in social rented accommodation</p>	<p>Actions to improve the quality of stock in the social rented sector through Decent Homes work and stock transfers will impact more positively on disadvantaged groups.</p>	
<p>According to the HNDS disabled households are under represented in home ownership. They are more likely to have been disadvantaged (in education, employment and hence income) and may therefore have been less able to realise their aspirations for home ownership</p>	<p>Actions to encourage pathways to home ownership, for example financial products for lower income households can be anticipated to have a disproportionately positive benefit on households that have been disadvantaged, such as disabled households.</p>	<p>Plumlife, the Homes and Communities Agency local agent for low cost home ownership monitor if applicants for schemes are disabled.</p>
<p>Where, due to disadvantage, disabled households are concentrated in less successful neighbourhoods with a more transient population and less stability they are likely to be further disadvantaged</p>	<p>Improvements to neighbourhoods through housing market renewal activities, work to involve residents in the development of their communities and improved neighbourhood management with a local focus will offer better opportunities to disadvantaged residents in these localities</p>	<p>We recognise that we do not know enough about moves within the private sector and need more information about the impacts on neighbourhoods, in particular following the impacts of welfare reform</p>
<p>Some disabled groups need specific support to enable them to remain independent. For example there will be an increased number of older people with learning difficulties in future years</p>	<p>We will continue to use available investment funding to provide specialised supported accommodation</p>	
<p>Many homes are not easily adaptable where household members become less mobile</p>	<p>Quality design of new homes to meet Lifetime Homes standards will begin to address this as new homes are delivered. We will be encouraging the delivery of new homes to meet</p>	<p>We need to develop mechanisms to monitor delivery</p>

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	Manchester's standards known as Design for Access 2.	
Households with some disabilities may be particularly affected by lack of energy efficiency measures	The Strategy will promote higher energy efficiency standards in existing homes; work will be targeted at vulnerable households Higher standards in new homes will also be beneficial	

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Issue affecting equality group	Actions in Strategy	Mitigation and further actions
Section 7 LGB sexuality Impacts		
These groups are more likely to be the victims of hate crime and anti-social behaviour.	Improving neighbourhood management across all neighbourhoods and tackling anti-social behaviour will have a positive impact on disadvantaged groups and is likely to have a disproportionate benefit on people and groups who are more likely to be the victims of anti-social behaviour	The Anti-social behaviour Action Team carry out risk assessments to identify complainants who are vulnerable due to ethnicity, sexuality and disability
Young LGBT residents are at particular risk of rejection by their families which can result in homelessness	We will be working to develop innovative affordable options for young households, particularly exploring sharing options. This will take into account particular needs of young LGBT residents	
Beyond this there have been few specific impacts identified; there is a lack of specific data on how housing aspirations and opportunities are impacted by sexuality.		

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Issue affecting equality group	Actions in Strategy	Mitigation and further actions
Section 8 Age Impacts		
<p>Population forecasts show that there will be increasing numbers of older households as people live longer, particularly over 85s. There will be a higher incidence of dementia and a higher proportion of older households will have care needs, though they will value continued independence</p>	<p>The Strategy will support older households to remain independent through the provision of wider housing options for older people, in particular additional Extra Care places. This will allow people to remain independent for as long as possible, and help to prevent isolation.</p>	
<p>Too frequently older households do not decide to move until there is a crisis, when their options are reduced. Housing Advice and information for older households needs to be joined up with information about finance, care costs, and loan options and offered early.</p>	<p>One of the goals of the Strategy is to ensure that joined up information is available for older households so they can remain independent for as long as possible.</p>	
<p>Older owner occupiers are often equity rich and cash poor, and have difficulty with repairs and ensuring their homes are energy efficient, with consequent impacts on health</p>	<p>We aim to target fuel efficiency programmes at the most vulnerable, and offer a variety of loan options to assist older households in their own homes</p>	
<p>Many homes are not adaptable as household members become less mobile</p>	<p>Quality design of new homes to meet Lifetime Homes standards will begin to address this as new homes are delivered. We will be encouraging the delivery of new homes to meet Manchester's standards known as Design for Access 2.</p>	<p>We need to develop mechanisms to monitor delivery</p>

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There is increasing demand for adaptations to allow people to remain at home	We will be continuing to provide equipment and adaptations that make use of technological innovation to give greater choice and control, though we will have to balance the needs of all residents in allocating funding, which may impact on some older people in larger homes	The Manchester Equipment and Adaptations Partnership will monitor delivery
For older households of all tenures who do wish to move from larger homes that are no longer suitable there are not enough attractive choices. New homes intended for older households need to be larger and in good locations	Where new social rented homes for older households are delivered we will be aiming to provide 2 bedroomed properties	
We know that older households who wish to move often need support to manage a move to a new home where they can continue to be independent	The Strategy recognises the need to reconfigure services to increase independence rather than build in dependence	
Older households are vulnerable in badly managed neighbourhoods, and are more likely to be isolated and concerned about crime and anti-social behaviour	Improvements to neighbourhoods through housing market renewal activities, work to involve residents in the development of their communities and improved neighbourhood management with a local focus will offer better opportunities to disadvantaged residents in these localities and create neighbourhoods of choice	
The Annual Population Survey shows that economic activity is significantly reduced for over 50s	Actions in the Housing Strategy to address worklessness through aligning housing and employment/training advice and information will have a positive impact in supporting overall	

