

AssessmentNo	611	Owner	edorrian2	
Resource	Regeneration, Environment and Growth		Service/Establishment	Housing and Employment
	First Name	Surname	Job title	
Head Officer	Jamie	Dockery	Senior Housing Development Officer	
	(include job titles/organisation)			
Members	Jamie Dockery, Senior Housing Development Officer Emily Dorrian, Senior Housing Development Officer Ric Rea, Performance and Strategy Officer			
	<i>(Please note: the word 'policy' is used as shorthand for strategy policy function or financial decision)</i>			
Policy Title	SHIP 2023-2028 (Strategic Housing Investment Plan)			
	The aim, objective, purpose and intended out come of policy			
	The Strategic Housing Investment Plan (SHIP) 2023 – 2028 sets out the funding priorities for affordable housing in West Dunbartonshire for the next five years as outlined in the West Dunbartonshire More Homes Better Homes Local Housing Strategy 2022-2027. The SHIP is an operational document rather than a strategic one.			
	Service/Partners/Stakeholders/service users involved in the development and/or implementation of policy.			
	The SHIP sits within the Local Housing Strategy and has been underpinned by the Council's commitment to promoting and sustaining equality and inclusion, and equality and diversity principles.			
Does the proposals involve the procurement of any goods or services?			Yes	
If yes please confirm that you have contacted our procurement services to discuss your requirements.			No	
SCREENING				
<i>You must indicate if there is any relevance to the four areas</i>				
Duty to eliminate discrimination (E), advance equal opportunities (A) or foster good relations (F)			Yes	
Relevance to Human Rights (HR)			Yes	
Relevance to Health Impacts (H)			Yes	
Relevance to Social Economic Impacts (SE)			Yes	
Who will be affected by this policy?				
The Strategic Housing Investment Plan may affect the whole population of West Dunbartonshire.				
Who will be/has been involved in the consultation process?				
West Dunbartonshire Equality Forum was consulted and fed into the final text of the Local Housing Strategy which underpins the Empty Homes Strategy. The Housing Development team provides regular SHIP updates at the Strategic Housing Providers Forum, the More Homes Board and the WDTR0.				
Please outline any particular need/barriers which equality groups may have in relation to this policy list evidence you are using to support this and whether there is any negative impact on particular groups.				
	Needs	Evidence	Impact	
Age	The SHIP seeks to support people of all	West Dunbartonshire has	Ensure that new home delivery	

	<p>ages access appropriate housing. We know that households with children and older people are more likely to experience poverty meanwhile young adults are more likely to experience homelessness.</p>	<p>a higher than average share of older people and child poverty rates are an area of focus and concern.</p>	<p>achieves a balance across the age and needs spectrum. Our current SHIP places an emphasis on larger family homes to target this identified housing need. We also continue to develop options for older people.</p>
<p>Cross Cutting</p>	<p>The SHIP has a positive cross cutting effect across the equality assessment criteria.</p>	<p>The SHIP represents an opportunity to deliver quality new homes for the spectrum of needs across West Dunbartonshire and provide wider social and economic benefits.</p>	<p>The development of new homes can help improve supply of home and in doing so improve access to housing and in doing so seeks to address the impact of inequality and discrimination on persons regardless of gender, sexual orientation, race, religion/belief age their social or economic status or whether they are transgender.</p>
<p>Disability</p>	<p>Those affected by a disability may not be able to occupy the home if it does not meet their needs. A recent study counted that 32% of adults had a limiting physical and mentally limiting disability (SHS, 2017).</p>	<p>This is evidenced in high demand for accessible housing high and exceeds current supply.</p>	<p>Ensure that new homes meet the highest accessibility standards. The current SHIP places an emphasis on town centre locations and 20 minute neighbourhoods, acknowledging that good access to amenities is important for everyone but particularly for those with disabilities.</p>
<p>Social & Economic Impact</p>	<p>It is recognised that new housing development is an important economic driver in any local</p>	<p>It is estimated for every 10,000 new homes built generates £443million capital</p>	<p>Ensure that new development maximise their impact on their local communities</p>

	<p>economy. At last measurement 27% of households in WDC experienced fuel poverty but these statistics were before recent price increases.</p>	<p>spend, £1,9b additional output, 38,400 jobs and £94million in taxes (SFHA 2020).</p>	<p>including through community benefits, such as local employment and apprenticeships. New homes must be energy efficient and in doing so will have lower fuel bills and this is important for supporting households to utilize their household budgets effectively.</p>
Sex	<p>Limited available statistics in West Dunbartonshire. Women make up 90% of lone parents, and 45% of lone parents are income deprived.</p>	<p>Through the LHS is was identified that WDC is likely to have gaps with equality monitoring and work is underway to improve equalities monitoring</p>	<p>The development of new homes can help improve access to housing and in doing so seeks to address the impact of inequality and discrimination.</p>
Gender Reassign	<p>Limited available statistics in West Dunbartonshire. Transgender people are victim to higher than average levels of abuse, both in domestic relationships and in public and thus may need particular housing support (Scottish Government, 2013).</p>	<p>Through the LHS is was identified that WDC is likely to have gaps with equality monitoring and work is underway to improve equalities monitoring</p>	<p>The development of new homes can help improve access to housing and in doing so seeks to address the impact of inequality and discrimination on persons regardless of gender, sexual orientation, race, religion/belief age their social or economic status or whether they are transgender.</p>
Health	<p>West Dunbartonshire has been identified as an area of high deprivation and poor health issues.</p>	<p>Through the LHS is was identified that WDC is likely to have gaps with equality monitoring and work is underway to improve equalities monitoring</p>	<p>The development of new homes can help address needs identified in respect of specialist housing. The SHIP requires that each project supported by the programme contains at least 10% specialist housing, the nature of the specialist housing to be agreed in consultation with</p>

			the West Dunbartonshire HSCP.
Human Rights	The Human Rights Act recognises the right to have people's housing needs met.	The SHIP supports the aims of the Human Rights Act 1988 in respect of access to homes.	The SHIP identifies opportunities for the development of new homes which can improve access to homes.
Marriage & Civil Partnership	Some needs will cross cut with sex and sexual orientation Limited available statistics in West Dunbartonshire.	Through the LHS is was identified that WDC is likely to have gaps with equality monitoring and work is underway to improve equalities monitoring	The development of new homes can help improve access to housing and in doing so seeks to address the impact of inequality and discrimination on persons regardless of gender, sexual orientation, race, religion/belief age their social or economic status or relationship status.
Pregnancy & Maternity	Limited available statistics in West Dunbartonshire.	Through the LHS is was identified that WDC is likely to have gaps with equality monitoring and work is underway to improve equalities monitoring	The development of new homes can help improve access to housing and in doing so seeks to address the impact of inequality and discrimination. New homes will provide appropriate storage for prams and easier access. The ongoing development family sized homes helps to assist people who have recently had children access appropriate housing.
Race	The Council needs to take into account, potential different housing needs of come ethnic groups, for example Gypsy Travellers.	Through the LHS is was identified that WDC is likely to have gaps with equality monitoring and work is underway to improve equalities monitoring	There is an understanding that some of our ethnic minority groups have particular housing needs and this is something we are building upon in the SHIP and through the LHS.

Religion and Belief	'Race' and religion and belief are not the same however there is some cross cutting due to concentration of some groups in some religions. 50% of people report having no religion but for those having a religion can be a source of harassment and discrimination, particularly for those who belong to non-Christian religions. (SHS 2018).	Through the LHS is was identified that WDC is likely to have gaps with equality monitoring and work is underway to improve equalities monitoring	The development of new homes can help improve access to housing and in doing so seeks to address the impact of inequality and discrimination.
Sexual Orientation	Limited available statistics in West Dunbartonshire. 1/4 of those who identify as Lesbian, Bi-sexual, gay or other reported being discriminated in the past 12 months, compared to 8%heterosexual people (SHS, 2018).	Through the LHS is was identified that WDC is likely to have gaps with equality monitoring and work is underway to improve equalities monitoring	The development of new homes can help improve access to housing and in doing so seeks to address the impact of inequality and discrimination.

Actions

Policy has a negative impact on an equality group, but is still to be implemented, please provide justification for this.

The SHIP does not have a negative impact on an equality group.

Will the impact of the policy be monitored and reported on an ongoing bases?

The SHIP will be renewed every year and the LHS every 5 years, with an annual review. We are committed to improving equality monitoring and using this data to improve and quality ensure our service design and delivery. The SHIP delivery will be subject to ongoing monitoring through the More Homes Board and Strategic Housing Providers Forum.

Q7 What is your recommendation for this policy?

Introduce

Please provide a meaningful summary of how you have reached the recommendation

The SHIP represents West Dunbartonshire Council's five year plan for the delivery of affordable housing across the council area. The development of new homes can help improve access to housing and in doing so seeks to address the impact of inequality and discrimination on persons regardless of gender, sexual orientation, race, religion/belief age their social or economic status or whether they are transgender. In particular, our design standard and requirement for at least 10% of homes to be suitable for residents in wheelchair represents a particular opportunity to ensure that our homes will benefit our tenants and communities. The annual update provides an opportunity to

ensure that our ambitions reflect latest best practice and confirm that there will be an overall benefit to residents of West Dunbartonshire and the local economy. The implementation of the SHIP supports the Council's key strategic priorities, and we will carefully continue to monitor its impact.