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	citywide actions	
There are insufficient homes for the forecast population – particularly family homes. This will impact on children if the overall housing offer is not improved.	The Strategy aims to deliver enough new homes to meet forecast demand, particularly family homes	
Overcrowding has a negative impact on children’s educational achievement	The Strategy identifies the need to provide more larger family homes and make best use of the homes we have.	
Housing options for lower income working families are more limited; this impacts on life chances for children	Actions to build aspiration and encourage pathways to home ownership, eg financial products, will impact more positively on groups who are on lower incomes. Changes to the Allocations Policy have already been introduced to recognise the lack of options for lower income families and reward the contribution of working families. The new Choice Based Lettings system will facilitate information and access for a range of tenures	
Children in families with complex needs have particularly poor life chances	One of the key goals of the Strategy is to improve life chances and address issues of families with complex needs through joint working across agencies and through integrated neighbourhood management.	
16-19 year olds have lower economic activity rates than most other age groups; this is likely to be exacerbated by the economic downturn. Children leaving care or with a history of offending face particular barriers to accessing accommodation.	We will be working to develop innovative affordable options for young households, particularly exploring sharing options, which will assist young people in finding suitable accommodation.	We will be tracking the impacts of housing benefit and welfare reform on all groups, but are particularly aware of the impact on the housing

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<p>Young people are likely to be badly affected by planned changes to housing benefit</p>		<p>opportunities of under 35s</p>
<p>There is a shortage of family accommodation in the social rented sector, (while many homes are under occupied)</p>	<p>Actions to improve the quality of accommodation, energy efficiency and management of homes in the private sector will have a positive impact on households' opportunities outside the social rented sector, and our Choice Based Lettings will provide access to a range of tenures, including pathways to home ownership, to increase options for families. We will be seeking to address under occupation of homes by providing attractive alternatives to meet locally identified need, which will make better use of existing stock.</p>	
<p>Children are particularly affected by homelessness - loss of school, friends etc</p>	<p>The Strategy recognises the need to reduce homelessness through prevention, targeting of support, and supporting financial independence.</p>	<p>We will continue to monitor prevention of homelessness</p>
<p>Newly forming households and young families find it hard to access home ownership because homes are unaffordable and mortgages are restricted</p>	<p>Developing products and flexible staircasing options to support access to home ownership are a key feature of the strategy.</p>	

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Issue affecting equality group	Actions in Strategy	Mitigation and further actions
Section 9 Gender impacts		
<p>Monitoring data suggests that women experience lower levels of economic activity than men across all age groups. There are clearly a number of reasons for this including caring responsibilities. Evidence also suggests that women are disproportionately represented in low skilled occupations which tend to have less job security and they experience more frequent periods of unemployment.</p>	<p>The Strategy will ensure that advice about work opportunities is provided alongside housing advice which will give this group assistance in accessing greater economic opportunities.</p> <p>The availability of wider options to access home ownership options and flexible staircasing is a positive impact for households disadvantaged through lower wages</p>	
<p>Transgendered people may be particularly at risk of housing crisis and homelessness arising from transphobic reactions and harassment by family, neighbours and members of their local community. This may make it difficult to obtain or maintain work</p>	<p>Advice and information about employment opportunities offered in conjunction with housing advice can be anticipated to have a disproportionately positive impact on this group, as will opportunities to access home ownership if they have reduced incomes due to disadvantage</p>	
<p>Transgender households are more likely to be the target of anti-social behaviour than the general population</p>	<p>Improving neighbourhood management across all neighbourhoods and tackling anti-social behaviour will have a positive impact on all disadvantaged groups</p>	
<p>Female headed households are already overrepresented in the older population. Because people will be living longer there will be even more older women in the future</p>	<p>The Strategy is looking to widen the choice of homes available for all older people, and particularly to offer good choice of homes to move to from larger homes which are hard to</p>	

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<p>and it is anticipated that though living longer they may need more care, may need homes or equipment that assist mobility and are more likely to suffer from dementia</p>	<p>manage. The Strategy envisages delivery of more extra care schemes, and homes which offer quality of design to support those with mobility difficulties.</p>	
<p>Female headed households tend to have lower rates of home ownership (33% compared to 46%), often due to lower income and child care responsibilities</p>	<p>Actions in the strategy to provide pathways to home ownership could support this group in meeting their aspirations to own their own homes</p>	
<p>Women are more likely than men to require housing assistance to escape domestic violence</p>	<p>Our services encompass all genders. Tackling anti-social behaviour, domestic violence, and improving neighbourhood management will impact positively.</p>	
<p>Lone parent households are more likely to be headed by women. This group are more at risk in poor neighbourhoods with poor management, high incidence of anti-social behaviour, and poor amenities and services</p>	<p>Creating neighbourhoods of choice which offer a range of homes, tenures and amenities will benefit these households and support ties with family networks. Improvements to neighbourhoods through housing market renewal activities, work to involve residents in the development of their communities and improved neighbourhood management with a local focus will offer better opportunities to disadvantaged residents in these localities</p>	

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Issue affecting equality group	Actions in Strategy	Mitigation and further actions
Section 10 Faith Impacts		
Evidence suggests that faith communities are strongest where social need is highest and make contributions already to volunteering and community cohesion.	Improvements to neighbourhoods through housing market renewal activities, work to involve residents in the development of their communities and improved neighbourhood management with a local focus will offer better opportunities for contribution and benefit residents in these localities	
<p>Other than this no specific impacts have been identified, though there is a crossover with the impacts on ethnicity where this is closely aligned with faith.</p> <p>Some religious/ethnic groups have a strong preference for home ownership</p>	<p>The Strategy is intended to improve housing outcomes for all communities regardless of faith</p> <p>The Strategy will promote pathways to home ownership.</p>	Further research and monitoring may be needed to identify issues arising from development of financial products that need to be accessible by all faith groups